

*HOUSING ELEMENT
CITY OF IMPERIAL*

2014-2021





Housing Element

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July 2019

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Preface

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of highest order."

-California Government Code Section 65580

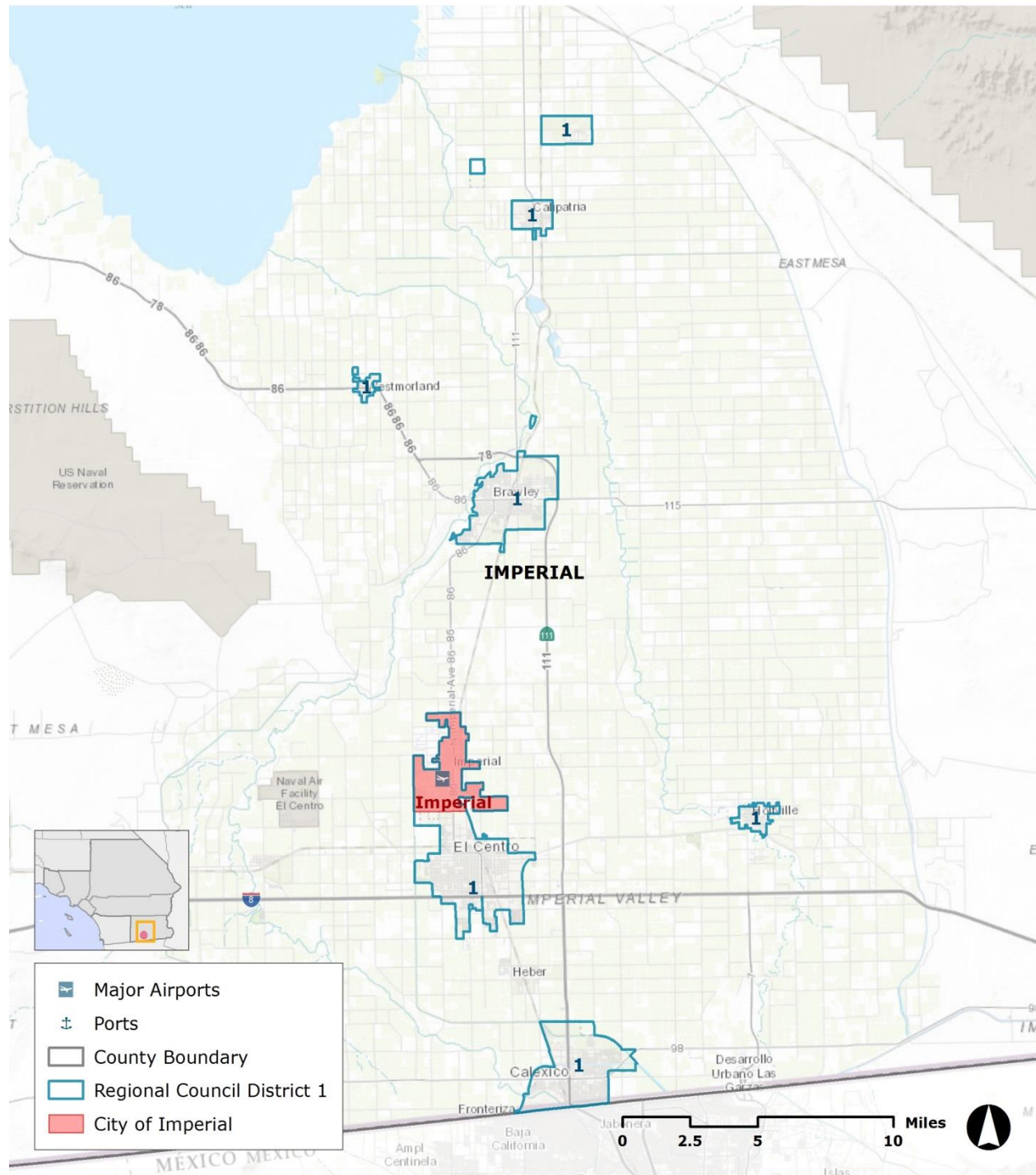
City of Imperial Mission Statement

To promote and provide for the safety, health and welfare of our citizens and business community, it is the Mission of the City of Imperial through Its elected officials, appointed officials, employees and volunteers to:

- Provide customer service in a professional, cost-effective and innovative manner, consistent with the values of integrity, teamwork, stewardship, competence, politeness and respect.*
- Provide land use planning direction that preserves City heritage and quality of life while promoting community improvement and economic development.*
- Commit appropriate revenues to fund innovative, high quality, cost-efficient City programs and services while maintaining adequate reserves for unforeseen event or opportunities.*
- Regularly evaluate City programs and services and revise them when appropriate.*
- Seek the involvement of citizens in City government and planning, and foster civic leadership.*



SCAG REGIONAL COUNCIL DISTRICT 1



Source: 2016 SCAG city boundary data, provided by the county Local Agency Formation Commissions.
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Introduction

This Housing Element of the General Plan is a comprehensive statement by the City of Imperial of its current and future housing needs and proposed actions to facilitate the provision of housing and to meet the housing needs for all economic segments of the community. The policies contained in this Element are not only an expression of the statewide housing priority to allow for the "attainment of decent housing and a suitable living environment for every Californian", but are also a reflection of the unique concerns of the leadership and residents of the City of Imperial. This Housing Element establishes specific goals, policies, and objectives relative to the provision of housing, and adopts an action plan toward this end. In addition, the Element identifies and analyzes housing resources and constraints specific to our community that may impact how we meet the identified housing needs.

Legislative Requirements

The Housing Element is one of eight elements required to be included in the City's General Plan. State law identifies the subjects that must be addressed in a Housing Element. The guidelines are identified in Article 10.6 of the State of California Government Code (Sections 65580 et seq.). State law specifies that the Housing Element must assess housing needs and evaluate the current housing market in the City and then identify programs that will meet housing needs. The housing market evaluation includes a review of housing stock characteristics as well as housing cost, household incomes, special need households, availability of land and infrastructure and various other factors.

Also included in this evaluation is the community's "Regional Housing Needs Allocation" (RHNA) which provides an estimate of the number of housing units that should be provided in the community to meet its share of new households in the region. In addition to this information, the Housing Element document must evaluate and review its past housing programs and consider this review in planning future housing strategies.

The City's previous Housing Element was adopted in 2014. The 2014-2021 Housing Element is subject to review by the California Department of Housing and Community Development (HCD) for compliance with applicable State laws. A critical component of HCD's review of the Housing Element is the local jurisdiction's ability in accommodating its RHNA through land use planning efforts.

Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land with adequate density and appropriate development standards to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

For the 2014-2021 Housing Element update for the City of Imperial, SCAG has assigned a RHNA of 1,309 units, in the following income distribution:

- Very Low Income: 349
- Low Income: 205
- Moderate Income: 202
- Above Moderate Income: 553

Projected Future Regional Housing Needs Allocation 2021

Income Category	Imperial	
	No. of Households	% of Total RHNA Allocation
Extremely Low	524	28.5%
Very Low	349	19.5%
Low	205	11.0%
Moderate	202	11.0%
Above Moderate	553	30.0%
TOTAL	1,833	100%

Relationship with other General Plan Elements

The Housing Element is only one of eight mandatory General Plan Elements required by state law. The Housing Element builds upon the other General Plan Elements and must be entirely consistent with the policies and proposals set forth by these comprehensive elements. The City of Imperial General Plan is comprised of the following ten (10) elements: Land Use, Circulation, Housing, Public Facilities (optional element), Open Space, Conservation, Parks and Recreation (optional element), Noise, Airport (optional element) and Safety.

As required by State law, internal consistency is required among the various elements of the General Plan, including the Housing Element. This 2014-2021 Housing Element is consistent with the General Plan and so is the 2018 Housing Element update.

State law also requires that the Conservation Element (AB 162, enacted 2009) and Safety Element (SB 1241, enacted 2012) include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. Although these revisions are not related to Housing Element law, the City will ensure compliance with this requirement by reviewing its Conservation and Safety Elements.

The City of Imperial reviewed and evaluated other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element and found no inconsistencies. The 1992 (adopted in 1993) General Plan review demonstrated consistency with all other policies and programs. The

City will maintain this consistency in the future by ensuring general plan amendments are evaluated for consistency with this Housing Element and all other General Plan Elements.

Several of the sites identified in this Housing Element for residential development currently have general plan designation and zoning in place that would facilitate residential development in the area, and the Housing Element does not propose any changes to land use and zoning in the area. In other cases, up- zoning and amendments to the zoning code would take place to accommodate all of the unmet housing needs identified. Therefore, the adoption of the 2014-2021 Housing Element is not re-designating land or amending zoning that would directly result in the construction of any housing units or accelerate the rate of development on existing sites that could presently accommodate such development.

Public Participation

Housing issues affect the entire community, it is critical that the entire community be encouraged to participate in the Housing Element process. The public participation requirement of the Housing Element Law provides for opportunities to engage citizens in a dialogue with one another and with local leaders. It enables constituents to identify problems and create solutions.

The inclusion of community stakeholders in the Housing Element public participation process ensures that housing strategies are effectively developed, evaluated, and implemented.

Public Participation in the development and review process of this housing element update included the following:

- City of Imperial Staff presented the Housing Element status to City Council on:
 - September 6, 2017
During this Public City Council Meeting, Staff sought direction from City Council on which “Public Outreach” methods council preferred for the update.
- City of Imperial staff conducted public outreach at the “Neighborhood Watch Committee Meetings” during the following dates and times:
 - Wednesday, October 11, 2017 (7PM-8PM)
 - Wednesday, November 8, 2017 (7PM-8PM)Staff conducted presentations to the citizens present at the “Neighborhood Watch” meeting regarding the Housing Element and General Plan. During both presentations, citizens at the meeting were encouraged to participate in the housing element/general plan update survey Staff also solicited public opinion and recommendations regarding local housing needs from citizens present.

- The Housing Element/General Plan Survey was circulated and promoted online via the City of Imperials “Facebook” page through the survey provider “SurveyMonkey” from March 2018 through November 2018.
- City of Imperial staff conducted public outreach during “Market Day” events (see attached flyer and surveys) on the following dates and times:
 - Saturday, November 8th, 2017 (5PM-9PM)
 - Saturday, December 2nd, 2017 (5PM-9PM)
 - Saturday, April 28, 2018 (5PM-9PM)
- City of Imperial staff held a Public Housing Element Workshop during a Planning Commission meeting on:
 - Wednesday, October 24th, 2018
- A Public Hearing for the Draft was also held on the following dates:
 - Wednesday, November 28th, 2018-Planning Commission
 - Wednesday, December 19th, 2018-City Council

Policy 3.3 and Action item 3.3.1 have been formulated in efforts to create a “Community Outreach” Master Plan which will reflect all the data collected during those efforts and create a monitoring program to ensure we are accomplishing the goals and visions of the citizens of Imperial.

2014 Draft Housing Element Review

The City conducted a public meeting before the Planning Commission on May 14, 2013 and City Council on June 4, 2013 to review to the draft Housing Element. To solicit input from supportive service and housing providers, the City sent special notices of the public meeting to housing developers and professionals, as well as agencies that serve or represent the interest of lower and moderate income households and persons with special housing needs. The City also advertised the availability of the Housing Element for public review in English and Spanish in the Imperial Valley Press and in Spanish in the Adelante Valle, a Spanish language newspaper.

2018 Draft Housing Element Update Review

The City conducted a public meeting before the Planning Commission on October 24, 2018, November 28, 2019 and before City Council on December 19, 2018 to review the draft Housing Element Update. To solicit input from supportive services and housing providers, the City sent special notices of the public meeting to housing developments and professionals, as well as agencies that serve or represent the interest of lower and moderate income households and persons with special housing needs. The City also advertised the availability of the Housing

Element update for public review in English and Spanish in the Imperial Valley Press and Desert Review.

2014 Draft Adoption Hearings

For the adoption of the 2014-2021 Housing Element, the City conducted public hearings before the Planning Commission (August 13, 2013) and City Council (September 3, 2013). Notices for these hearings were published in the Imperial Valley Press and posted on City website.

2018 Draft Adoption Hearings

Prior to adoption of the Housing Element, the City will conduct public hearings before the Planning Commission and City Council. The City Council has the ultimate authority over the adoption of the Housing Element. Notices for these hearings will be published in the Imperial Valley Press and posted on City website.

2018 Draft Review Dates

- Planning Commission Public Hearing was held on November 28, 2018.
- City Council Public Hearing was held on December 19, 2018.
- Copy sent to Department of Housing and Community Development for review and comment on January 11, 2019.

Community Profile

The purpose of this section is to summarize and analyze the existing housing conditions in the City of Imperial. This section contains an analysis of population trends, employment trends, household trends and special needs groups within the City. The following information is presented as part of this Housing Needs Assessment:

- **Population and Demographics** (including a discussion on population growth, population projections, age of population, and race and ethnicity of population)
- **Household Characteristics** (including a discussion on household type and composition, household tenure characteristics, household size and incidence of overcrowding, household income and employment trends, housing affordability by tenure, and special needs groups).

- **Housing Stock Characteristics** (including a discussion on existing housing stock, the age and condition of housing stock, housing tenure and availability, the housing market, and an assessment of subsidized housing at risk of conversion to market rate).
- **Regional Housing Needs Assessment (RHNA)** as assigned by the Southern California Association of Governments.

Demographic Profile

The existing and future housing needs of a community are largely determined by examining forecasted growth of the number of households within a community. This growth potential is primarily established through population projections for the community. The projected population growth is then considered alongside other community demographics, such as age and ethnicity in order to determine the adequacy of available housing and the ideal level of vacancy needed to promote housing choice and affordability amongst the different types of households in the community.

Population Trends

Historical growth trends one of the Factors used to project the population growth in a community include. Based on population data available from the US Census Bureau and the State Department of Finance, the City of Imperial has experienced an aggressive population growth over the last couple of decades when taking into account growth trends since 1990. From 1990 to 2010, the City had the highest growth in Imperial County, growing at an average annual growth rate of 12.94 % percent compared to Imperial County as a whole which experienced an average growth rate of 2.99 % percent for the same time period.

Table 1-Population Trends- Imperial and Neighboring Cities (1990-2010) and 2010-2016
Estimates:

City	1990	2000	2010	Change (1990-2010)	
				# of Persons	% of Total
Imperial	4,113	7,560	14,758	10,645	258.8%
Brawley	18,923	22,052	24,953	6,030	31.9%
El Centro	31,384	37,835	42,598	11,214	35.7%
Calexico	18,633	27,109	38,572	19,939	107.0%
Holtville	4,820	5,612	5,939	1,119	23.2%
Westmorland	1,380	2,131	2,225	845	61.2%
Imperial County	109,303	142,361	174,528	65,225	59.7%

Source: U.S. Bureau of the Census 2000 and 2010 data.

Table 2-(2010-2016 Estimates)- Populations Trends:

City	2010	2016	Change (2010-2016)	
			# of Persons	% of Total
Imperial	14,785	22,496	7,711	52.2%
Brawley	24,953	25,776	823	3.3%
El Centro	42,598	49,425	6,827	16.0%
Calexico	38,572	40,070	1,498	3.9%
Holtville	5,939	6,230	291	4.9%
Westmorland	2,225	2,014	-211	-9.5%
Imperial County	174,528	178,807	4,279	2.5%

Source: U.S. Bureau of the Census, American Community Survey (ACS) 2016.

In terms of population growth, the City of Imperial has seen the greatest level of growth of any community in Imperial County over the last ten years. In fact, since 2010, the City has grown by 17.53%. This has outpaced the County (as a whole) by more than three times. The growth seen in the City of Imperial since 2010 is expected to continue into the foreseeable future with the five-year growth rate expected to be twice that of the County as a whole at 7.36%. Growth rates are typically a factor of past growth, overall birth-rate cycles and entitled, yet to be built homes.

Population Projections

Category	City	0-5 miles	0-10 miles
Population			
2018 Estimated Population	19,801	49,549	107,247
2023 Estimated Population	21,333	51,513	111,546
2018-23 Increase Population (Est.)	1,532	1,964	4,299

The City of Imperial has a current population estimated at 17,345. Of the comparative communities (Calipatria and Westmorland are excluded from the analysis), Imperial is among the smallest, with only Holtville being smaller. El Centro and Calexico are currently the largest cities in Imperial County by population. The County as a whole has a population of approximately 185,000 residents.

Available sources for population projection include the Southern California Association of Governments (SCAG) and the State Department of Finance. As part of the development of the 2012-2035 Regional Transportation Plan, SCAG developed growth projection for every county and jurisdiction within the SCAG Region. Projections were developed based expected natural Increase (births minus deaths) and net migration based on the availability of jobs in the Region. According the population projects prepared by SCAG, the City of Imperial is anticipated to experience modest growth over the next two decades. SCAG projects City of Imperial population of 22,900 residents by 2035, resulting in an average annual growth rate of 2.3% per year from 2010 to 2035, slightly below the county rate of 2.6 % for the same time period. These figures are in line with Department of Finance projections for Imperial County of 2.3% growth rate for the same period.

The City’s growth projections take into account two elements: the population growth from natural growth and net migration into City Limits and the development of the annexation areas that took place during the prior planning period for the purpose of residential development. The maximum residential development for the annexation areas are shown on Table below.

Table 3- City of Imperial Annexation Areas

Project Name	Maximum Dwelling Units	Projected Development by 2021	Projected Population by 2021	Actual Project Development 2018
Encanto Estates	691	138	462	0
Mayfield Ranch	331	66	221	60
Morning Star	598	120	339	0
Total	1,620	324	1,022	

*Population Calculation based on 3.34 pphh and a maximum of 20% development of planned units.

Table 4 below, depicts the City of Imperial’s Adjusted Population Projection, the City could have a population of 21,245 by the end of the Planning Period in June 2021, which is close to the projected 22,900 by 2035.

Table 4- City of Imperial Adjusted Population Projection

Period	Population	2.23% SCAG Annual Projected Growth	Growth Based on Development of Annexation Areas	Adjusted Year End Population	Actual Year End Population
May:					
2014	17,066	--		17,400	16,790
2015	17,400	400	77	17,955	17,051
2016	17,955	413	155	18,523	17,203
2017	18,523	426	155	19,103	17,550
2018	19,103	439	155	19,697	--
2019	19,697	453	155	20,305	--
2020	20,305	467	155	20,927	--
2021	20,927	241	77	21,245	--

Age Trends

Age Distribution & Family

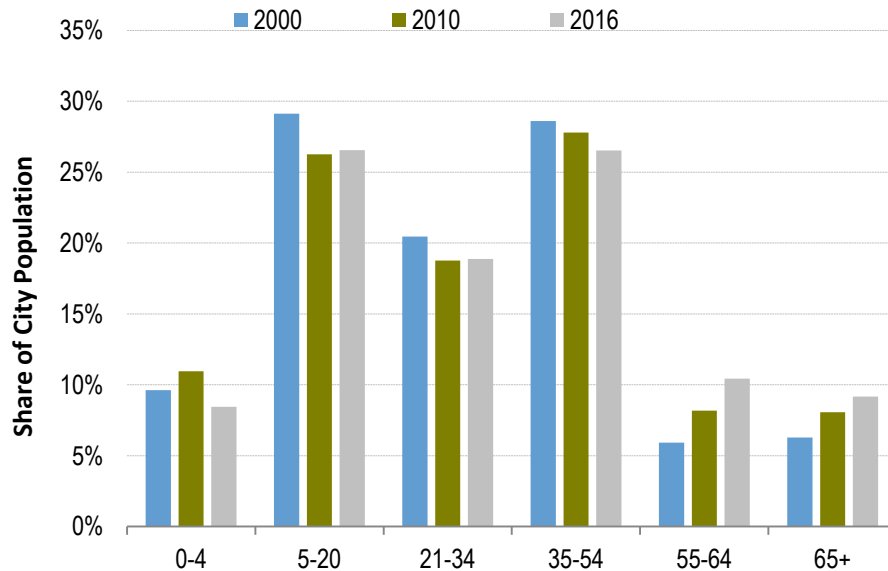
Ages 17 & Under	30.01%	29.40%	29.87%
Ages 18-34	23.02%	24.15%	23.93%
Ages 35-54	26.44%	23.73%	23.32%
Ages 55 and better	20.53%	22.74%	22.91%
Median Age	32.5	32.3	32.0
Number of Family Households	4,949	12,190	26,014

As shown in Table 8 below, the age structure of the population is an important factor in evaluating housing needs and projecting the direction of future housing development. Different age groups have distinct housing preferences, family types, household sizes, incomes, and lifestyle choices. For example, younger individuals living alone (between 20 and 34) and senior citizens over 65 typically need and/or desire apartments, condominiums, and smaller, more affordable housing units.

The population between 35 and 65 makes up the majority of the market for more exclusive single-family homes and condominiums that accommodate an array of household sizes. Understanding and evaluating the age characteristics of a community enables the City to address these distinct needs for the current population and for its citizens as they move through each stage of life. The City of Imperial’s median age is 32.

Population by Age

Population Share by Age: 2000, 2010, and 2016



Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2016

Between 2000 and 2016, the age group 55-64 experienced the largest increase in share, growing from 5.9 to 10.4 percent.

The age group that experienced the greatest decline, by share, was age group 5-20, decreasing from 29.1 to 26.6 percent.

Category	Imperial	Imperial County	Imperial Relative to Imperial County*	SCAG Region
2016 Total Population	18,165	185,831	[9.8%]	18,954,083
2016 Population Density (Persons per Square Mile)	3,114	40	3,074	489
2016 Median Age (Years)	32.0	32.2	-0.2	36.0
2016 Hispanic	77.1%	83.0%	-5.9%	46.8%
2016 Non-Hispanic White	18.5%	11.9%	6.6%	31.2%
2016 Non-Hispanic Asian	1.8%	1.3%	0.5%	12.7%
2016 Non-Hispanic Black	1.4%	2.2%	-0.8%	6.3%
2016 Non-Hispanic American Indian	0.2%	0.8%	-0.6%	0.3%
2016 All Other Non-Hispanic	1.0%	0.8%	0.2%	2.7%
2016 Number of Households	5,083	49,811	[10.2%]	6,132,938
2016 Average Household Size	3.6	3.6	0.0	3.1
2016 Median Household Income	\$75,131	\$45,650	\$29,481	\$61,792
2016 Number of Housing Units	5,532	57,174	[9.7%]	6,629,879
2016 Homeownership Rate	70.3%	54.3%	16.0%	54.3%
2016 Median Existing Home Sales Price	\$240,000	\$203,500	\$36,500	\$466,000
2015 - 2016 Median Home Sales Price Change	7.6%	7.9%	-0.3%	6.6%
2016 Drive Alone to Work	90.5%	82.6%	7.9%	78.8%
2016 Mean Travel Time to Work (minutes)	20.0	22.0	-2.0	31.0
2015 Number of Jobs	4,547	73,453	[6.2%]	7,920,602
2014 - 2015 Total Jobs Change	491	5,649	[9%]	117,499
2015 Average Salary per Job	\$51,811	\$34,808	\$17,003	\$53,962
2016 K-12 Public School Student Enrollment	4,159	38,747	11%	2,961,726

Sources: U.S. Census Bureau American Community Survey, 2015; Nielsen Co.; California Department of Finance E-5, May 2016; CoreLogic/DataQuick; California Department of Education; and SCAG

* Numbers with [] represent Imperial's share of Imperial County. The other numbers represent the difference between Imperial and Imperial County.

Mapped jurisdictional boundaries are as of July 1, 2016 and are for visual purposes only. Report data, however, are updated according to their respective sources

Race and Ethnicity

Ethnicity

White Only Ethnicity*	63.11%	61.26%	58.06%
Black or African American	1.93%	2.26%	1.92%
Hispanic or Latino	78.02%	82.61%	83.59%
Asian	2.81%	2.09%	2.06%

Race and ethnicity can potentially reflect cultural preferences regarding housing needs. For example, certain cultures may be accustomed to living with extended family members and need larger units. Therefore, planning for communities with high concentrations of certain racial/ethnic groups should consider the unique housing needs of these groups. Table 7 represents the ethnic groups that can be found within the City of Imperial.

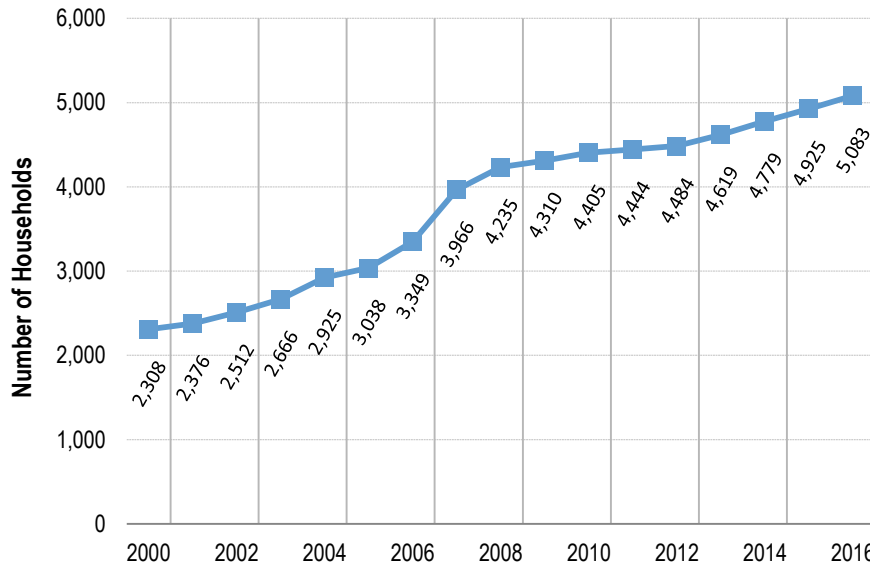
Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include families related through marriage or blood, unrelated individuals living together, or individuals living alone. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Planning for the housing needs of the City can be accomplished by analyzing statistics that indicate household type, household size, household income, and incidence of overcrowding. Typically, a community with more families, larger households, and households with children need and/or desire larger units and ownership opportunities. Communities that have a higher percentage of senior citizens typically need and/or desire smaller, accessible and affordable units.

Existing Households & Composition

In 2010, there were 4,405 households In the City of Imperial according to the US Census Bureau. City of Imperial building permit records indicate that this number has increased to 5,250 From 2010 to August of 2018, it is estimated that the number of households increased by 845 (number of residential units obtaining building permits), suggesting an annual household increase of about 106 homes a year between 2010-2018.

Number of Households: 2000 - 2016



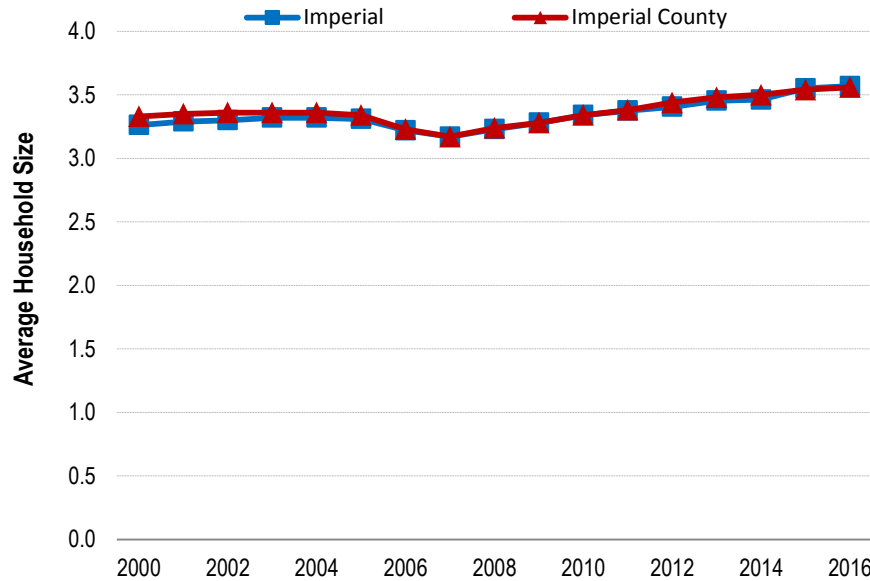
Sources: 2000 and 2010 U.S. Decennial Census; California Department of Finance, E-5, 2016

Between 2000 and 2016, the total number of households in the City of Imperial increased by 2,775 units, or 120.2 percent.

During this 16-year period, the city’s household growth rate of 120.2 percent was higher than the county growth rate of 26.5 percent. 10.2 percent of Imperial County’s total number of households are in the City of Imperial.

In 2016, the city’s average household size was 3.6, the same as the county average of 3.6.

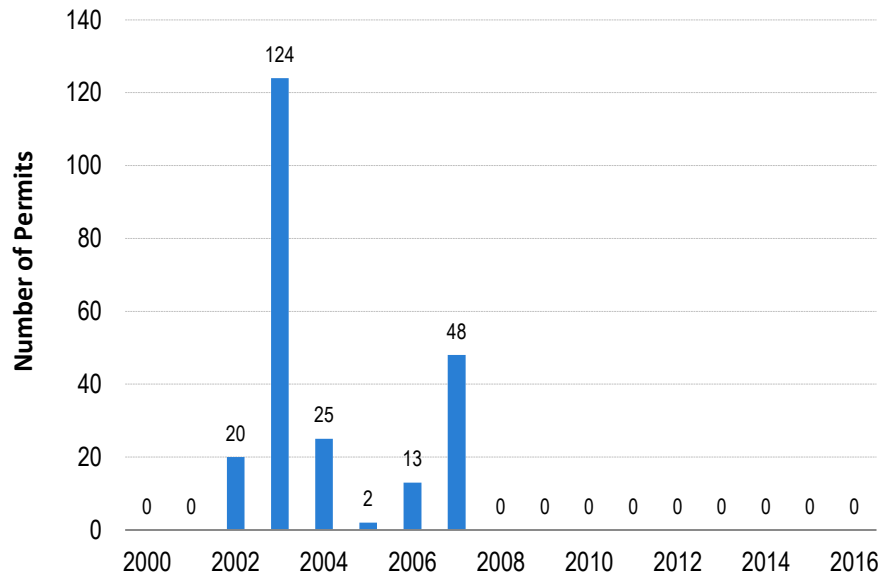
Average Household Size: 2000 - 2016



Source: California Department of Finance, E-5, 2016

**Multi-Family Housing Production
Permits Issued for Multi-Family Units: 2000 - 2016**

Between 2000 and 2016, there were permits issued for 232 multi-family residential units.



Source: Construction Industry Research Board, 2000-2016

Although household growth suggests the number of housing units that might be needed by a community to accommodate growth, the type of housing that will be needed can be determined by household composition. Housing needs generally vary by household type. The composition of households determines what type of housing unit will be needed by the population. Families, for example, typically prefer and occupy single-family detached homes. The City of Imperial Household Composition of 2010 from the US Census shows that eighty-six percent of households in Imperial have two or more people. Of these households, 82.2 percent are considered "family" households. Family households, tend to have a higher number of household members than non-family households. The high level of family households in Imperial indicates that a higher number of larger units with several bedrooms will be required to accommodate the housing needs of Imperial residents.

Household Tenure Characteristics

Tenure, for the purpose of this analysis refers to whether a housing unit is owned or rented. Housing tenure is an important indicator of the supply and cost of housing. Low ownership rates suggest an inadequate supply, or high cost, of housing while high ownership rates suggest affordability. Between 2000 and 2010, approximately 71 percent of households in Imperial owned their home during the two decades. This is an increase from 64.8 percent in 1990, suggesting a positive increase in home ownership opportunities in the City of Imperial. According to US Census, in 2010 Imperial County and the State of California both registered a 55.9 % percent household ownership significantly lower than the City of Imperial.

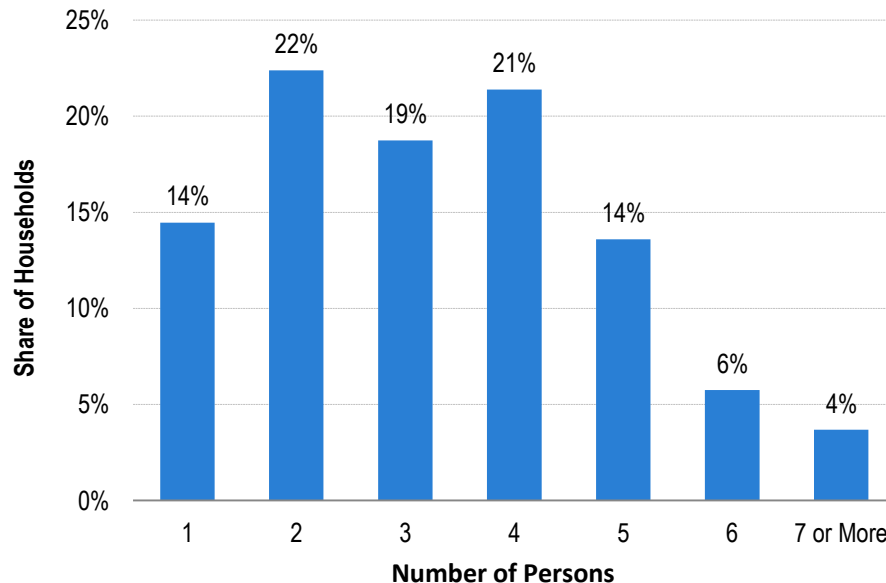
Household Size and Incidence of Overcrowding

It is important to understand that the size of a household will change over time due to unpredictable circumstances such as marriage, divorce, growth of family, job movement, etc. Household size, nevertheless, is an important indicator of housing need. According to the US Census, the average household size in 2000 was 3.26 persons per household for the City of Imperial. By 2010, the US Census estimated that the persons per household statistics had increased to 3.34 persons per household, the same as the County but higher than the State's 2.9 persons per household figure.

Larger households have special housing needs, as they tend to have higher incidences of overcrowding and may identify a need for larger units. "Overcrowded" is defined as over 1 persons occupying a room, excluding bathrooms, kitchens, hallways, and porches. "Severely overcrowded" is defined as more than 1.5 persons occupying a room. Overcrowding usually results from a lack of availability or affordability of appropriate housing units. According to the 2010 Census, the City of Imperial's "Overcrowded Households 2012", suggest that less than 5 percent of occupied housing units within the City of Imperial are overcrowded. Of these households, only an approximate 1.1 percent are considered severely overcrowded.

Households by Size

Percent of Households by Household Size: 2016



In 2016, 55.6 percent of all city households had 3 people or fewer.

About 14 percent of the households were single-person households.

Approximately 24 percent of all households in the city had 5 people or more.

Source: Nielsen Co., 2016

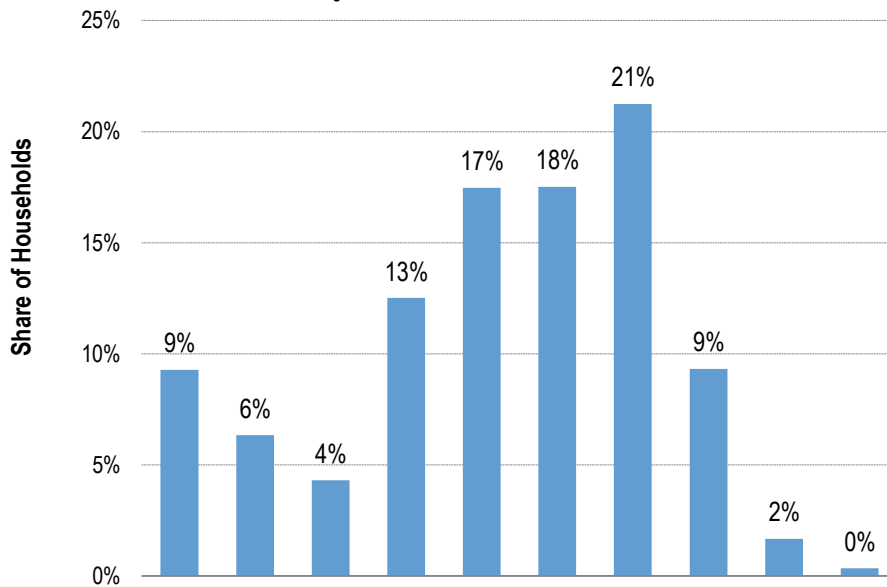
Employment & Household Income

Households in the City of Imperial have a Household Median Income almost twice the regional average (Imperial County) at \$84,164. In further analyzing the significant difference between the City of Imperial and the balance of the region, note that the recent construction activity of new homes has resulted in hundreds of new families coming to the area with substantial household income to support the new home purchase. Since 2010, there have been 12,135 homes purchased in the Imperial County. Of these, 2,798 (or 23%) of the total homes purchased were in the City of Imperial, while only 9% of the region's population lives within the City.

Between the years 2010-2018, a total of 769 new homes have been built/sold within the entire County of Imperial. Of these, 527 (or 69%) of all new homes in the entire County were built and sold in the City of Imperial. Since 2010, the average new home in the City of Imperial has sold for \$234,438 while in the most recent three (3) years (2015-2017), the average new home in the City of Imperial has sold for \$277,167.

The table below provides a breakdown of household incomes in the City of Imperial by household. Note that over 50% of households have an income of between \$50,000 and \$125,000 per year while only about 17% of families have a household income of under \$35,000 annually. Statewide (California), median household income is \$63,783 while nationally (United States) it is \$55,322.

Percent of Households by Household Income: 2016



Source: Nielsen Co., 2016

Vacancy Rates

A certain amount of vacancy allows for greater ease for households or individuals to find available

housing and may lead to lower housing costs. The latest 2018 housing estimate developed by the Department of Finance estimate a vacancy rate of 9.4 percent for the City of Imperial which is comparable to the average vacancy rate 9.5 % for the incorporated cities in Imperial County. Vacancy rates are also an important housing market indicator in that the vacancy rate often influences the cost of housing and reflects the correlation between housing demand and availability.

For rental housing, a five percent vacancy rate is considered necessary to permit ordinary rental mobility, while with for-sale housing a two-percent vacancy rate is considered the threshold to permit ordinary mobility. If vacancy rates are below these levels, residents will have a difficult time finding appropriate units and competition for units will drive up housing prices. The Table below provides a snapshot of rental unit availability in the City of Imperial for the month of March 2018.

City of Imperial Rental Units- March 2019

	Number of Bedrooms				Number of Listing Available
	1	2	3	4	
Market Rate Apartments	\$750	\$800-\$1145	N/A	N/A	1
Subsidized Family Apartments	\$428-\$482	\$510-\$625	\$581-\$657	N/A	0
Senior Apartments - Market Rate	\$770	\$810	N/A	N/A	0
Senior Apartments Subsidized	\$489-\$678	\$589-\$725	N/A	N/A	0
Single Family Homes	N/A	\$850-\$950	\$650-\$1350	\$1200-\$1350	3

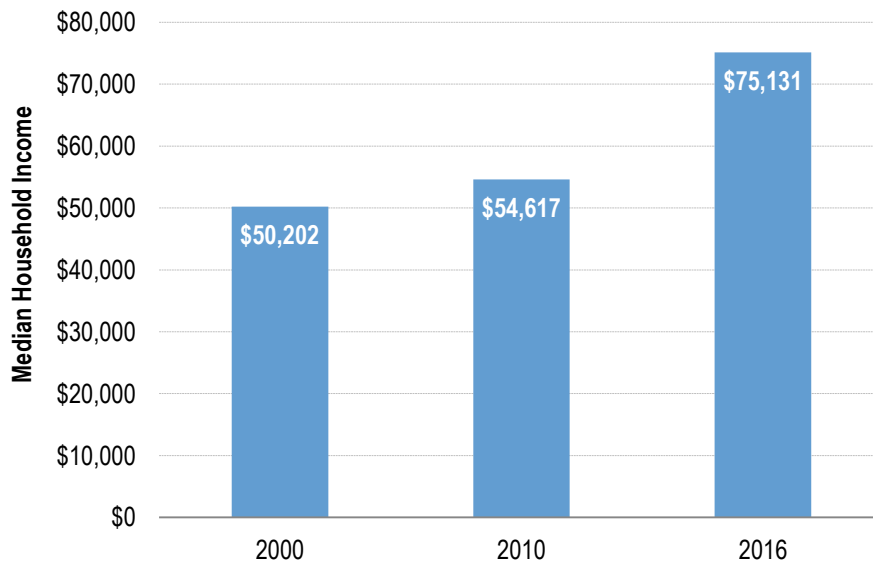
Housing Type

Housing Type by Units: 2016

Housing Type	Number of Units	Percent of Total Units
Single Family Detached	4,152	75.1 %
Single Family Attached	389	7.0 %
Multi-family: 2 to 4 units	401	7.2 %
Multi-family: 5 units plus	520	9.4 %
Mobile Home	70	1.3 %
Total	5,532	100 %

Household Income

Median Household Income: 2000, 2010, and 2016



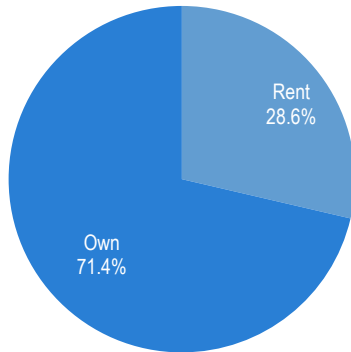
- From 2000 to 2016, median household income increased by \$24,929.
- Note: Dollars are not adjusted for annual inflation.

Source: Nielsen Co., 2016

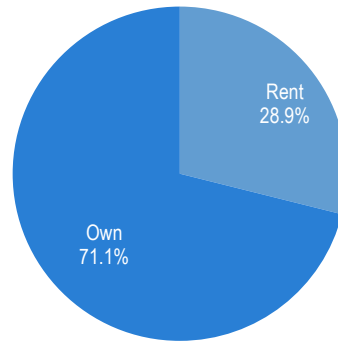
Source: California Department of Finance, E-5, 201

Renters and Homeowners

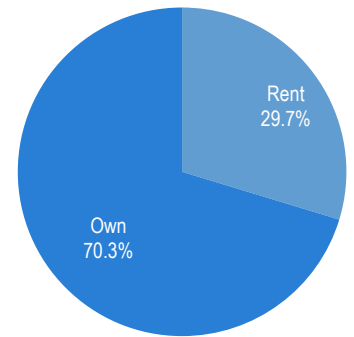
Percentage of Renters and Homeowners: 2000, 2010, and 2016



2000



2010

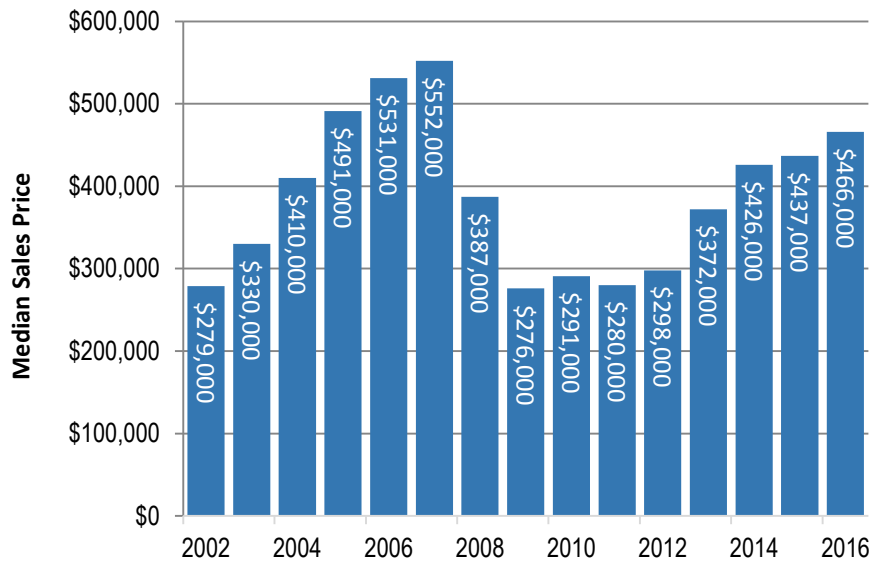


2016

Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2016

Between 2000 and 2016, homeownership rates decreased and the share of renters increased.

Regional Median Sales Price for Existing Homes: 2002 - 2016



Source: CoreLogic/DataQuick, 2002-2016

City of Imperial Labor Force

The City of Imperial has 8,200 persons within the labor force which is relatively proportional to its overall population. The City of Imperial has the lowest unemployment of any community in Imperial County with a published unemployment rate of 15%. Residents in the City of Imperial have the highest labor force participation rate in the region at 67.10%.

Top Places Where Imperial Residents Commute to Work: 2014

Local Jurisdiction		Number of Commuters	Percent of Total Commuters
1.	El Centro	1,768	30.7 %
2.	Imperial	635	11.0 %
3.	Brawley	413	7.2 %
4.	Calexico	192	3.3 %
5.	Calipatria	181	3.1 %
6.	Unincorporated Imperial County	161	2.8 %
7.	San Diego County	144	2.5 %
8.	Los Angeles	68	1.2 %
9.	Holtville	31	0.5 %
All Other Destinations		2,165	37.6 %

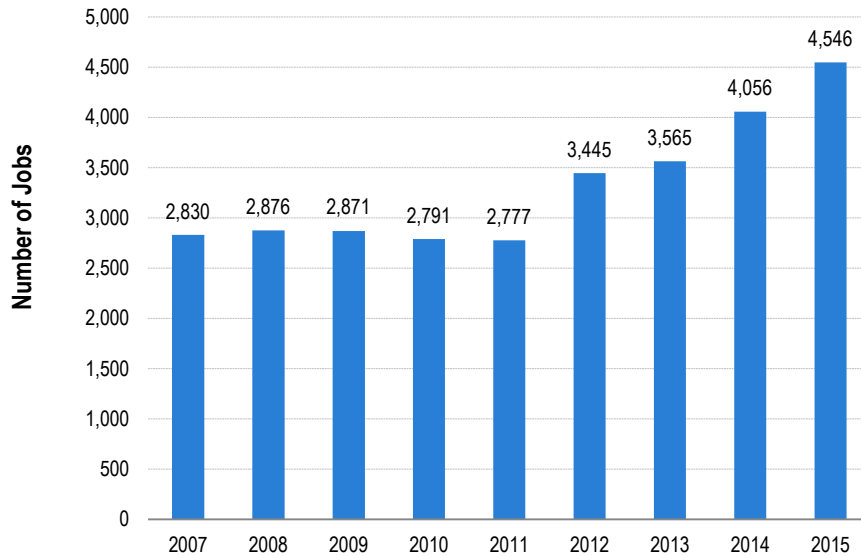
Source: U.S. Census Bureau, 2017, LODES Data; Longitudinal-Employer Household Dynamics Program, <https://lehd.ces.census.gov/data/lodes/>

- This table identifies the top locations where residents from the City of Imperial commute to work.
- 11.0% work and live in Imperial, while 89.0% commute to other places.

Residents in the City of Imperial generally work for private "for-profit" companies with over 3,850 persons working for private companies. The region has a substantial number of state and federal government facilities (state prisons, federal detention facility and international border). About 1,400 City of Imperial residents work in these types of occupations while a similar number (1,300+) work in local government (which includes public education).

Total Jobs

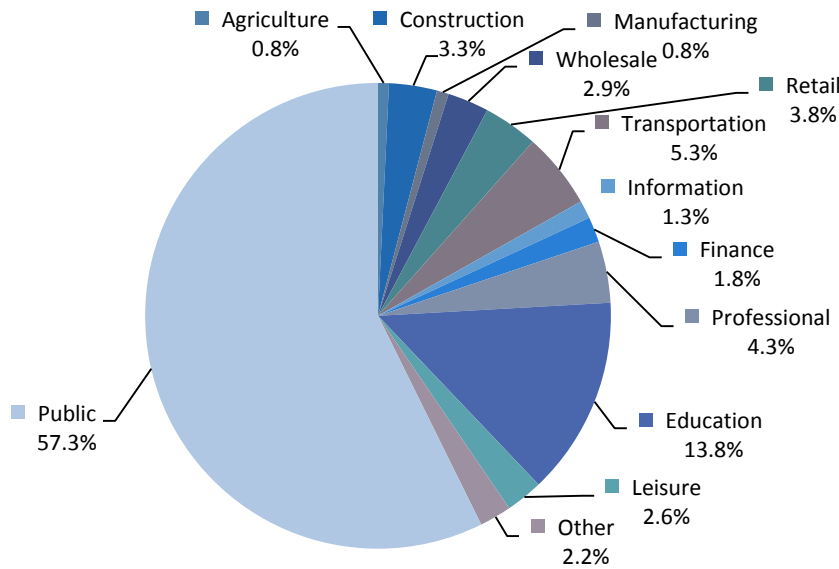
Total Jobs: 2007 - 2015



Sources: California Employment Development Department, 2007 - 2015; InfoGroup; and SCAG

- Total jobs include wage and salary jobs and jobs held by business owners and self-employed persons. The total job count does not include unpaid volunteers or family workers, and private household workers.
- In 2015, total jobs in the City of Imperial numbered 4,547, an increase of 60.7 percent from 2007.

Jobs by Sector: 2007



From 2007 to 2015, the share of Leisure jobs increased from 2.6 percent to 6.9 percent. See Methodology Section for industry sector definitions.

Sources: California Employment Development Department, 2007; InfoGroup; and SCAG.

Housing Affordability & Household Overpayment

The City of Imperial has the highest value homes in Imperial County with a median home value of \$217,568. The percentage of owner-occupied homes across a region indicates the level of "roots" and can be indicative of pride in a specific community which further encapsulates the economic stability of a city. The City of Imperial has had a stable amount of home sales since 2010. Over the past eight (8) years, the community has seen over 300 homes sold each year (new and existing). This shows health in the housing market and general availability of product. Increase in home prices (all homes) can be seen over the past eight (8) years from \$141,000 in 2010 to \$230,500 in 2017

Housing Stock

Housing growth within the City of Imperial between 2000 and 2018 has been extremely strong with a percentage increase of 90 percent for the period, making it among the fastest growing California cities. This growth in the City resulted in a proportional increase of new housing stock and an increased diversity in housing types. Single-Family housing units comprised the majority

of the 2018 housing stock with 75.5 of total units, while multi-family homes consisted of 23.2%. Mobile homes made up the remaining 1.3 % of the City's housing stock.

Conditions of Housing Stock

Housing is subject to gradual physical deterioration over time. The best measure to determine housing stock conditions would be a Housing Condition Survey which is an exterior visual survey of the structural characteristics of the existing housing stock. Guidelines provided by the Housing and Community Development Department in the Community Department Block Grant Management Manual organizes findings into the following housing condition categories: "sound", needing "minor", "moderate", "substantial" repairs and "depilated".

What category a dwelling will be classified under is determined by surveying the structure under the following five categories: foundation, roofing, siding/stucco, windows, and electrical. A point value is assigned to each category depending on the level of physical deterioration present, with higher values indicating greater deterioration. Absent a current Housing Condition Survey, a general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Based on age of housing stock alone, it is estimated that approximately 17.8 percent of the housing stock in the City of Imperial would require maintenance and rehabilitation.

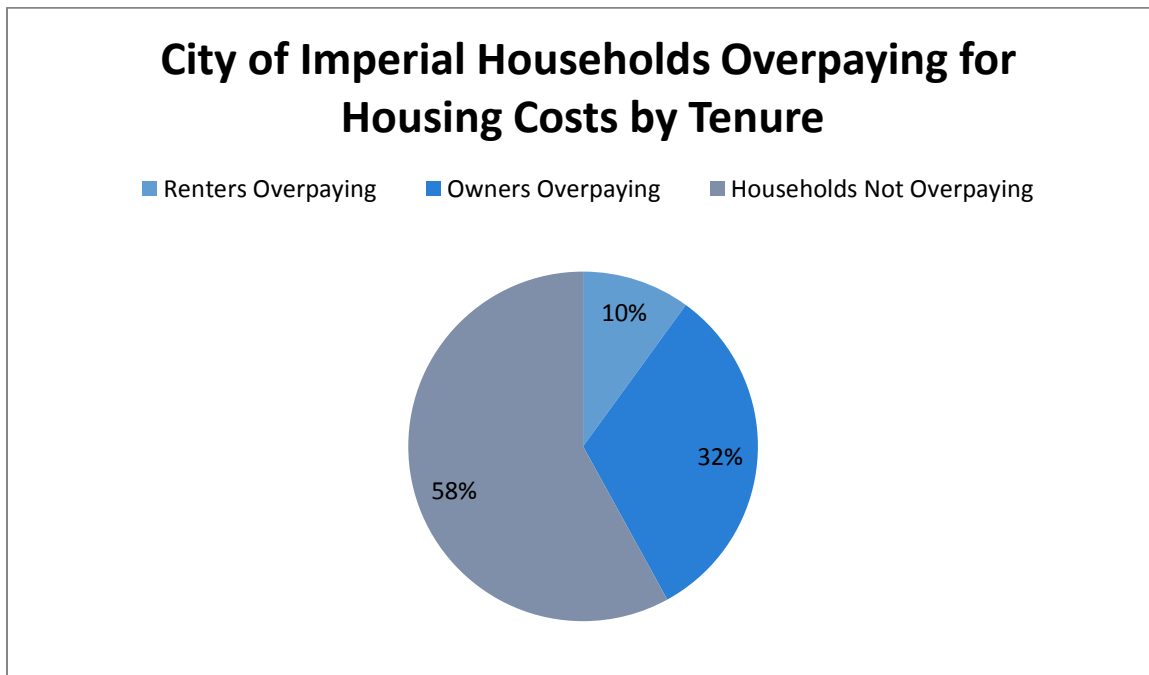
City of Imperial Housing Stock March 2018

Year Structure Built	Number of Stock	Percentage of Stock
Earlier than 1939	43	.6%
1940-1949	42	.6%
1950-1959	404	6.6%
1960-1969	235	3.6%
1970-1979	246	3.6%
1980-1989	503	7.7%
1990-1999	856	13.3%
2000-2010	2425	37.7%
2010-2018	1695	26.3%
Total	6449	100%

There are other factors besides age that may result in deterioration, such as the unavailability of financial resources by unit owners for adequate upkeep and maintenance, but based on age alone, the City of Imperial has a fairly new housing stock with over 57 percent of the City's housing stock less than 15 years old.

Housing Element Law requires an estimate of substandard housing in the community. A housing unit can be categorized as needing Minor, Moderate or Substantial repair as may be determined through a visual survey. Dilapidated units cannot be rehabilitated and should be removed or reconstructed.

The City of Imperial has had an active Housing Rehabilitation Program which would prevent further deterioration from aging units. Again, a Housing Condition Survey is best determined by the percentage of units built prior to 1980 which provides an estimate of major rehabilitation or replacement need. As of the date of this assessment it was determined that approximately 17.8 percent of the housing stock is in need of major replacement or replacement need, however, when we discount the total number of units that have been reconstructed or rehabilitated during the last seven years this percentage is lower.



Source: 2008-2012 American Community Survey

Household:	
Renter:	1,248
Owner:	2,543

Source: 2012 SCAG Mortgage Overpayment Data for City of Imperial

These figures are representative of the excellent affordability opportunities within the City of Imperial. Imperials 42 percent of households overpaying was comparable to the County of *City of Imperial*

Imperial 43 percent of households overpaying for housing during the same planning period and to the 47 percent of households who were found to be overpaying State-wide. Yet, in order to better understand the local needs, overpayment should also be looked at by income group.

The table above, City of Imperial Household Overpayment by Income and Tenure displays ACS estimates for overpayment during the 2008-2012 period by tenure and income range. It reveals that overpayment largely affects owner occupied housing units and households with above moderate income, suggesting that these households likely have choices. The table also identifies that the renter households that overpay are low income which suggests very limited options for this group of households.

City of Imperial Household Overpayment by Income and Tenure

County Median Income Range	Total Imperial Households	Renters HH's Overpaying	Owner HH's Overpaying	Households Not Overpaying
	No. of HH & % of HH	No. of HH & % of HH	No. of HH & % of HH	No. of HH & % of HH
Less than \$12,376 Extremely Low Income	332/7%	163/4%	129/3%	40/1%
\$12,377 to \$20,000 Very Low Income	205/5%	100/2%	80/2%	25/1%
\$20,000 to \$34,999 Low Income	430/10%	69/2%	187/4%	174/4%
\$35,000 to \$49,999 Moderate Income	709/16%	71/2%	346/8%	292/6%
\$50,000 or Greater Above Moderate	2701/61%	10/-	662/15%	2,029/46%
Zero Income/ No Rent	53/1%			
TOTAL	4,430/100%	413/10%	1404/32%	2,560/58%

Distinguishing between renter and owner housing overpayment is important because, while homeowners may over extend themselves financially to afford the option of home purchase, the owners always maintain the option of selling their home. Upper income households are also generally capable of paying a larger proportion of their income for housing; therefore, estimates of housing overpayment generally focus on lower income groups. Renters, on the other hand, are limited to the rental market and are generally required to pay the rent established by the market.

Lack of housing affordability leads to other housing issues, for lower-income renters and owners, severe cost burden can require families to double up resulting in overcrowding and related problems. Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can also lead to housing deterioration.

Special Needs Households

The State Housing Element law requires that the needs of these groups be addressed in the Housing Element. The law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless persons, and farmworkers. This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services that may be available to address their special housing needs.

Quantification of the City of Imperial’s Special Needs Groups

Special Needs Housing Type:	Total Households	Percent of Total HH	Owner Occupied	Renter Occupied
Elderly (Age 65+)	359	6.4%	159	200
Large HH (5+pph)	783	14.1%	579	204
Disabled	802	14.4%	0	0
Female-Headed HH	749	13.5%	364	385
Farm Workers	---	---		

Source: SCAG data base

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or season agricultural labor. Permanent farm laborers work in the fields, processing plants, or agricultural related support activities. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those who travel long distances to work which prevents them from returning to their primary residence every evening and might necessitate temporary housing at their place of employment. Determining the true size of the agricultural labor force is problematic.

Farmworkers are typically categorized into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are usually employed year round by the same employer while a seasonal farmworker works on average less than 150 days per year. Migrant farmworkers are seasonal farmworkers who have to travel to do the farm work and are unable to return to their permanent residence within the same day necessitating temporary housing services.

Occupational data is difficult to obtain for small jurisdictions such as the City of Imperial and thus determining the number of farmworkers residing in the City is problematic. The US Census's American Community Survey is the single source of estimates of occupations for small Jurisdictions. According to the 2008-2012 American Community Survey a total of 168 residents.

Farmworkers and laborers in Imperial County have an average annual wage of \$24,632 during 2018, according to the California Employment Development Department. Due to their identified low-income, most farmworkers would need housing subsidies or other forms of assistance to obtain adequately sized and affordable housing. The City of Imperial is actively involved in the provision of permanent housing suitable for farmworkers.

The City has been successful in developing partnerships with subsidized housing Developers; The Las Palmeras Apartment Project has been completed, which offers Farmworkers Housing. Las Palmeras is a 56 unit, Multi-Family project located at 470 Wall Road within the incorporated City of Imperial. Although temporary housing has not been identified as a high need in the Imperial community, the City's Zoning Ordinance does not preclude the development of temporary housing.

Large Families

Large households are defined as those consisting of five or more members. An estimated 783 large households were identified in Imperial during the 2008-2012 Community Survey, comprising approximately 18 percent of all households in the City. Of these large households, 579 were In owner-occupied units, while 204 were in renter-occupied units. These households comprise a special need group because of the often limited supply of adequately sized and affordable housing units In a community. In order to save for other basic necessities such as food, clothing and medical care, It Is common for lower-income families to reside in smaller units, this results in overcrowding.

To address overcrowding, communities can provide incentives to facilitate the development of affordable housing with three or more bedrooms to meet the needs of large households.

Oftentimes, the shortage of large rental units can be alleviated through the provision of rental housing subsidies or subsidized home ownership opportunities.

Female-Headed Households

Because of the relatively lower-incomes and typical living expenses of a traditional household, these female-headed households are more likely to have difficulty finding affordable and safe-housing. These households often require special consideration and assistance, as a result of their greater need for affordability, accessibility to day care/childcare, health care, and other supportive services as well as a safety comfort. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, and often while earning limited Incomes. An estimated 728 female-headed households with children lived In Imperial during the 2008-2012 American Community Survey (ACS), representing 16.4 percent of all households. According to ACS, the median household income in Imperial was \$62,500, while the median household income for female-headed households was only \$42,262.

Homelessness

According to the 2010 US Census, there were no homeless individuals within the City of Imperial. This may be due to the concentration of organizations serving the homeless in the neighboring City of El Centro. Figures for the number of homeless individual are collected by the U.S. Department of Housing and Urban Development through a "Point in Time" count organized by the Regional Task Force on Homelessness of Imperial County. According to the January 2017 count, a total of 1154 persons were counted as being "chronically homeless", with 52 of these individuals being housed in shelters for the Imperial County. Data for individual cities is not provided by the U.S. Department of Housing.

Homelessness is a continuing national problem that persists within local cities and communities in Imperial County. The City of El Centro is the largest community in the County of Imperial and serves as the service center for the homeless and others requiring support services. Three of the five emergency shelters are located in El Centro. Womanhaven (d.b.a. Center for Family Solutions) operates two emergency shelters for woman and children in El Centro with a total of 31 beds and Catholic Charities operates the House of Hope woman's shelters with 27 beds. Catholic Charities also operates the Our Lady of Guadalupe Shelter for men in Calexico with 50 Beds. The Neighborhood House Shelter, also in Calexico, has a capacity of 46 beds for women and children. It is estimated that the emergency shelters within the County of Imperial have a total number of 154 beds available at any given time for the homeless.

Many of these shelters provide adult counseling, housing, Independent living skills training, and advocacy services for its clients. Additional homeless support services include housing referral, clothing, and assistance with filling out social service forms, self-service laundry, meal distribution, and independent living skills training. More agencies and nonprofit groups provide additional support to the homeless such as the Salvation Army, Imperial County Social Services Department, the Imperial Valley Food Bank, Clinicas de Salud de Pueblo, Inc. and Campesinos Unidos.

Although there are currently no emergency shelters located in the City of Imperial, nor Is it anticipated that development of a shelter is warranted at this time, the City wants to ensure that any future demand for emergency housing be facilitated in compliance with State law.

Disability Living

The US Census defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. Sensory and physical disabilities are determined to be "long-lasting conditions." Mental, self-care, go-outside-home and employment disabilities are defined as conditions lasting six months or more that make it difficult to perform certain activities. Some residents suffer from disabilities that require living in a supportive or institutional setting. The

living arrangement of disabled persons, however, depends on the severity of the disability. Many live at home independently or with other family members.

To maintain independent living, disabled persons may need assistance. This can include special housing design features for the disabled, Income support for those who are unable to work, and In-home supportive services for persons with medical conditions among others. Services are typically provided by both public and private agencies

There are 802 persons in the SCAG data base, reported to be living in the City of Imperial with some type of disability. State and federal legislation mandates that a specified number of units in new or rehabilitated multi- family apartment complexes be accessible to individuals with limited physical mobility. Imperial County Building Code inspectors enforce these mandates.

Senate Bill (SB) 812, which took effect January 2011, requires an analysis of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. Having a disability may impede a person from working and therefore income is often limited. As a special needs group, persons with developmental disabilities often have difficulty finding safe and affordable housing, which is vital to their stability.

Housing-accessibility modifications, proximity to services and transit, and availability of group living opportunities represent some of the considerations that are important in serving this group. As previously noted, the 2008-2012 American Community Survey determined that approximately 18% of Imperial households (1,115 residents) reported a disability, however the statistic does not provide a representative sample of individuals with "developmental disabilities." The San Diego Regional Center, which provides community based services to people with developmental disabilities, reported in 2011 to have served 152 residents of the City of Imperial (13% of total disabled residents per ACS). Housing types appropriate for people living with a developmental disability include rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special homeownership programs, HUD housing, and SB 962 homes. The recently constructed Imperial Gardens Apartments has four ADA units available within the City of Imperial.

Seniors

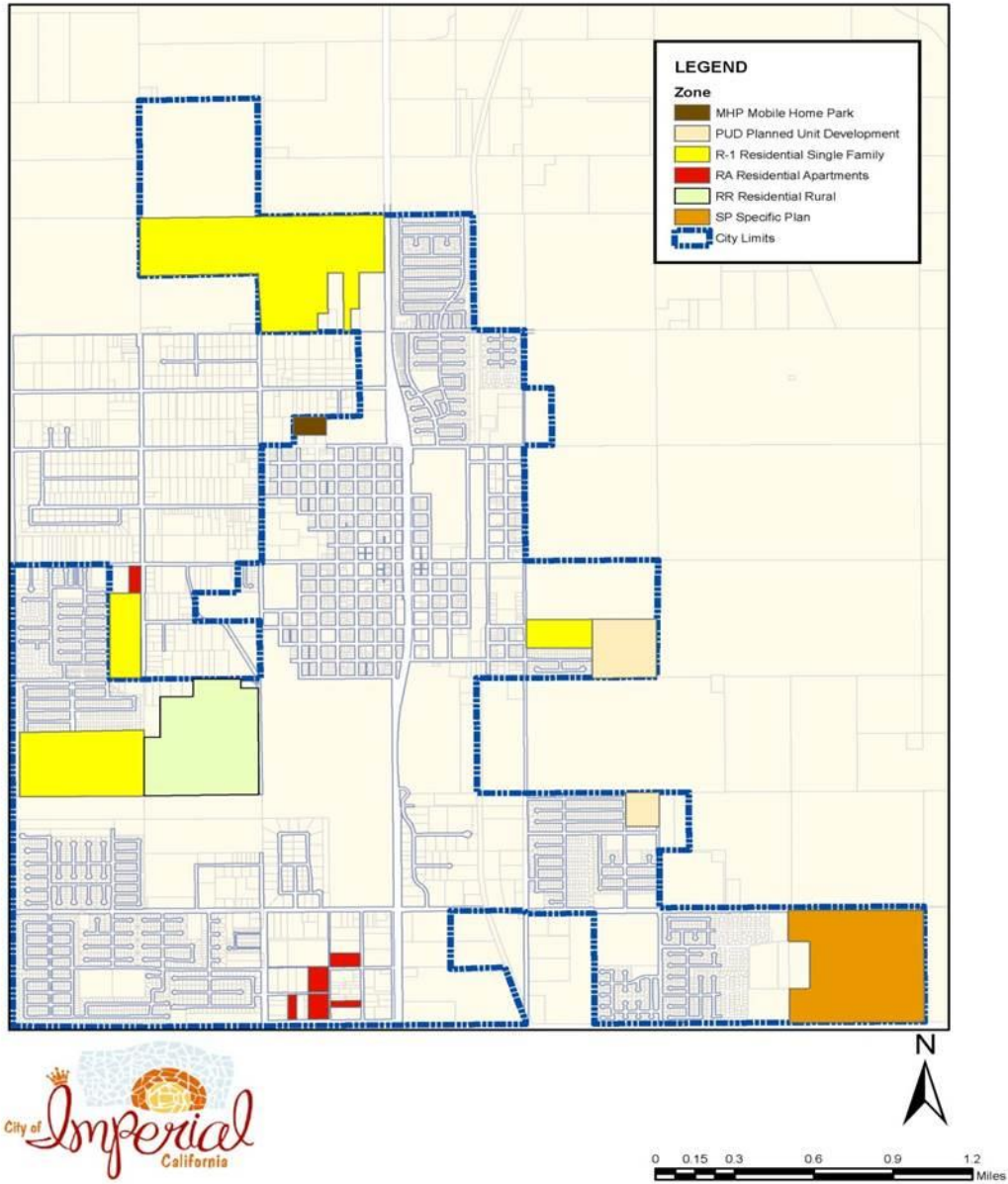
Elderly households have special needs typically associated with smaller units, units located within close proximity to services, and many times units with special accommodations. The housing needs of this group can be partially addressed through single room occupancies, second

units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs. Imperial has two subsidized housing complexes targeting seniors: the Imperial Gardens with 80 units and the Imperial Villa Apartments with 42 units. Imperial Gardens has 64 one- bedroom units and 16 two-bedroom units. To assist Imperial's aging population, Catholic Charities offers a Senior Nutrition Program for home delivered meals. From Monday to Friday, one meal is delivered per day at no charge (\$1.50 suggested donation). Free transportation is also provided to a site in El Centro where seniors can enjoy congregate meals.

Site Inventory and Analysis

Vacant Residential Land

Figure 5
Vacant Residential Property Map



Vacant Residential Sites Inventory						
	APN	GP Designation	Zone	Maximum Density	Acres	Unit Capacity
Victoria Ranch	044-220-094	Planned Unit Development	Planned Unit Development	30-U/A	11.68	350.40
	044-220-093	Residential Single Family	Specific Plan	6-U/A	2.96	17.76
	044-220-095	Residential Single Family	Specific Plan	6-U/A	6.66	39.96
	044-220-096	Residential Single Family	Specific Plan	6-U/A	5.64	33.84
	044-220-097	Residential Single Family	Specific Plan	6-U/A	6.43	38.58
	044-220-098	Residential Single Family	Specific Plan	6-U/A	25.80	154.80
	044-220-099	Residential Single Family	Specific Plan	6-U/A	11.57	69.42
	044-220-100	Residential Single Family	Specific Plan	6-U/A	12.40	74.40
	044-220-101	Residential Single Family	Specific Plan	6-U/A	8.99	53.94
	044-220-102	Residential Single Family	Specific Plan	6-U/A	6.67	40.02
	044-220-103	Residential Single Family	Specific Plan	6-U/A	8.39	50.34
	044-220-104	Residential Single Family	Specific Plan	6-U/A	18.43	110.58
	044-220-105	Residential Single Family	Specific Plan	6-U/A	14.65	87.90
	044-220-106	Residential Single Family	Specific Plan	6-U/A	11.23	67.38
044-220-107	Residential Single Family	Specific Plan	6-U/A	12.06	72.36	
Paseo del Sol	044-663-013	Planned Unit Development	Planned Unit Development	30-U/A	11.82	354.60
Mayfield	044-200-099	Planned Unit Development	Planned Unit Development	30-U/A	21.90	657.00
	044-711-022 -044-711-034	Planned Unit Development	Planned Unit Development	30-U/A	1.38	12.00
	044-715-001 -044-715-028	Planned Unit Development	Planned Unit Development	30-U/A	3.30	28.00
	044-716-001- 044-716-022	Planned Unit Development	Planned Unit Development	30-U/A	3.00	22.00
	044-717-001- 044-717-028	Planned Unit Development	Planned Unit Development	30-U/A	3.30	28.00
	044-711-001- 044-711-021	Residential Single Family	Residential Single Family	6-U/A	2.91	21.00
	044-712-001- 044-712-045	Residential Single Family	Residential Single Family	6-U/A	6.76	45.00
	044-713-001- 044-713-034	Residential Single Family	Residential Single Family	6-U/A	4.77	34.00

	APN	GP Designation	Zone	Maximum Density	Acres	Unit Capacity
Morningstar	063-010-046	Residential Single Family	Residential Single Family	6-U/A	255.00	1530.00
	063-010-069	Residential Single Family	Residential Single Family	6-U/A	71.59	429.54
	063-010-070	Residential Single Family	Residential Single Family	6-U/A	1.68	10.08
	063-010-079	Residential Single Family	Residential Single Family	6-U/A	36.16	216.96
	063-010-080	Residential Single Family	Residential Single Family	6-U/A	72.30	433.80
Monterrey Park	064-295-046	Residential Single Family	Residential Single Family	6-U/A	29.23	175.38
	064-281-020	Residential Single Family	Residential Single Family	6-U/A	30.18	181.08
Russell Court	064-256-040-064-256-001	Residential Single Family	Residential Single Family	6-U/A	5.47	41.00
	064-256-041	Residential Single Family	Residential Single Family	6-U/A	0.86	5.16
	064-256-042	Residential Single Family	Residential Single Family	6-U/A	8.26	49.56
	064-256-043	Residential Single Family	Residential Single Family	6-U/A	2.41	14.46
	064-013-005	Residential Single Family	Residential Single Family	6-U/A	7.69	46.14
Miscellaneous Parcels	064-300-015	Residential Rural	Residential Rural	.51-1 U/A	47.67	47.67
	064-300-045	Residential Rural	Residential Rural	.51-1 U/A	81.75	81.75
	064-434-016	Residential Apartments	Residential Apartments	20-30 U/A	2.12	63.60
	064-434-006	Residential Apartments	Residential Apartments	20-30 U/A	5.24	157.20

Miscellaneous Parcels	APN	GP Designation	Zone	Maximum Density	Acres	Unit Capacity
	064-013-003	Residential Apartments	Residential Apartments	20-30 U/A	3.30	99.00
	064-432-031	Residential Apartments	Residential Apartments	20-30 U/A	1.96	58.80
	064-431-004	Residential Apartments	Residential Apartments	20-30 U/A	5.30	159.00
	064-351-015	Residential Apartments	Residential Apartments	20-30 U/A	2.15	64.50
Total					893.01	6,327.96

Table 5 - Vacant Residential Site Capacity depicts a summary of the residential mix of future development on currently vacant residential properties within the City. Unit capacity was not estimated based on the theoretical maximum build out allowed by zoning, but instead reflects a realistic unit capacity based on the City's development standards and on-site improvement requirements. The build-out estimates all properties within the current incorporated boundaries of the City.

**Table 5
Vacant Residential Site Capacity**

Land Use Designation/ Residential Zone	Income Category	Density Permitted	Acreage	Realistic Unit Capacity
Residential Rural RR	Above Moderate	1 DU/Acre	129.42	129
Residential Single Family R-1	½ Above Moderate	1 DU/6,000 SF	267.63	1942
	½ Moderate	1 DU/6000 SF	267.63	1942
Residential Low Density RL	Moderate	1 DU/20,000 SF	0	0
Residential Condominium RC	Moderate	20 DU/ Acre	0	0
Residential Apartment RA	½ Moderate	30 DU/ Acre	10.03	206
	¼ Low	30 DU/ Acre	5.01	100
	¼ Very Low	30 DU/ Acre	5.01	100
Specific Plan SP	½ Above Moderate	6 DU/ Acre	75.94	455
	½ Moderate	6 DU/ Acre	75.94	455
Planned Unit Development PUD	½ Moderate	30 DU/ Acre	28.20	423
	½ Low	30 DU/ Acre	28.20	423
Village Commercial VC	Mixed	N/A	--	--
Total			893.01	6,175

NOTE: Realistic Unit Capacity has been adjusted in the RA (20 DU) and PUD (15 DU) to average units per development)

Furthermore, annexation of surrounding properties will continue to provide for future residential growth. The City's adopted Land Use Plan ensures that areas immediately adjacent to the incorporated City boundaries can accommodate low, medium, or high density residential development, via SPA designations, to encourage annexation and facilitate the availability of existing infrastructure to provide essential services, such as potable water and sewer services in an efficient and cost effective manner. The City has a Service Area Plan that would allow for the provision of services and annexation of these adjacent properties. The City has annexed land and demonstrates the availability of adequate sites to accommodate the full RHNA. As a further note there is also adequate acreage designated in the Village Commercial Zone to allow for mixed use or support housing, should it become necessary.

Inventory of Sites Available for Projected RHNA Goals

The table below depicts the housing development opportunities towards reaching the RHNA Goals given the current availability of developable sites and land use designation and allowable densities adjusted to realistic unit capacity.

Income Category	RHNA Projection	Available Acreage	Maximum Units	Realistic Units
Very Low	349	5.4	89	66
Low	205	30.3	836	440
Moderate	202	252.7	2227	1811
Above Moderate	553	352.7	1475	1475
Total Unit	1309	641.1	4627	3792

Unit Approved, Permitted, and/or Built						
Project Name	Status Approved/ Permitted/ Built	Total	Units by Income Level			
			Very Low	Low	Moderate	Above Moderate
Worthington Square Apartments	Built 2015	10		X		
Imperial Senior Apartments	Built 2015	56	X	X		

The Project numbers above we obtained by contacting the Apartment manager and inquiring about what programs they had available in regards to affordable housing and the information were provided to us by Management staff from the apartment complexes. The methodology for counting these apartments towards income groups is based on the Imperial Senior Apartments

being that it is historically for “very low” income residents reflected in the pricing and the Worthington Square Apartments also has 10 units they offer under market rate for individuals with government assistance.

Availability of Financial Resources

Cities have access to a variety of existing and potential funding sources available for development activities for housing to meet the needs of low-and moderate income groups. The different available and potential financial resources for the preservation and development of housing affordable to these targeted income groups, as well as the provision of housing subsidies for lower and moderate income residents in Imperial are discussed in this section. This section includes some of the most common funding sources available to support implementation of the City's housing goals and include Federal, State, and Local resources.

Federal Resources

US Department of Housing and Urban Development (HUD)-HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination, and transform the way HUD does business.

- **HOME Funds:** The HOME Program was created as a result of the 1990 Cranston-Gonzales National Affordable Housing Act (NAHA). HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low income households. HOME funds are awarded annually as formula grants to participating jurisdictions. The program's flexibility allows grantees to use HOME funds for grants, direct loans, loan guarantee or other forms of credit enhancement, or rental assistance or security deposit. The City of Imperial is eligible to apply to HCD for HOME funds. The HOME program was created under the National Affordable Housing Act of 1990. HCD administers the program for non-entitlement jurisdiction. HOME funds can be used for tenant-based rental assistance, property acquisition, site improvements, and other costs related to the provision of affordable housing for low-income families (under 80 percent of median income).
- **Section 8 Housing Choice Voucher Assistance:** The Section 8 program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. The Section 8 Program was authorized by Congress in 1974 and developed by HUD to provide rental subsidies for eligible tenant families (including single persons)

residing in newly constructed, rehabilitated and existing rental and cooperative apartment projects. The rents of some of the residential units are subsidized by HUD under the Section 8 New Construction ("New Construction"), Substantial Rehabilitation ("Substantial Rehabilitation") and/or Loan Management Set-Aside ("LMSA") Programs. All such assistance is "project-based", i.e.; the subsidy is committed by HUD for the assisted units of a particular Mortgaged Property for a contractually determined period. The Section 8 program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (e.g. 30 percent of their income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. The Imperial Valley Housing Authority (IVHA) administers the Section 8 Housing Choice Voucher Program for Imperial.

USDA Rural Housing Service Programs (RHS)

RHS was formerly the Farmers Home Administration (FmHA). Under Rural Housing Services, communities can access a variety of housing programs to subsidize housing and retain affordability for low and very low income households. RHS can provide direct loans and also guarantee loans for mortgages serviced by others. While RHS is mainly a direct housing mortgage program, its funds can also be used to buy and improve land as well as provide needed facilities such as water and waste disposal systems. Programs include, but are not limited to the following:

- Section 515 Rural Rental Housing Program- The Section 515 Rural Rental Housing Program provides rental assistance payments on behalf of lower-income households by 30 percent of their adjusted incomes and makeup the difference to their landlords. Imperial is an eligible locality for Section 515 financing and the program has been well utilized in the City.
- Section 502 Direct Loan Program-Under the Direct Loan Program, individuals or families receive direct financial assistance directly from the Housing and Community Facilities Programs in the form of a home loan at an affordable interest rate.

Environmental Constraints

In addition to development impact fees, residential projects within the City of Imperial are also usually subject to Planning Department administration/processing ("planning") and environmental fees. These fees vary widely with each residential project as they are a result of numerous variables, such as the type of entitlements requested by the developer, the level of environmental evaluation (i.e. Exemption, Negative Declaration, Mitigated Negative Declaration [MND], or Environmental Impact Report [EIR]), and the number of acres and units proposed for development.

For example, new residential projects on a single lot and not subject to a zone change or general plan amendment may incur no planning or environmental fees aside from a site plan review fee

of \$300. Alternatively, a residential project on 50 acres with 300 lots and requiring the processing of a subdivision map, zone change/pre-zoning, general plan amendment, annexation and an EIR may be substantial as environmental studies such as an Air Quality Assessment, Traffic Study, Biological Study, Noise Study etc, could become a constraint on affordability considering specialized environmental studies range from \$10,000 to \$75,000 each and can result in Mitigated Actions or result in Environmental Impact reports that can cost well over \$100,000 to summarize findings that could trigger additional and costly mitigation measures.

All projects requiring environmental work require a minimum initial deposit payment that can be as low as \$1,000 for an MND or as high as \$15,000 for an EIR. Fees are charged at cost at a time and material basis and may necessitate additional deposits. Costs per lot are based on "economies of scale": the addition of more lots (an increase in overall density) would result in a lower fee per unit. The planning and environmental fees for the City of Imperial are comparable to the surrounding jurisdictions.

Opportunities for Energy Conservation

With the passage of the Global Warming Solutions Act of 2006 (AB 32), which requires all local jurisdictions in the State to reduce their carbon dioxide emissions to 1990 levels by 2020, the City of Imperial is increasing its efforts to promote environmentally friendly building practices. Opportunities for energy conservation can be found for both existing and future housing developments by either the physical modification of current structures or the incorporation of energy conservation features on the design of new residential development consistent with Title 24. The City of Imperial includes insulation and weatherproofing, landscaping and maximizing orientation, lowering appliance consumption and maximizing on solar energy as top priorities. The City has adopted policies and action plans to further these objectives.

New Development Energy Conservation

All new development requires a Title 24 Report which outlines measures to reduce energy consumption. These measures include low flow plumbing fixtures, efficient heating and cooling systems, dual pane windows, and adequate insulation and weather stripping. Proper insulation of homes could reduce the energy demand for cooling purposes especially in Imperial County where summer temperatures are known to reach 120 °F. The actual design of the units also contributes to conservation by the strategic location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter or the location of openings and the use of ventilating devices that take advantage of natural air flow. The use of landscaping features can also contribute to energy efficiency such as use of deciduous shade trees and other plans to protect the home. On a larger scale, new development land uses can be situated to reduce the reliance of automobiles by encouraging mixed use, infill or providing pedestrian access to commercial and recreational facilities. In addition to these construction based techniques, other modern methods include:

- Use of solar energy to heat or generate electricity;
- Use of radiant barriers on roofs to keep attics cool;
- Use of natural gas for dryers, stovetops and other home appliances;
- High efficiency coating on windows to repel summer heat and trap winter warmth.

Energy Conservation via Retrofitting Existing Structures

The aforementioned energy conservation practices although common in new developments were seldom practiced during construction of older homes. Much of the older housing stock in the City is poorly insulated. Dwellings that currently have R-11 in walls and R-19 in ceilings should be upgraded to R-19 and R-30 wherever possible. Weather stripping and other weather protection measures should be implemented around doors, windows, etc. The following energy conservation measures are eligible improvements under the City's CDBG Housing Rehabilitation Program:

- R-30 Insulation in Ceilings
- R-19 Insulation in Exterior Walls
- Insulation blanketing for water heaters (4) 12" HD Turbine Ventilators on roofs
- Curved blade registers
- Night set-back or automatic clock thermostats
- Water saving fixtures
- Fluorescent lighting

Additionally, the non-profit organization, Campesinos Unidos, Inc., provides weatherization services to eligible low income participants in the City. The organization's two programs provide services including:

- a) minor housing envelope repairs
- b) ceiling insulation
- c) low-flow showerheads
- d) weatherstripping
- e) water heater blankets and pipe wrap
- f) duct wrap
- g) caulking
- h) switch and outlet gaskets.

These weatherization programs, funded by Southern California Gas Company and with State funds, help reduce energy use in homes and reduce household utility costs.

Water and Sewer Capacities for Residential Developments

The City of Imperial lies in California's Imperial Valley, twelve miles North of the Mexican border. The City was incorporated in 1904. Water and sewer service is provided to over 5,400

accounts, serving a population of approximately 17,000 people who live both in and adjacent to the City.

The revenues from the City's water and sewer utilities are entirely derived from charges for services. The City must establish rates and charges adequate to fund the cost of providing water and wastewater services, including costs for operations and capital improvements needed to keep City's utility infrastructure in safe and reliable operating condition. Rates were last increased in 2013. The City owns a potable water distribution system that serves 5,428 accounts, 2.5% of which are outside of the City limits. It is assumed 100 new connections per year.

Water System

The City has a single water supply. It receives raw water deliveries from the Imperial Irrigation District. The City's treatment plant can produce seven million gallons per day. The City stores two million gallons of treated water at the treatment plant, has two, two-million-gallon storage tanks and two remote booster stations.

Monthly Fixed Rate

Meter					
Size	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
1"	\$13.06	\$14.12	\$15.16	\$15.77	\$16.41
1 ½"	16.86	21.72	26.57	27.64	28.75
2"	21.42	30.84	40.24	41.85	43.53
3"	33.59	55.18	76.75	79.82	83.02
4"	47.27	82.54	117.81	122.53	127.44
6"	\$85.29	\$158.58	\$231.87	\$241.15	\$250.80

Quantity Rate per Hundred Cubic Feet (HCF):

Cubic Feet	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
All Usage	\$3.36	\$3.57	\$3.75	\$3.90	\$4.06

Wastewater System

The City also owns and operates a wastewater system which includes the wastewater treatment plant and the collection system. The City's wastewater system has large infrastructure repair and replacement projects planned in the next five years. The largest project is replacing the wastewater treatment plant. The plant was built in the sixties and has served long past its useful life.

Sewer Rates, FY 2017-18 through FY 2021-22:

Annual Rate Per Equivalent Domestic Unit, Single-Family Residential Users

User Class	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
Single-Family	\$56.45	\$60.41	\$64.64	\$67.23	\$69.92

Annual Rate Per Equivalent Domestic Unit, Multi-Family Residential Users

User Class	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
Multi-Family	\$48.39	\$51.78	\$55.41	\$57.63	

City of Imperial

Water Growth Calculations:

Metered Water Demand	FY 17-18	FY18-19	FY19-20	FY20-21	FY21-22
Demand (HCF)	1,017,620	1,036,028	1,054,437	1,072,845	1,091,253
Demand (AF)	2,336	2,378	2,421	2,463	2,505
Customers	5,428	5,528	5,628	5,728	5,828
Additional Customers	100	100	100	100	100
Total Customers	5,528	5,628	5,728	5,828	5,928
Consumption per Customer	184	184	184	184	184
Growth	1.84%	1.81%	1.78%	1.75%	1.72%

Dry Utilities

Subdivision-level improvement requirements are defined in the City's Municipal Code. These requirements stipulate standards for streets, sidewalks, water and sewer, drainage, curbs and gutters, utility easements, and landscaping. The City has adopted development standards that are typical and are not considered excessive or a constraint on housing development. Such improvements may be considered as a housing cost constraint if they are more costly than what is minimally required to meet health and safety standards or involve requirements that are atypical or exceptionally high relative to other jurisdictions in the vicinity. In Imperial, dry utilities infrastructure impacts the housing costs, because this infrastructure is largely privately funded, the cost of construction is likely to be passed on to future homeowners in the area. This makes it less feasible to construct affordable housing in this area. Infrastructure Capacity (Electricity, gas, phone and internet) is available on all sites and sufficient to serve any existing and proposed residential land use changes.

Implementation of the General Plan will increase use of electricity in the Planning Area, particularly the demand for electricity to light, heat, and air condition residential, commercial, and business development. The City has proactively planned for future growth in energy use and demand. One of most notable achievement is the commitment to an Energy Conservation and meeting all mandatory compliance obligations.

The protection of the natural and built environment to ensure sustainable communities and conserve natural resources is one of the foremost challenges facing communities across the country. Rising energy costs, dependence on fossil fuels, and increasing evidence of the adverse impacts of global warming have provoked the need in California and nationwide to improve energy management and resource conservation strategies

The City of Imperial continues to take a leadership role in developing and implementing resource conservation programs addressing water resources, renewable energy sources, and other efforts toward becoming a green and sustainable city.

Priority for Water and Sewer

Requisite Analysis

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the housing element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

The City of Imperial will be meeting with the Imperial Irrigation District within the month of adoption of the Housing Element in hope to create an agreement for water and sewer priority services.

Constraints on Housing Production

The provision of an adequate and range of housing opportunities to address the identified needs in the community is an important goal for the City of Imperial. However, many factors can constrain the development, maintenance, and Improvement of housing. These include governmental constraints such as codes and development standards and non-governmental constraints including market, physical and environmental constraints. The local jurisdiction, or the City of Imperial, may have control over some of the governmental constraints as these are typically applied by the City itself. Non-governmental constraints on the other hand are market driven and are therefore much more difficult for the City to control, if at all. The City can, however, make available housing programs to its local residents that can assist overcoming these

non-governmental types of constraints. This section addresses the potential constraints that may affect the supply and cost of housing In the City of Imperial.

Land Costs

The cost of raw land typically accounts for a large share of total housing production costs. Increased land costs appear to be one of the major contributing factors to the rapid rise in housing prices and rents. Land costs vary depending on whether the site is vacant or have an existing use that must be removed or whether the site has physical or environmental Issues that must be mitigated (I.e. steep slopes, soil stability, seismic hazards or flooding). The proximity and availability to infrastructure is also an important driver of land values and costs. According to 2013 statistics from the National Association of Home Builders, Single Family Price & Cost Breakdowns, land costs typically account for 18.6 percent of the total sales price for new single-family units. Supply and demand is an important factor on land cost and the shortage of developable land can drive up the demand and cost of housing construction. There is plenty of residential land within the City of Imperial that is vacant or not fully built-out. Listings for vacant acreage surrounding the City ranged from \$25,000 to \$65,000 acre. In essence, land cost In Imperial is low and not considered to be a significant constraint In providing for affordable housing. Nonetheless, the City of Imperial does extend density bonuses to developers constructing affordable housing. The City intends to adopt this practice as a formal policy and no additional Program is warranted at this time to mitigate land costs.

Construction Cost

Construction costs vary widely according to the type of development. Construction of Multi-family housing is generally less expensive than single-family homes on a per-unit basis. However, wide variation within each construction type exists depending on the size of the unit and the number of quality amenities provided. Amenities such as fireplaces, swimming pools, tiling and other Interior features can significantly Increase construction costs. Another factor related to construction costs is the number of units built at one time. As the number Increases, overall costs generally decrease as builders are able to take advantage of economies of scale. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing as previously noted. Currently the City of Imperial does not have any ordinances or programs in effect that assist with “construction costs” for developers.

The International Code Council (ICC) biannually updates Building Valuation Data (BVD) which provides the "average" construction costs per square foot. The square foot construction cost provided by the ICC does not include the price of the land on which the building is built. It does however take into account everything from site and foundation work to the roof structure and coverings. In 2012, based on good quality construction (above the minimum required by State and local building codes), the average per square foot cost for good quality housing was

approximately \$110.68 for multi-family housing (Type VB) and \$120.75 for single-family homes (Type VB). A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, manufactured housing may provide for lower priced housing by reducing construction and labor cost.

City of Imperial New Construction Home Costs-2018

Developer/ Development	Bedrooms (Bathrooms)	Price Range	Cost for CFD Buyout	Financial Cost Including CFD
Victoria Ranch/ Tuscany Homes	3-5 (2-3.5)	\$313,065-371,040	No CFD	\$313,065-371,040
Victoria Ranch/ Cambria	3-4 (2.5-3)	\$248,040-\$287,290	No CFD	\$248,040-\$287,290
Victoria Ranch/ Victoria Park	2-4 (2)	\$255,990-\$279,990	\$19,883- \$26,752	\$275,873-\$306,742
Pacific West/ Vista del Valle	3-5 (2-3)	\$288,855-\$360,650	No CFD	\$288,855-\$360,650
Rusell Court/ Nance Homes	3-4 (2)	\$257,000-\$269,000	No CFD	\$257,000-\$269,000

Source: Developer Sales Contacts
City of Imperial New Construction for Multifamily Units Cost

Availability of Financing

The extent of housing development, population growth, and new households are conversely, major determinants of home sale prices. An increase in population usually requires a corresponding increase in housing development. The City of Imperial housing development has kept pace with the population growth in the City and in the County and has attracted residents that would have otherwise gone to neighboring communities with more attractive housing options.

Market Financing

The City of Imperial currently does not have any active financing programs available for housing but there are local public and private entities that individuals of all income levels have access to for home buying purposes. There are Section 8 programs through-out the Imperial County available to individuals who qualify.

Low Income Housing Tax Credits (LIHTC) has become a critical source of capital for affordable housing developments targeting low and very low income households. Competition for tax credits is highly competitive and developers have to seek other forms of subsidies. The City utilizes a variety of funding sources to provide supplemental financing for subsidized

housing developments, including the Community Development Block Grant (CDBG). The City has further lost one important leveraging source in the Redevelopment Housing set-aside.

Although financing costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not a unique constraint to housing production in Imperial.

Implementation of these subsidy programs will help offset some of the referenced challenges.

Mortgage Financing-2019

Currently, mortgages and interest rates in Imperial County are as follows. The median home value in Imperial is \$256,400. Imperial home values have gone up 1.8% over the past year and Zillow predicts they will rise 3.7% within the next year. The median price of homes currently listed in Imperial is \$264,420 while the median price of homes that sold is \$274,200 (Zillow Site).

Mortgage delinquency is the first step in the foreclosure process. This is when a homeowner fails to make a mortgage payment. The percent of delinquent mortgages in Imperial is 1.0%, which is lower than the national value of 1.1%. With U.S. home values having fallen by more than 20% nationally from their peak in 2007 until their trough in late 2011, many homeowners are now underwater on their mortgages, meaning they owe more than their home is worth. The percent of Imperial homeowners underwater on their mortgage is 10.7%, which is lower than El Centro Metro at 13.9% (Zillow Site).

Assisted Housing at Risk of Conversion to Market Rate

Existing housing that receives governmental assistance or obtained a governmental subsidy for the construction of, is often a significant source of affordable housing in many communities. State housing element law requires cities to prepare an inventory of all assisted housing units that are available or at risk to convert to non-low income housing due to termination of subsidy contract, mortgage prepayment, and/or expiring use restrictions. State law requires the following:

- An inventory of restricted low income housing project and their potential for conversion;
- An analysis of the costs of preserving and/or replacing "at risk" units and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units at risk and;
- Programs for preserving "at risk" units.

At this time, Imperial has only three publicly assisted housing projects located in the City, two of which are senior housing apartments. **Table7 -City of Imperial Inventory of Assisted Rental Housing** identifies each of the assisted developments and the earliest date of conversion. As

noted in the table it is not anticipated that any of the units be "at risk" of conversion until sometime in the year 2049 or thereafter, however, the City plans to monitor the subsidized units to continue their affordability to lower income households.

Inventory of Assisted Rental Housing

Project Name	Assisted Units	Funding Sources	Earliest Date of Conversion	At Risk Status
Imperial Villa Apartments (Senior)	39	USDA R.H.S (SECTION SIS)	2049	NO
Imperial Garden Apartments (Senior)	76	LIHTCH (2% Allocation) AHP/HOME	2037	NO
Villa Lara Apartments	79	LIHTC (2% Allocation)	2032	NO
TOTAL UNITS	194			

Source: USDA Rural Housing Services (R.H.S) formerly FmHA

Regional Housing Needs

As previously discussed, the Southern California Association of Governments (SCAG) is responsible for developing the Regional Housing Needs Assessment (RHNA) for Imperial Valley, which assigns a share of the region's future housing need to each jurisdiction in the County. SCAG adopted the RHNA in October of 2012 under which it was determined that the regional share of housing needs allocated to the City of Imperial is 1,309 new units for the projection period between January 2014 and June 2021.

Regional Housing Needs Assessment

An overview of the Regional Housing Needs Assessment (RHNA) or "fair share" of housing needs for all income groups, as determined by the regional Council of Governments (COG), was provided in the introduction of this Housing Element. RHNA or Regional Housing Needs Assessment refers to the share of the region's housing growth that has been projected and allocated to a community by income group. In brief, the Southern California Association of Governments (SCAG) is the COG that calculates future housing need based upon projected household growth, plus a certain amount of units needed to account for normal and appropriate level of vacancies and the replacement of units lost to conversion or demolition. In allocating the region's future housing needs to jurisdictions, SCAG considers the following factors:

- Market demand for housing
- Employment Opportunities
- Availability of suitable sites and public facilities
- Commuting patterns

- Type and tenure of housing
- Loss of units in assisted housing developments
- Over-concentration of lower-income households
- Geological and topographical constraints

In October 2012, SCAG adopted a Regional Housing Needs Assessment (RHNA) for its member jurisdictions. A total of 16,551 household units were distributed to the eight (8) local jurisdictions of which 7.9 % was allocated to the City of Imperial. Table 8- City of Imperial 2014-2021 RHNA by Income Category, provides a breakdown of Imperial's share of future regional housing needs, as determined by SCAG, by the following four income categories: Very Low, Low, Moderate and Above Moderate. As indicated by the table, the regional share of housing needs allocated to the City of Imperial is 1,309 new units over the 8 year planning period.

City of Imperial-Ordinance No. 781

During December 2014 the City Council approved Ordinance No. 781 to include the following items within the City Code. Since then, there have not been ordinances adopted by the city for other types of inclusionary efforts other than those that have been passed and mandated by the State of California.

*AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL
AMENDING CHAPTER 24.01, 24.03, and 24.05 OF THE IMPERIAL ZONING
ORDINANCE, ADOPTING REGULATIONS FOR EMERGENCY SHELTERS,
TRANSITIONAL AND SUPPORTIVE HOUSING, AND
EMPLOYEE/FARMWORKER HOUSING.*

- a). Emergency Shelter- Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay; as defined and used in Section 50801 (e) of the California Health and Safety Code.
- b). Supportive Housing- Housing with no limit on length of stay, that is occupied by persons and families who were homeless when approved for tenancy in the supportive housing project in which they currently reside, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community; as defined by Section 50675.14 of the Health and Safety Code.
- c). Transitional Housing- A building or buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months; as defined in Section 50675.2 of Health and Safety Code. Transitional Housing does not include state licensed residential care facilities, also referred to as care homes.

d). Employee/Farmworker Housing-Any employee housing consisting of no more than 36 beds in a group quarter or 12 units or spaces designed for use by a single family or household and as further defined by Section 17008 of the Health and Safety Code.

Table 8 City of Imperial 2014-2021 RHNA by Income Category

Source: 5th Cycle Regional Housing Need Allocation adopted by SCAG Regional Council October 4, 2012

Income Category	Imperial	
	No. of Households	% of Total RHNA Allocation
Very Low	349	27%
Low	205	16%
Moderate	202	15%
Above Moderate	553	42%
TOTAL	1,309	100%

It is important to note that SCAG does not utilize the same income limits as the department of Housing and Urban Development (HUD). HUD assigns an "Extremely Low" income category. According to HUD income limits "Extremely Low" is described as 30 percent below the median household income; however, SCAG's "Very Low," income category includes all households earning less than 50 percent of the median income. Based on the City of Imperial's needs it is anticipated that 46.5 percent of the SCAG "Very Low" income category will be utilized for Extremely Low income Households which will be approximately 162 households. The future projected Extremely Low Income is 524 households for the next cycle.

Current RHNA Progress:

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level												
Very Low	Deed Restricted	349											349
	Non-deed restricted												
Low	Deed Restricted	205											139
	Non-deed restricted		0	56	10							66	
Moderate	Deed Restricted	202											-402
	Non-deed restricted		164	43	175	222						604	
Above Moderate		553	58	16	27	53						154	399
Total RHNA by COG. Enter allocation number:		1,309											
Total Units ▶ ▶ ▶			222	115	212	275						824	485
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Market Financing

The City of Imperial currently does not have any financing programs available for housing.

Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Unlike, the previous non-governmental constraints, land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors may constrain the maintenance, development and improvement of housing. This section discusses potential constraints as well as policies that encourage housing development in Imperial. Topics discussed in this section include the following:

- Land Use Controls
- Residential Development Standards
- Infrastructure Improvements and Public Service Constraints
- Development Fees and Exactions
- Development Permit Procedures
- Building Permit Procedures and Code Enforcement
- Public Policy Constraints

The City of Imperial has not had to deal with “NIMBYism” during this Planning Cycle-yet. Usually, the City of Imperials resident’s character tends to be one of inclusion and strong family morals, regardless of socioeconomic backgrounds. That is the character of this small town and the residents display the desire for growth and development within their City.

Non-Governmental Constraints

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment, and can potentially hinder the production of new housing development and adversely affect housing affordability. The City of Imperial updated all the “Development and Land Use Fees” during 2018. The City has the lowest development and land use fees when compared to neighboring cities. The City Councils vision and direction are that of which keep the fees low in efforts to better serve our citizens and promote all types of residential growth. Fees are an important tool, that the City of Imperial utilizes in efforts to balance the non-governmental constraints that affect development. Definitions of housing affordability can vary but in general, households should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered "housing-cost burdened" and households that pay more than 50 percent are considered "severely housing-cost burdened." As previously noted in City of Imperial Household Overpayment by Income and Tenure Chart, approximately 42 percent of City households pay more than 30 percent of their income on housing cost, the majority residing in owner occupied homes. The following are some of the factors that affect housing costs and affordability. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address such constraints which is why each should be examined carefully.

Land Use Control and Residential Development Standards

The Land Use Element of the Imperial General Plan sets forth the policies that guide residential development in the City. The City last revised the General Plan Land Use Plan in 1992. The residential designations and their corresponding densities include the following:

- Residential Rural - 0.5-1.0 U/A
- Residential Low Density - 1.0-2.0 U/A
- Residential Single Family - 2.0-5.0 U/A
- Residential Condominium - 5.0-30.0U/A
- Residential Apartments - 20.0-30.0 U/A
- Planned Unit Development- 20.00-30.00 U/A
- Mobile Home Park- 7.0 U/A

The City's residential land use designations provide for the development of a wide range of housing types including single-family dwellings, mobile homes, manufactured housing, condominiums, multi-family units at various densities, and includes mixed use development (commercial/residential) for areas in the downtown Village Commercial Zone. Therefore, the land use regulations are not considered a constraint to residential development. The Residential Commercial Mixed-Use designation allows for multi-family residential units within areas of Imperial Downtown also designated for commercial uses.

Zoning regulations are designed to protect and promote the health, safety, and general welfare of Imperial residents and to preserve the character and integrity of existing neighborhoods. The Imperial Zoning Ordinance provides for the following residential districts:

Residential Rural- (RR): This zone is intended as an area for very low density residential uses with minimum lot sizes of one (1) acre and maximum densities of 1.0 unit per net acre. It is intended to permit the continuation of agricultural and farm uses while allowing the development of single family residential. Additional uses are permitted that are complementary to, and can exist in harmony with, a rural residential neighborhood.

Residential Low Density-(RL): This zone is intended as an area for low density residential use with a minimum lot size of 20,000 square feet and maximum density of 2.0 units per net acre. This zone is a transitional area outside of the critical area of the Imperial County Airport but still within the rural portions of the City.

Residential Single Family -(R-1): This zone is intended as an area for single family residential development on minimum lot sizes of 6,500 square feet and maximum densities of 6.0 units per

net acre. Additional uses are permitted that are complementary to, and can exist In harmony with, a single family residential neighborhood.

Residential Condominium-(RC): This zone is intended as an area for the development of Residential Condominiums with provisions for adequate light, air, open space and landscaped areas at a maximum density of 20 units per net acre. Additional uses are permitted that are complementary to, and can exist In harmony with, a residential condominium development.

Residential Apartment-(RA): This zone is intended as an area for the development of Residential Apartments with provisions for adequate light, air, open space and landscaped areas at a maximum density of 30 units per net acre. Additional uses are permitted that are complementary to, and can exist in harmony with, a residential apartment development.

Mobile Home Park-(MHP): The Mobile Home Park Zone is intended for the exclusive development of mobile home parks with a maximum density of 7 units per net acre. Additional uses are permitted that are complementary to, and can exist in harmony with, a mobile home park development.

Village Commercial-(VC): This zone is intended for village commercial uses in the downtown area, a centralized area unified by architectural, landscaping design and development standards. Mixed use developments combining residential uses and permitted non-residential uses are allowed without a CUP.

The City of Imperial's adopted policies and zoning regulations control the amount and distribution of land allocated for different land uses in the City. The City of Imperial Zoning and Residential Development Standards depicted in the chart below are not overly restrictive and do not pose a constraint on housing development and affordability.

City of Imperial Residential Development Standards

General Requirements	RR	RL	R-1	RC	RA
1. Density-maximum units per net acre.	0.5-1.0	2.0	6.0	12-20*	20-30*
2. Net lot area (in sq.ft.)	1 acre	20,000	6,000	7,500	7,500
3. a) Lot width (in feet)	110	100	65	150 int. 70 corner	150 int. 165 corner
b) Cul-de-sac or odd shaped lot width (in feet)	30	30	30	-----	-----
c) Flag Lots	20	20	20	-----	-----
4. Lot Depth (in feet)	150	150	100	100 int. 150 corner	165 int. 135 corner
5. Front Yard Setback	40	30	20	20	20
6. Side Yard Setback	20	15	5	15	10
7. Side Yard Setback- street side	20	15	10	20	20
8. Rear Yard Setback (in feet)	50	40	10	20	10
9. Lot Coverage, maximum	35%	35%	50%	50%	60%
10. Building and structure height (in feet)	35 feet or 2 stories, whichever is less				

In the RC and RA zones, approval of projects at the maximum density shall only be given on the basis that the project exceeds the standards of the zone and the General Plan. Any density beyond the minimum permitted by the zone will require Planning Commission and City Council approval.

The City of Imperial's adopted policies and zoning regulations control the amount and distribution of land allocated for different land uses in the City. The City of Imperial Zoning and Residential Development Standards depicted in Table above are not overly restrictive and do not pose a constraint on housing development and affordability. Nonetheless, the City has will continue to adopt as action item an amendment to the zoning code to allow up to three stories in the Residential Condominium Zone, Residential Apartment Zone and for multi-family housing in the Planned Unit Development Zones and will remove the requirement of Planning Commission approval for the maximum densities in these zones in an effort to facilitate housing opportunities for lower income households. The City uses the default density development standards when it comes to developing below the density standards. There has yet to be a developer that requests to develop below the ordained densities. But, if and when there is a request to develop below the development standards for said zone, the request would be processed through the Planning Commission and the City Council for approval first. That process usually would take between 2 to 3 months. Then building permit review, per state law is given 30 days for the initial building permit application review for development

Parking Requirements for Residential Zones

Zone	RR	RL	R-1	RC	RA
Covered Parking Spaces per Unit	2	2	2	1.0 space (1 garage)/ studios or 1 bedroom unit	1.0 space (1 covered)/ studios or 1 bedroom unit
				1.5 spaces (2 garages)/ 2 bedroom unit	1.5 spaces (1 covered)/ 2 bedroom unit
				2.0 spaces (2 garages)/ 3 bedroom > unit	2.0 spaces (1 covered)/ 3 bedroom > unit

Household Size and Overcrowding

It is important to understand that the size of a household will change over time due to unpredictable circumstances such as marriage, divorce, growth of family, job movement, etc. Household size, nevertheless, is an important indicator of housing need. According to the US Census, the average household size in 2000 was 3.26 persons per household for the City of Imperial. By 2010, the US Census estimated that the persons per household statistics had increased to 3.34 persons per household, the same as the County but higher than the State's 2.9 persons per household figure. Larger households have special housing needs, as they tend to have higher incidences of overcrowding and may identify a need for larger units. "Overcrowded" is defined as over 1 persons occupying a room, excluding bathrooms, kitchens, hallways, and porches. "Severely overcrowded" is defined as more than 1.5 persons occupying a room and overcrowding usually results from a lack of availability or affordability of appropriate housing units.

City of Imperial		State of California
Persons Per Room	Household & Percent	Percent
1.00 or less	4217/95.2%	91.8%
1.01 to 1.50	162/3.7%	5.3%
1.51 or more	51/1.1%	2.9%
TOTAL	4430/100%	100%

Housing Types Permitted by Zone

Residential Use	ZONE							
	RR	RL	R-1	RC	RA	MHP	C2	VC
Single Family Unit	P	P	P	P	P	P ¹	X	X
Second Single Family Unit	CUP	CUP	CUP	CUP	CUP	X	X	X
Accessory Unit w/o Kitchen	P	P	P	P	P	X	X	X
Mobile Home ²	P	P	P	X	X	P	X	X
Duplex	X	X	X	CUP	CUP	X	X	X
Multiple Dwellings-Rental	X	X	X	P	P	X	X	X
Multiple Dwellings-Condo	X	X	X	CUP	X	X	X	X
Group Homes Under six (6) people	P	P	P	P	P	X	X	X
Group Residential ³	X	X	X	CUP	CUP	X	CUP	CUP
Convalescent Homes ⁴	CUP	CUP	CUP	CUP	CUP	X	CUP	X
Transitional and Supportive Housing under six (6) people	P	P	P	P	P	X	X	X
Transitional and Supportive Housing over six (6) people	X	X	CUP	CUP	CUP	X	X	X
Emergency Shelter	X	X	X	X	X	X	P	X
Mixed Uses (Residential/Commercial)	X	X	X	X	X	X	X	P

X=Not listed as Permitted Use

P=Permitted

CUP=Conditional Use Permit

¹Single Family Dwelling used for caretakers when located on the same site

²Mobile Home on individual lots and permanent foundations

³Includes Homeless Shelters, Transitional Housing, Boarding or Rooming Homes, and Retirement Homes

⁴Sites must be two net acres or greater in size

Housing for Persons with Disabilities/Group Care Facilities –

The Lanterman Development Disabilities Service Act of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of Can bCanproperty for the care of six or fewer persons with disabilities is a residential use for the purpose of zoning. A State-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or depended or neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. Under the State Lanterman Act, small residential facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. The City will need to amend its Zoning Ordinance to comply with this State law. The City's land use policies and zoning provisions do not constrain the development of such housing but they are not currently listed as a use allowed by right in the RC, RA, VC and C-2 Zones and not listed as an allowed use in the RR, RL and R-1 Zones. Group homes serving

up to six persons are currently permitted and allowed in all residential zones, even without the language in the zoning code. Action #3.1.6 continues to place this code amendment as an objective to formally adopt the language changes. To better facilitate the development of housing for persons with disabilities, the City will clarify the definitions of "group residential" and "group care facilities" in its zoning code and ensure that group facilities for six people or less are permitted by right per Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. The amendment will further include provisions for facilities serving more than six people to be allowed with a conditional use permit in the following zones: R-1, RC, RA, VC and C-2.

The City further makes reasonable accommodations (i.e. modifications or exceptions) from their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling such as waiving a setback requirement. The City also encourages residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements and ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility. The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. Requests for special structures or appurtenances (i.e., access ramps or lifts) needed by persons with physical disabilities are allowed without a variance or encroachment permit and are not considered structures subject to setback requirements.

The City of Imperial has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals or groups of individuals. For example, the City does not restrict occupancy of unrelated individuals in group homes. Also, the City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City. In addition, the Land Use Element of the General Plan does not restrict the siting of special needs housing. Please see the attached ordinance (attachment #) that was adopted by the City of Imperial in 2014 for the following special needs housing:

- Emergency Shelters
- Transitional and Supportive Housing
- Employee/Farmworker Housing

Special Housing Needs Constraints

State law (SB 2) enacted in 2007 allowed for regulatory flexibility for special housing developments such as emergency shelters, transitional and supporting housing. Some housing types are allowed by right and others are allowed with a conditional use permit. Conditions of approval for developments may include special requirements for yards, fences, walls,

landscaping, dedications, hours of operation and control of potential nuisances as may be deemed appropriate by the Planning Commission. Although the Zoning Code may not be update to reflect the most current State policies with respect to special housing groups the City of Imperial applies the allowances per State code.

Housing for Persons with Disabilities/ Group Care Facilities

The Lanterman Development Disabilities Service Act of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purpose of zoning. A State-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or depended or neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. Under the State Lanterman Act, small residential facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. The City will need to amend Its Zoning Ordinance to comply with this state law. The City's land use policies and zoning provisions do not constrain the development of such housing but they are not currently listed as a use allowed by right in the RC, RA, VC and C-2 Zones and not listed as an allowed use in the RR, RL and R-1 Zones. Group homes serving up to six persons are currently permitted and allowed in all residential zones, even without the language in the zoning code.

Public Infrastructure Improvements and Service Constraints

Another factor adding to the cost of new construction is the availability of adequate infrastructure - major and local streets; curb, gutters, and sidewalks; water and sewer lines; and street lighting - which if lacking or substandard are required to be built or installed along in new residential development and the developers are responsible for all on-site improvements and half width Improvements on adjacent roadways under most situations. These public improvements are typically dedicated to the City, which is then responsible for their continued operation and maintenance. The cost of these facilities is borne by the developer, added to the cost of new housing units, and eventually passed onto the homebuyer or property owner.

These issues are periodically analyzed as part of the City's Service Area Plan, the City's capital Improvement Program, or as project specific demands arise with new development. The City's Service Area Plan was last updated on June 26, 2008. Records reviewed in 2014 suggest there is sufficient water and sewer capacity to accommodate the 2008-2021 population projections. While any identified infrastructure Improvement needs may add to the cost of housing development, they are typical improvements needed for most developments throughout the region and should not constrain housing development in Imperial.

Development Impact Fees and Exactions

Like cities throughout California, City of Imperial collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of the following fees: school impact, park in-lieu, sewer and water connection and, building permit; and a variety of handling and service charges. These fees comprise a significant part of housing costs in the City. In addition, subdivisions and multifamily projects may incur the cost of preparing environmental impact reports, traffic studies, soils reports, and filing fees for tentative and final maps. Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland and to provide necessary public works (streets, sewers, and storm drains) to support the new development.

While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher home prices or rents. Impact fees for residential projects shall be paid on a pro rata basis for each dwelling unit prior to certificate of occupancy. The Imperial Unified School District serves the City. The elementary and high schools operate under one administration. The School District assesses a school impact fee on all new development. The school impact fee on commercial land is \$0.61 per square foot. The fee of \$4.57 per square foot on residential land can add significantly to the cost of development. Currently, there are no exemptions from the school impact fee.

Impact fees, which are typically assessed on a per-unit basis, are often required to fund the cost of services, infrastructure and other public facilities that serve new housing developments. These fees may be on top of the off-site improvement/development requirements. In the City of Imperial, these impact fees are largely tied to major capital Improvement projects such as the Water Treatment Plant & Distribution System or the Wastewater Treatment Plant and Collection System. Like other jurisdictions, the City of Imperial charges a variety of fees and exactions during the permitting process to cover the costs of providing these necessary services and facilities. In general, these fees can be a constraint on housing development if they are excessive.

Excessive fees can limit market rate affordability because the additional cost borne by developers is simply passed on to potential borrowers and contributes to the overall increased housing unit cost.

It is notable to report, that the City of Imperial has some of the lowest Development Impact Fees within the Imperial County. That is why, even during the years affected by the housing crash, the City of Imperial continued to experience housing growth.

2018 Development Impact Fee Schedule

	Single Family Residential (per dwelling unit)	Multi-Family Residential (per dwelling unit)	Commercial and Industrial
Administrative Facilities	\$253.91	\$253.91	\$235.54 (per 1,000sf)
Fire Facilities	\$116.32	\$116.32	\$107.90 (per 1,000sf)
Law Enforcement Facilities	\$242.17	\$242.17	\$224.65 (per 1,000sf)
Library Facilities	\$263.52	\$245.14	No Fee
Park Facilities	\$1,504.92	\$1,399.92	No Fee
Circulation Facilities	\$514.76	\$357.69	\$22.43 per ADT
Total	\$2,895.59	\$2,615.16	varies (land use dependent)
Water Capacity Fees = 2,213.78 per equivalent dwelling unit (EDU) Sewer Capacity Fees = 1,844.82 per equivalent dwelling unit (EDU)			

Planning Fees and Environmental Constraints

In addition to development impact fees, residential projects within the City of Imperial are also usually subject to Planning Department administration/processing ("planning") and environmental fees. These fees vary widely with each residential project as they are a result of numerous variables, such as the type of entitlements requested by the developer, the level of environmental evaluation dictated by the California Environmental Quality Act (i.e. Exemption, Negative Declaration, Mitigated Negative Declaration [MND], or Environmental Impact Report [EIR]), and the number of acres and units proposed for development. For example, new residential projects on a single lot and not subject to a zone change or general plan amendment may incur no planning or environmental fees aside from a site plan review fee.

Alternatively, a residential project on 50 acres with 300 lots and requiring the processing of a subdivision map, zone change/pre-zoning, general plan amendment, annexation and an EIR may be substantial as environmental studies such as an Air Quality Assessment, Traffic Study, Biological Study, Noise Study etc, could become a constraint on affordability considering specialized environmental studies range from \$10,000 to \$75,000 each and can result in

Mitigated Actions or result in Environmental Impact reports that can cost well over \$100,000 to summarize findings that could trigger additional and costly mitigation measures.

Fees are charged at cost at a time and material basis and may necessitate additional deposits. Costs per lot are based on "economies of scale": the addition of more lots (an increase in overall density) would result in a lower fee per unit. The planning and environmental fees for the City of Imperial are comparable to the surrounding jurisdictions.

The City of Imperial, in general, has not identified any significant environmental concerns for housing development because the City is not located within close proximity to any potentially hazardous zones associated with the natural environment such as earthquake faults, flood zones, wetlands, etc. Typical to all jurisdictions in Imperial County, local environmental concerns can be tied to hydrology. Our local soils do not percolate at the rates that control run-off as required by the State. All new development is required to retain storm-water on-site before discharging into an approved conveyance system. These conditions typically demand the construction of an on-site retention basin that may take up land that could have been used for the development of housing units, thus decreasing the overall affordability of a site. These concerns are not typical to the City of Imperial and experienced by all other jurisdictions in Imperial County.

Community Development Planning Land Use Fee Schedules

- Applicant is responsible for any fees associated with the City of Imperials' City Clerk office and any department required for processing the said application from the Imperial County.
- Fire Department Fees are paid and processed separately from the Community Development Department.
- The cost for such consultants shall be a charge against the project and is in addition to the fees set forth. (Resolution 2004-05)

California Environmental Quality Act Fees		
Permit Type:	Fee:	Deposit:
Certified Regulatory Program	\$1074.25	-----
Environmental Impact Report	\$923.00	\$15,000.00
Initial Study & Mitigated/Negative Declaration	\$923.00	\$15,000.00
Notice of Exemption	\$187.00	\$500.00

Planning Application Fees		
Permit Type:	Fee:	Deposit:
Certificate of Compliance	\$247.00	
Home Occupation	\$235.00	
Lot Line Adjustment	\$335.00	\$500.00
Lot Merger	\$335.00	\$500.00
Lot Split	\$335.00	\$500.00
Permit to preform work	\$97.50	
Pre-Application Meeting	\$643.00	
Time Extension	\$335.00	
Zoning Information Letter	\$235.00	

Planning Commission Action Application Fees		
Permit Type:	Fee:	Deposit:
Appeals to Planning Commission	\$530.00	-----
Conditional Use Permit	\$1,173.00	\$500.00
Variance Permit	\$1,173.00	\$500.00

Map Fees		
Permit Type:	Fee:	Deposit:
Minor Subdivision (up to 4 parcels)	\$933.50	
Tentative Parcel Map	\$335.00	
Major Subdivision (more than 4 parcels)	\$978.00	\$15,000.00
Tentative Tract Map		
Final Parcel Map Waiver	\$335.00	\$1,000.00
Final Tract Map	\$978.00	\$5,000.00
Planning Land Use Fee Schedules		
Final Subdivision Map	\$978.00	\$15,000.00
Parcel Map Waiver	\$335.00	
Revision to Acreage	\$1,173.00	Consultant Fees if needed
Revisions to map (up to 6 months after disapproval)	50% of original fee	

Development Permit Procedures

Development review and permit procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development If they place an undue burden on the developer. The following discussion outlines the level of review required for various permits and timelines associated with those reviews.

The City of Imperial has a pre-application early consultation process for development projects to ensure that the developer understands all the City requirements. From the date a pre-application meeting is requested, the City can schedule a meeting within two weeks' time.

Applicants/developers are responsible for submitting preliminary design concepts and copies of any tentative subdivision map or site plan to the City prior to the pre-application meeting. The Community Development Director, City Engineer, Fire Chief, Public Services Director, Police Chief and City Manager are typically available for these meetings. At the meeting, City Staff discusses any of their concerns with the applicant and provides the applicant with necessary materials to avoid any misunderstandings or unnecessary delays. The City encourages developers to apply for concurrent land use entitlements.

The applicant is responsible for submitting the pertinent applications, fees and deposits, along with all the required supplementary materials. If special studies are needed, such as Traffic Impact Studies, Biological Studies, Hydrology Studies etc., they must be submitted at this time in order to deem an application complete. Once the City deems the Application complete, the City begins its environmental review process. The City follows the strict California Environmental Quality Act (CEQA) Guidelines for review and certification. The City places the project on the Planning Commission's Agenda and then on the City Council's agenda. If certain discretionary permits such as a Variance from the adopted development standards is being requested because the project applicant is unable to meet all of the development standards or the use requires a Conditional Use Permit, a meeting may be scheduled with the Planning Director for clarification.

From the time an application is deemed complete, the entire process for discretionary projects takes approximately three to four months for projects within the incorporated City Limits and approximately nine months minimum for projects with a concurrent annexation and LAFCO action. Imperial's development review process is therefore essentially streamlined and would not normally impede new residential construction. Permit processing that conforms to the adopted zoning and development standards are reviewed and processed at the staff level. The permit procedures are not onerous given the City's size and do not constrain the development or improvement or housing.

Building Permit Procedures and Code Enforcement

Building Permits are processed in-house. The City implements Title 24 provisions of the most current California Building Code for the City, which includes the Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code, California Fire Code, and the California Energy Code. The City does not have any locally adopted building codes. While adding to the cost of Residential development, enforcement of the California Building Code is necessary to

ensure the safety of current and future residents of Imperial and therefore is not considered an unreasonable constraint on housing production.

Due to the increasing number of aging units many of the units no longer conform to the new building code standards. There may be instances when severe neglect and deficiencies pose a serious safety concern. When a complaint is filed with the City, it is forwarded to the Building Inspector/Code Enforcement Officer to follow up on the complaint and determine if the California Building Code has been violated, or in need of enforcement, and the necessary steps to remedy the condition. Income-qualified homeowners are referred to the appropriate housing rehabilitation programs for assistance.

CONSTRAINT FEES AND EXACTIONS

Government Fees Collected for a Single Family Vacant Total Fee Amounts (125 Unit Subdivision)

Fee type Processing Fees	Single Family
Planning	
Negative Declaration	\$15,923.00
Tentative Map	\$5,933.50
Site Plan Review	\$1,143.00
Total	\$22,999.50
Total per Unit	\$574.98
Engineering	
Final Map	\$15,978.00
Plancheck and Inspection*	\$55,765.00
Total	\$71,743.00
Total per Unit	\$1,793.57
Building and Safety	
Building Permit, Plan Review and Inspection**	\$2,875.24
Total per Unit	\$2,875.24
Development Impact Fees	
Administrative Facilities	\$253.91
Fire Facilities	\$116.32
Law Enforcement Facilities	\$242.17
Library Facilities	\$263.52
Park Facilities	\$1,504.92
Circulation Facilities	\$514.76
Total per Unit	\$2,895.59
Capacity Fees	
Water Capacity	\$2,213.78
Sewer Capacity	\$1,844.82
Total per Unit	\$4,058.60
Total Processing Fees per Unit	\$12,197.98

*3% of total cost estimate of improvements (40 Units on phase 1) ** Assumption: 1,382sq. ft. Single Family

Government Fees Collected for a Multi-Family Vacant Total Fee Amounts (56 Unit)

Fee type Processing Fees	Multi-Family
Planning	
Negative Declaration	\$15,923.00
Tentative Map	\$5,933.50
Site Plan Review	\$1,143.00
Total	\$22,999.50
Total per Unit	\$574.98
Engineering	
Final Map	\$15,978.00
Planchek and Inspection* 56 units	\$36,370.00
Total	\$52,348.00
Total per Unit	\$934.78
Building and Safety	
Building Permit, Plan Review and Inspection** 16 units	\$15,697.99
Total per Unit	\$981.12
Development Impact Fees	
Administrative Facilities	\$253.91
Fire Facilities	\$116.32
Law Enforcement Facilities	\$242.17
Library Facilities	\$245.14
Park Facilities	\$1,399.92
Circulation Facilities	\$357.69
Total per Unit	\$2,615.16
Capacity Fees	
Water Capacity	\$2,213.78
Sewer Capacity	\$1,844.82
Total per Unit	\$4,058.60
Total Processing Fees per Unit	\$9,164.64

*3% of total cost estimate of improvements (56 Units) ** Assumption: 16 Units-868 sq. ft. Single Family

The next table below identifies the hypothetical fees that would be collected for a new 1,382 square foot two-story house and a 56-unit multifamily project. These fees would be approximately \$12,197.98 and \$9,164.64 per unit respectively. This represents about 16.4 percent of the total development cost for single-family unit and 8.3 percent for a multifamily unit.

Proportion of Fee in Overall Development Cost for a Typical Residential Development

Development Cost for a Typical Unit	New Single Family	New Multifamily
Total estimated fees per unit	\$12,197.98	\$9,164.64
Typical estimated cost of development per unit	\$171,431.90	\$87,037.63/Unit
Estimated proportion of fee cost to overall development cost per unit	7.1%	10.5%

While fees represent a substantial part of residential construction costs, the City’s fees are in line with those charged in other neighboring communities. The City has one of the lowest planning fees within the Imperial County.

A brief survey demonstrates the below average cost in planning fees charged by the City. For example, the City requires a fee of \$1,048.00 for a zone change, while all other cities’ fees, except Imperial, are higher. The low fees in the City, do not act as a constraint against building affordable housing and as a result, fees have not affected the City’s competitiveness for affordable housing with neighboring communities.

Planning Application Fees-Surrounding Jurisdiction Single Family and Multifamily 2018

Jurisdiction	General Plan Amendment	Zone Change	Tentative Tract Map	Variance
City of Imperial	\$1,048.00	\$1,048.00	\$978.00	\$1,173.00
City of El Centro	\$2,564.00	\$2,074.00	\$1,121.00	\$867.00
City of Holtville	\$750.00	\$5,00.00 +\$5 per acre	\$800.00 + \$10.00 per lot	\$300.00
City of Calexico	\$22,595.00 (estimated)	\$8,397.00 (estimated)	\$22,839 (estimated)	\$867.00
City of Brawley	\$2,100	\$2,000.00	\$2,500.00	\$800.00

2014-2021 Housing Plan

Sections II through IV of this Housing Element establish the housing needs, constraints, and opportunities in Imperial. Section V reviewed the prior planning period’s performance and evaluated the effectiveness of the implemented housing policies during that period. These findings help identify new or continuing challenges in meeting the housing needs of the community. The Housing Plan presented in this section sets forth the City’s goals, policies, and programs to mitigate some of the challenges the City faces and effectively address the identified housing needs for the 2014-2021 planning period.

Potential Housing Issues

Housing construction has traditionally kept pace with household growth in Imperial during the last two decades. The City boasts the highest level of housing opportunities in comparison to other jurisdictions and continues to annex attractive developable sites which have contributed to the overall housing success in the community today: large and diverse housing stock, adequate sized dwelling units, but limited affordability to lower income households. The 2014-2021 Housing Element Plan will establish and adopt goals, policies, and objectives to maintain a well-balanced community by proactively addressing potential issues in the following area:

Housing Affordability - A substantial portion of the owner occupied households in Imperial are overpaying for housing. According to available statistics, 45 percent of the total owner households in Imperial were overpaying for housing, while 32 percent of the total renter households were overpaying for housing.

For lower-income renters and owners, severe cost burden can require families to double up that could result in future overcrowding and related problems. The City is taking a proactive approach to ensure subsidy programs are available to low income households wishing to own their own home. This issue is addressed in actions under Goal #5.

Housing Goals

The following are the goals established by the City Imperial to address the identified issues along with a brief statement of total policies and action items that have been established to meet that goal. These goals along with the respective policies and actions will establish the implementation framework to meet the desired objectives.

- Goal 1:** Seek a balance of housing opportunities appropriate for the range of jobs available and planned in the city.
- Goal 2:** Ensure that the City will provide a range of housing that varies sufficiently in terms of cost, design, size, location and tenure to meet the housing needs of all economic segments of the community at a level no greater than that which can be supported by the infrastructure.
- Goal 3:** Continue to promote housing for special needs groups.
- Goal 4:** Accommodate housing that is affordable to very low-, low- and moderate-income households.
- Goal 5:** Pursue public and private resources available to promote diverse housing opportunities, and particularly to assist in the creation of affordable housing.
- Goal 6:** Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.
- Goal 7:** Pursue sustainable development and energy efficiency for new residential development and existing housing stock.

Housing Goals Policies and Actions

The goals and policies contained in the Housing Element address the identified housing needs and issues determined under the overall assessment. The objectives may be obtained through the implementation of a series of Policies targeting these issues. Housing policies define the specific actions the City will undertake to implement the specific goals. Each action is then assigned qualitative and quantitative objectives. In order to make adequate provision to the housing needs of all economic segments of the community, the Policies shall do all of the following:

- Identify adequate sites that are available, through zoning and development standards, for a range of housing types to meet the community's housing goals;
- Assist in the development of housing affordable to low and moderate income households;
- Address and, where appropriate and legally possible, remove governmental constraints on the maintenance, improvement and development of housing;
- Conserve and improve the condition of existing affordable housing stock;
- Promote equal housing opportunity; and
- Preserve the assisted housing developments identified for lower income households.

Housing actions include both current City efforts that were successful during the prior planning period, and new actions that might replace unavailable resources or that can better address the City's unmet housing needs. This section provides a description of each housing goal, policy objective, proposed action(s), implementation agency and schedule along with potential financial sources for implementation. 2014-2021 Housing Program Summary and Objectives, found at the end of this section. It provides an overview of all the actions incorporated into this Housing Plan.

ACCOMPLISHMENTS UNDER PREVIOUSLY ADOPTED HOUSING ELEMENT:

Section 65588(a) of the Housing Element law requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives, and policies, and the progress in implementing programs for the previous planning period. Therefore, this section evaluates the four-year objectives established for each housing program adopted under the previous Housing Element with the actual accomplishments met during the 2014-2018 planning period.

**2014-2018 Housing Program Summary & Objectives
(4-Year Period)**

Prior & Current Policies	Objective/Actions	Schedule/ Responsible Agency	Accomplishments
Goal#1: Seek a balance of housing opportunities appropriate for the range of jobs available and planned in the city.			
Policy 1. 1. Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.	Action 1.1.1: Complete a jobs/housing balance analysis and plan.	December 2015 Community Development	The “Jobs/Housing Analysis” was not completed. The City of Imperial was unable to fill a planning position which prevented this action from being met during this planning period and action will continue.
Goal#2: Ensure that the City will provide a range of housing that varies sufficiently in terms of cost, design, size, location and tenure to meet the housing needs of all economic segments of the community at a level no greater than that which can be supported by the infrastructure.			
Policy 2.1. Intergovernmental, public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing.	Action 2.1.1: Meet the City of Imperial's RHNA goals of 1,309 units in all income categories.	Ongoing Community Development Department	The City will continue to aggressively pursue housing needs for the lower income. Action for this item will continue.
	Action 2.1.2: Allow developers to file concurrent applications and develop an informative brochure about the development process.	Ongoing Community Development Department	The “Development process” brochure has not been completed. The City of Imperial was unable to fill a planning position which prevented this action from being met during this planning period and action will continue.
	Action 2.1.3: Continue to annex adjacent properties to the north and east of the City	Ongoing Community Development Department	The City has not been successful in annexing residential parcels during this planning period and action will continue.
	Action 2.1.4: Ensure that annexed land will	Ongoing	The City has not been successful in annexing

	accommodate a variety of housing types and uses.	Community Development Department	residential parcels during this planning period and action will continue.
Policy 2.2. Continue to promote the coordination of all jurisdictional levels responsible for health and safety to reduce crime, and promote fire and health safety.	Action 2.2.1: Coordinate residential development environmental review process from the Community Development, Public Works, Police, and Fire Departments	Ongoing City Manager, Community Development Department, Public Works, Police and Fire Departments	The City of Imperial has formed a Development Review and Environmental Assessment Committee that meets regularly every Tuesday of the to review all projects taking place in the city. This action has been met. The Development & Environmental Review Committee will continue to function but this action will be removed.
Policy 2.3. Ensure Zoning Code amendments to development standards and/or processing requirements do not adversely impact housing costs.	Action 2.3.1: Evaluate proposed amendments to the Zoning Code and assess impacts to affordable housing	Ongoing City Manager, Community Development Department,	The City of Imperial was unable to fill a planning position which prevented this action from being met during this planning period and action will continue.
	Action 2.3.2: Amend the Zoning Ordinance to allow up to three stories in the Residential Condominium (RC), Residential Apartment (RA) and for multi-family development in the PUD zone.	January 2015 City Manager and Community Development Department	This zoning ordinance Amendment has not been completed due to staff changes. This policy is still consistent with the needs of the city and will continue to be an action item.
	Action 2.3.3: Amend the Zoning Ordinance to allow by right up to 20 DU per acre in the Residential Condominium (RC) and up to 30 DU per acre in the Residential Apartment (RA) zone	January 2015 City Manager and Community Development Department	This zoning ordinance Amendment has not been completed due to staff changes. This policy is still consistent with the needs of the city and will continue to be an action item.
Policy 2.4. The City will encourage	Action 2.4.1: Promote the Village Commercial	Ongoing	There was limited interest expressed for residential

housing suitable to a variety of income levels and household sizes and types in specific plan zones, subdivision review and individual multi-family development review.	(VC) zone to developers to result in the development of 10 residential units over the planning period	City Manager & Community Development Department	units in the VC Zone during this performance period but action was met and resulted in the development of 10 residential units over the planning period. This will continue to be an action item.
	Action 2.4.2: Amend the Zoning Ordinance to allow for second units to be allowed by right in all residential zones	December 2015 City Manager & Community Development Department	This zoning ordinance amendment has not been completed due to limited staff but will continue to be an action item, but City adheres to State policy.
Policy 2.5. Increase ownership opportunities for prospective first-time homebuyers through mitigation of land costs and/or financial assistance.	Action 2.5.1: Maintain development that allows for affordability for first-time homebuyers and continue to participate in First Time Home Buyer Assistance Programs.	Ongoing City Manager & Community Development Department	The City maintains acceptable development standards and will continue to encourage Program participation as a continued action item.
	Action 2.5.2: Continue to support the development in the PUD and Specific Plan Overlay District to ensure flexibility for affordable housing developments.	Ongoing City Manager & Community Development Department	Support continued, and resulted in over 200 new units in SP District, thus this action was met, but will continue to be an action item.
Goal #3 Continue to promote housing for special needs groups.			
Policy 3.1. Encourage programs that will address the needs for housing for senior citizens, large families, farmworkers, disabled persons, single parent families, extremely low- income households and the homeless	Action 3.1.1: Work closely with developers of new multifamily housing to include four and five bedroom units.	Ongoing City Manager & Community Development Department	The City maintains acceptable development standards and will continue to encourage Program participation as a continued action item.
	Action 3.1.2: Amend the Zoning Ordinance to accommodate group quarters for farmworkers of up to 36 beds and developments of up to 12 units.	December 2015 City Manager & Community Development Department	This zoning ordinance amendment has been created and action has been met, but will continue to be an action items.
	Action 3.1.3: Develop a formal reasonable accommodation procedure.	December 2015 City Manager & Community Development Department	The “ Reasonable Accommodation ” procedures have not been completed. The City of Imperial was unable to fill a planning position which prevented this action from being met during this

			planning period and action will continue.
	3.1.4: Amend Zoning Ordinance to clarify the definition of single-room occupancy units and to describe specific development standards for these units.	January 2015 City Manager & Community Development Department	This zoning ordinance amendment has not been completed due to limited staff but will continue to be an action item.
	Action 3.1.5: Amend the Zoning Ordinance to include separate definitions of supportive housing and transitional housing	December 2014 City Manager & Community Development Department	This zoning ordinance amendment has been completed and implemented, thus action has been met and will be removed.
	Action 3.1.6: Amend the Zoning Ordinance to permit Group Care Facilities for six or fewer persons in all residential zones	December 2014 City Manager & Community Development Department	This zoning ordinance amendment has been completed and implemented, thus action has been met and will be removed.
	Action 3.1.7 Summary: Amend the Zoning Ordinance to explicitly define Emergency Shelters and their allowance in the Commercial General (C-2) zone.	December 2014 City Manager & Community Development Department	This zoning ordinance amendment has been completed and implemented, thus action has been met and will be removed.
	Action 3.1.8 Summary: Market the City for diverse senior housing development.	December 2015 City Manager & Community Development Department	Due to limited planning staff, action has not been met and will continue to be an action item.
Goal#4: Accommodate housing that is affordable to very low-, low- and moderate-income households.			
Policy 4.1. The City will facilitate and assist developers of low-and-moderate income housing.	Action 4.1.1. Develop a density bonus ordinance in compliance with Government Code Section 65915.	June 2016 City Manager & Community Development Department	Due to limited planning staff, action has not been met and will continue to be an action item.

	Action 4.1.2. Evaluate the feasibility of an affordable housing fee program that will fund an affordable housing trust fund to support a variety of housing needs in the City.	June 2016 City Manager & Community Development Department	Due to limited planning staff, action has not been met and will continue to be an action item.
	Action 4.1.3. Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.	Ongoing/Annually Community Development Department	The City maintains acceptable development standards and will continue to encourage Program participation as a continued action item.
	Action 4.1.4. Continue to assist developers and sponsors of low and moderate income housing through a variety of incentives.	Ongoing/Annually City Manager & Community Development Department	Due to limited planning staff, incentives have not been created. The action has not been met and will continue to be an action item.
Policy 4.2. Preserve housing units at-risk of losing affordability status for units that are subsidized with federal, state, or local funds.	Action 4.2.1. Develop an Affordable Housing Conversion Ordinance.	December 2015 Community Development Department	This zoning ordinance amendment has not been completed due to limited staff but will continue to be an action item.
Goal#5: Pursue public and private resources available to promote diverse housing opportunities, and particularly to assist in the creation of affordable housing.			
Policy 5.1. Support the continuation and expansion of federal housing assistance programs for extremely low-, very low-, low- and moderate- income households. Provide information regarding housing assistance to qualified extremely low-, very low-, low- and moderate-income households. Information on all housing assistance programs will be readily available at the front counter of the City Planning and Building Department, Library and Senior Center. The City will also post this information on its website.	Action 5.1.1. Continue to allocate HOME and CDBG funds to direct housing-related programs.	Website by June 2016 City Manager and Community Development Department	Due to limited planning staff, action has not been met and will continue to be an action item.
	Action 5.1.2. Encourage local builders to provide sufficient housing stock for participants in first- time homebuyer and other "below market rate" home purchase programs.	Ongoing Community Development Department	The City maintains acceptable development standards and will continue to encourage Program participation as a continued action item.
	Action 5.1.3. Conduct an annual housing needs workshop for the City Council to determine the best use of grant money (HOME/CDBG).	December 2015 Community Development and City Manager Department	Due to limited planning staff, action has not been met and will continue to be an action item.

	Action 5.1.4. Examine ways to reduce overall cost of public infrastructure and discourage establishment of CFD's.	December 2015 Community Development	Due to limited planning staff, action has not been met and will continue to be an action item.
Policy 5.2. Implement rehabilitation loan and grant programs for low- and moderate-income homeowners and rental property landlords through the CDBG and/or HOME programs to encourage full utilization of the City's existing housing stock as long as funds are available.	Action 5.2.1. Continue to annually determine which grant applications should be submitted to the State and other granting agencies.	Annually (2015 and after) City Manager and Community Development Department	Due to limited planning staff, action has not been met and will continue to be an action item.
Policy 5.3. Encourage the private sector to take a role in the assistance to low-income households to rehabilitate substandard or deteriorated units.	Action 5.3.1. Work with developers to improve substandard rental units by providing incentives for lower- income units.	Ongoing/Every 3 years Community Development Department	Due to limited planning staff, action has not been met and will continue to be an action item.
Policy 5.4. Explore ways to finance, staff and support local community revitalization and housing rehabilitation programs, senior citizens home repair, energy conservation, weatherization and self-help preventive maintenance programs.	Action 5.4.1. Continue to support Commissioner and staff involvement in classes, conferences and training opportunities on housing issues	Annually and Ongoing Community Development Department	This action has been incorporated to various projects that the City was able to help with grant money and street dedications for projects to assist with parking requirements. Staff continues to participate in both local and nationwide conferences to gain knowledge in order to better serve the community of the City of Imperial. This action is still consistent with the city and will continue to be implemented for the remainder of the planning period.
Goal#6: Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.			
Policy 6.1. Maintain and conserve the existing structurally sound housing supply in a safe and serviceable condition while eliminating housing deficiencies and preventing further deterioration.	Action 6.1.1. Continue to provide housing rehabilitation loans from the CDBG-program income to at least ten households through the end of the planning period	Ongoing City Manager and Community Development Department	This action item will continue as funding becomes available. The grant money that was dedicated to City was not used during the 2014-2018 planning period because there were not any applicants who qualified for funding.

	Action 6.1.2. Continue to enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings	Ongoing Community Development Department	This action will be continued into the next planning period, but to be noted, that this action has been accomplished. The City of Imperial hired a “full-time” Code Enforcement Officer during July of 2018.
	Action 6.1.3. Give code enforcement a high priority and provide adequate funding and staffing to support code enforcement programs.	Ongoing Community Development Department	This action has been met with the creation and hiring of a Code Enforcement Officer during July 2018, although the action will be continued for potentially more staffing opportunities.
Policy 6.2. In the development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing displacement.	Action 6.2.1. Continue to periodically review the City's Relocation Plan.	January 2015 City Manager & Community Development Department	Due to limited planning staff, action has not been met and will continue to be an action item.
Goal#7: Pursue sustainable development and energy efficiency for new residential development and existing housing stock.			
Policy 7.1. Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.	Action 7.1.1. Incorporate Title 24 and LEED requirements into Zoning Ordinance, specific plans, and develop agreements as appropriate.	June 2015 Community Development Department	This zoning ordinance amendment has been completed and implemented, thus action has been met and will be removed.

	<p>Action 7.1.2. Continue to consider fee reductions, expedited permit processing, or other incentives for new construction that exceeds Title 24 energy efficiency standards by ten percent or more and/or incorporate the use of renewable (non- fossil-fuel) energy.</p>	<p>Ongoing Community Development Department</p>	<p>Due to limited planning staff, action has not been met and will continue to be an action item.</p>
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PLANNING GOALS FOR 2019-2021

GOAL 1: Job/Housing Balance Goals

“Seek a balance of housing opportunities appropriate for the range of jobs available and planned in the City”

Policy 1.1 Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.

Action 1.1.1. The City will perform a jobs/housing balance analysis and plan that will allow the City to better plan for the appropriate mix of housing based on the types of new employment opportunities as well as to consider when reviewing proposed commercial and industrial developments. The jobs/housing analysis will also include a survey of wages and salaries in the City to determine which housing types should be encouraged.

Responsible Agency: Community Development

Funding Sources: General Fund;

Implementation Schedule: December 2020.

GOAL 2: Provide a Range of Adequate Housing

“Ensure that the City will provide a range of housing that varies sufficiently in terms of cost, design, size, location and tenure to meet the housing needs of all economic segments of the community at a level no greater than that which can be supported by the infrastructure”

Policy 2.1. Intergovernmental, public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing.

Action 2.1.1. Continue to establish and adopt objectives indicating the amount of housing needed to correct existing shortages and meet projected growth needs within the City. The goal shall be to meet the City of Imperial's RHNA goals.

Responsible Agency: Community Development

Funding Sources: General Fund

Implementation Schedule: Review annually during the month of December and as projects are proposed.

Action 2.1.2. Allow and encourage developers to "piggyback" or file concurrent application (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements. The City will encourage this method of application filing by developing an informative brochure about the development process

Responsible Agency: Community Development

Funding Sources: General Fund

Implementation Schedule: December 2020

Action 2.1.3. Continue to pursue the annexation of adjacent properties to the north and east of the City.

Responsible Agency: Community Development Department

Funding Sources: General Fund

Implementation Schedule: Review annually and as projects are proposed; Continuous.

Action 2.1.4. Continue to work with LAFCO on future land the City plans to annex when determining what land will be annexed into the City, staff will ensure that the land includes or has the potential to include a variety of housing types and uses.

Responsible Agency: City Manager, Community Development

Funding Sources: General Fund

Implementation Schedule: Review annually and as projects are presented; Ongoing.

Policy 2.2. Ensure code amendments to development standards and/or processing requirements do not adversely impact housing costs.

Action 2.2.1. Evaluate proposed amendments to the Zoning Code and assess impacts to affordable housing

Responsible Agency: City Manager, Community Development

Funding Sources: General Fund

Implementation Schedule: Ongoing

Action 2.2.2. In an effort to promote the development of higher density housing types, the City will amend the Zoning Ordinance to allow up to three stories in the Residential Condominium (RC), Residential Apartment (RA) and for multi-family development in the PUD zone.

Responsible Agency: City Manager, Community Development

Funding Sources: General Fund

Implementation Schedule: December 2020

Action 2.2.3. The City will amend the Zoning Ordinance to allow up to 20 dwelling units per acre in the Residential Condominium (RC) and up to 30 dwelling units per acre in the Residential Apartment (RA) zone by removing the requirement for Planning Commission and City Council approval for developments to reach these maximum densities in these zones.

Responsible Agency: City Manager, Community Development

Funding Sources: General Fund

Implementation Schedule: December 2020

Policy 2.3. The City will encourage housing suitable to a variety of income levels and household sizes and types in specific plan zones, subdivision review and individual multi-family development review.

Action 2.3.1. Continue to provide opportunities for mixed use development in the Village Commercial (VC) zone, which allows residential/office and/or commercial uses. The City will promote the development of mixed use projects by providing information to developers about the VC zone at the City's Planning and Building counter. The City will work with the developer of mixed use projects to expedite permit approvals and provide technical assistance in applying for funding sources if necessary.

Responsible Agency: City Manager, Community Development

Funding Sources: General Fund

Implementation Schedule: As projects are proposed; continuous.

Action 2.3.2. To facilitate the development of second units as an affordable housing opportunity, the City will amend the Zoning Ordinance to be compliant with Chapter 1062 of the Government Code, which requires development applications for second units to be considered ministerial without discretionary review or a public hearing. The amendment will ensure that second units are allowed uses in all residential zones and require only ministerial review by the Planning Manager without any excessive burdensome conditions of approval.

Responsible Agency: City Manager, Community Development

Funding Sources: General Fund

Implementation Schedule: December 2020.

Policy 2.4. Increase ownership opportunities for prospective first-time homebuyers through mitigation of land costs and/or financial assistance.

Action 2.4.1. Maintain residential zoning districts and development standards that encourage the development of single-family housing products (i.e., small lot or zero-lot line subdivisions) that are affordable to first-time homebuyers. Continue to participate in the HOME Program as Notices for Funding Available (NOFAs) are released and other California Small Cities Programs.

Responsible Agency: City Manager, Community Development

Funding Sources: General Fund

Implementation Schedule: Continuous; Apply for HOME and CDBG funds as NOFA's are released.

Action 2.4.2. Continue to support development in the PUD and Specific Plan Overlay Districts to ensure flexibility for affordable housing developments.

Responsible Agency: City Manager, Community Development

Funding Sources: General Fund

Implementation Schedule: As projects are proposed; ongoing.

Action 2.4.3. To assist the most disadvantaged groups including the extremely low and very low income and individuals with developmental disabilities, the City will target and reserve resources for these groups through City administered programs such as CDBG Housing Rehabilitation Program and CDBG First time Homebuyer Program as well as seek partners for the development of new housing for the extremely low and low income including but not limited to Joe Serna Farmworker Program and HOME.

Responsible Agency: City Manager, Community Development

Funding Sources: General Fund

Implementation Schedule: As projects are proposed; ongoing.

Policy 2.5: Amend the Residential Zoning ordinance to allow for Mobile Home Parks in all zones that allow for “Single Family Residential” housing and allowing for an increase in density in those zones when the projects being proposed are for affordable housing.

Action 2.5.1: Amend the current Zoning Ordinance to permit Mobile Home Parks in all zones that allow for Single Family Residential with density increases when the projects are for affordable housing.

Funding Sources: General Fund

Implementation Schedule: December 2020

GOAL 3: Promote Housing of Special Needs

“Continue to promote housing for special needs groups”

Policy 3.1. Encourage programs that will address the needs for housing and programs for senior citizens, large families, farmworkers, disabled persons, single parent families, extremely low- income and the homeless. The City will offer an expedited review process and technical assistance for projects that include 4 and 5 bedroom units.

Action 3.1.1. Work closely with qualified developers of new multi-family housing that includes affordable four and five bedroom units.

Responsible Agency: Community Development

Funding Sources: General Fund

Implementation Schedule: As projects are proposed; continuous.

Action 3.1.2. The City currently allows farmworker housing units for less than 6 persons with only ministerial review and the City requires a conditional use permit for large scale farmworker housing developments in the RC and RA zones. The City will review and amend the Zoning Ordinance to be compliant with Health and Safety Code Sections 17021.5 and 17021.6, which require group quarters for farmworkers of up to 36 beds and developments of up to 12 units for a single family or household to be allowed without any discretionary review. The City will continue to allow larger-scale developments for farmworkers in the Residential Apartment (RA) and Residential Condominium (RC) zones with a Conditional Use Permit. Farmworker housing developments tend to be unique enough to require review on a case-by-case basis to ensure development criteria is appropriate.

Responsible Agency: Community Development

Funding Sources: General Fund

Implementation Schedule: Amend Zoning Ordinance by December 2020

Action 3.1.3. Develop a formal reasonable accommodation procedure. The City currently evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis. The City will develop a more formalized reasonable accommodation procedure that will provide an administrative exception process in zoning and land use matters for housing for persons with disabilities including the developmentally disabled. The process may include minimal review by the Planning Director and establishment of accommodation measures.

Responsible Agency: Community Development Department, City Manager

Funding Sources: General Fund

Implementation Schedule: December 2020

Action 3.1.4. The City will amend its Zoning Ordinance to clarify the definition of single-room occupancy units, which are similar to the current use categories of residential retirement hotels, boarding or rooming houses and guest dwellings. The amendment will also describe specific development standards for these units.

Responsible Agency: City Manager, Community Development Department

Funding Sources: General Fund

Implementation Schedule: December 2020.

Action 3.1.5. Market the City for diverse senior housing development.

Responsible Agency: Community Development, Planning Commission, City Manager

Funding Sources: General Fund

Implementation Schedule: December 2020.

Policy 3.2: Create a “Community Outreach Master Plan” for the City of Imperial using all the material and comments received during the public outreach efforts to have and include in a Community Out Reach Master Plan, to be used for the next Planning Cycle to create goals for the City so that we can monitor that we are meeting and being consistent with the vision of the citizens of Imperial.

Action 3.2.1 Summary: Create a “Community Outreach Monitoring Plan” for the Housing Element Goals for next Planning Cycle to ensure proper outreach efforts are attained based on the direction of the City Council and State Guidelines.

Responsible Agency: City Manager and Community Development Department

Funding Sources: General Fund

Implementation Schedule: December 2020

Policy 3.3: To encourage the development of transitional and supportive housing by reviewing and amending the zoning ordinance for “Transitional and Supportive Housing”.

Action 3.3.1: The zoning ordinance will be amended to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone. In addition, definitions of “transitional housing” and “supportive housing” will be added to the zoning ordinance consistent with Government Code Section 65582.

Responsible Agency: Community Development Department

Funding Source: General Fund

Implementation Schedule: Within one year of adoption of the housing element or by 2020

GOAL 4: Accommodate for Low-Moderate Incomes

“Accommodate housing that is affordable to very low-, low- and moderate-income households”

Policy 4.1. The City will facilitate and assist developers of low-and moderate-income housing.

Action 4.1.1. The City will develop a density bonus ordinance in compliance with Government Code Section 65915 and to ensure its successful implementation. The program will allow developers to build at a density higher than the maximum density of a zone when they produce units affordable to very low-, low- or moderate-income persons.

Responsible Agency: Community Development

Funding Sources: General Fund

Implementation Schedule: December 2020

Action 4.1.2. Evaluate the feasibility of an affordable housing fee program that will fund an affordable housing trust fund to support a variety of housing needs in the City.

Responsible Agency: Community Development

Funding Sources: General Fund

Implementation Schedule: December 2020

Action 4.1.3. Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply by providing incentives such as density bonus units, fast tracking, etc.

Responsible Agency: Community Development

Funding Sources: General Fund

Implementation Schedule: Ongoing

Action 4.1.4. The City will continue to assist developers and sponsors of low- and moderate income housing through the following incentives as feasible: 1) Land write-downs using Program Income or other dedicated funds; 2) Giving consideration to low- and moderate-income housing development in the processing of applications; and 3)

Exploring all the available funding sources for assistance such as CDBG, HCD, CHFA, HUD and USDA.

Responsible Agency: Community Development

Funding Sources: General Fund, CDBG, HOME funds

Implementation Schedule: Annually evaluate funding opportunities and apply for funding sources when appropriate for proposed projects.

Policy 4.2. Preserve housing units at-risk of losing affordability status for units that are subsidized with federal, state, or local funds.

Policy 4.2.1. Develop an affordable Housing Conversion Ordinance that requires, at least one year prior to the conversion date, for the owner to provide written notification to residents of the expected date of loan pre-payment or pay-off, at which time the owner will no longer be restricted in the level of rent that can be charged. The notice will also contain an estimate of rent increases at the time that rental restrictions no longer apply. Residents moving into a housing development during this one-year period must also be notified in writing of the pending conversion prior to signing a rental agreement. Property owners shall further provide relocation assistance to those low- income households who are unable to afford rent increases.

Responsible Agency: Community Development

Funding Sources: General Fund

Implementation Schedule: By December 2020

GOAL 5: Pursue Public and Private Resources

“Pursue public and private resources available to promote diverse housing opportunities, and particularly to assist in the creation of affordable housing”

Policy 5.1. Support the continuation and expansion of federal housing assistance programs for extremely low-, very low-, low- and moderate-income households. Provide information regarding housing assistance to qualified extremely low-, very low-, low- and moderate-income

households. Information on all housing assistance programs will be readily available at the front counter of the City Planning and Building Department, Library and Senior Center. The City will also post this information on its website.

Action 5.1.1. Continue to allocate HOME and CDBG funds to direct housing-related programs.

Responsible Agency: City Manager, Community Development Department

Funding Sources: HOME, CDBG, General Fund

Implementation Schedule: Annually and as proposed projects are appropriate; program offers to be on city website by December 2020

Action 5.1.2. Encourage local builders to provide sufficient housing stock for participants in first-time homebuyer and other “below market rate” home purchase programs.

Responsible Agency: Community Development, City Manager

Funding Sources: General Fund

Implementation Schedule: Continuous and as proposed projects are appropriate.

Action 5.1.3. (1) Continue to conduct an annual housing needs workshop for the City Council to determine the best use of grant money (HOME/CDBG). (2) Continue to update the grant calendar of limits and deadlines for applying for grant funds from the State of California and other sources.

Responsible Agency: Community Development Department, City Manager

Funding Sources: General Fund, HOME, CDBG

Implementation Schedule: Annually. Grant calendar will be updated as NOFA’s are release to begin tracking deadlines for submittal. Review Annually during December.

Action 5.1.4. Examine creative ways to subsidize public infrastructure or reduce overall costs of public facilities in an effort to eliminate Community Facility Districts and discourage developers from the establishment of Community Facility Districts in an effort to encourage affordable home ownership opportunities to all income levels.

Responsible Agency: Community Development Department, City Manager

Funding Sources: General Fund, HOME, CDBG

Implementation Schedule: Annually and as projects are proposed.

Policy 5.2. Implement rehabilitation loan and grant programs for low- and moderate-income homeowners and rental property landlords through the CDBG and/or HOME programs to encourage full utilization of the City's existing housing stock as long as funds are available.

Action 5.2.1. Continue to annually determine which grant applications should be submitted to the State and other granting agencies.

Responsible Agency: Community Development Department, City Manager

Funding Sources: General Fund

Implementation Schedule: Apply Annually.

Policy 5.3. Encourage the private sector to take a role in the assistance to low-income households to rehabilitate substandard or deteriorated units.

Action 5.3.1. Work with developers interested in the improvement of substandard rental units to provide incentives for building lower- income units.

Responsible Agency: Community Development Department

Funding Sources: General Fund

Implementation Schedule: Annually and based on proposed projects when appropriate.

Policy 5.4. Explore ways to finance, staff and support local community revitalization and housing rehabilitation programs, senior citizens home repair, energy conservation, weatherization and self-help preventive maintenance programs.

Action 5.4.1. Continue to support Commissioner and staff efforts to expand upon their housing knowledge base financially and otherwise. Set aside funds for staff to be involved in classes, conferences and training opportunities that will ensure that they are up-to-date on the latest housing and community development trends, strategies and funding

sources. Also maintaining membership and remain on mailing lists for all relevant housing related state departments and organizations.

Responsible Agency: Community Development Department, City Manager

Funding Sources: General Fund

Implementation Schedule: Annually and as projects are proposed and appropriate.

GOAL 6: Preserve/Conserve & Enhancement Existing Units

“Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City’s existing housing resources for as long as physically and economically feasible”

Policy 6.1. Maintain and conserve the existing structurally sound housing supply in a safe and serviceable condition while eliminating housing deficiencies and preventing further deterioration.

Action 6.1.1. Continue to provide loans from the CDBG-funded Revolving Loan Account (RLA) to homeowners in existing owner-occupied residences within the City to use for the rehabilitation of their property. The City expects to be able to assist approximately ten (10) households through the end of the planning period.

Responsible Agency: Community Development Department, City Manager

Funding Sources: CDBG

Implementation Schedule: Ongoing

Action 6.1.2. Continue to enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings.

Responsible Agency: Community Development, City Manager

Funding Sources: General Fund

Implementation Schedule: Ongoing

Action 6.1.3. Give code enforcement a high priority and provide adequate funding and staffing to support code enforcement programs.

Responsible Agency: City Manager, Community Development

Funding Sources: General Fund

Implementation Schedule: Review code enforcement programs and protocols annually during the month of May.

Policy 6.2. In the development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing displacement.

Action 6.2.1. Continue to periodically review the City's Relocation Plan.

Responsible Agency: City Manager, Community Development
Department

Funding Sources: General Fund

Implementation Schedule: Annually, during the month of December.

GOAL 7: Sustainable Energy Efficient Development

"Pursue sustainable development and energy efficiency for new residential development and existing housing stock"

Policy 7.1. Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.

Action 7.1.1. Continue to consider fee reductions, expedited permit processing, or other incentives for new construction that exceeds Title 24 energy efficiency standards by ten percent or more and/or incorporate the use of renewable (non-fossil-fuel) energy.

Responsible Agency: Community Development

Funding Sources: General Fund

Implementation Schedule: Ongoing, as projects are processed through the Community Development Department.

Quantified Housing Goals 2014-2021

The quantifiable goals from the 2014-2021 planning period are noted in **table below**, “**Quantified Housing Objectives 2014-2021**”. Approximately, 27% percent is allocated towards very low income household needs. Again, it should be noted that SCAG does not utilize the same income limits as HUD. According to the HUD income limits Extremely Low Income is described as 30 percent below the median household income, however, SCAG does not utilize an Extremely Low income category. For the purpose of establishing goals for both the Very Low and Low Income categories, and based on the City jurisdiction needs, it is anticipated that 50 percent of the SCAG Very Low income category will be utilized for Extremely Low income Households which will be approximately 1,294 households for new construction and 10 households for rehabilitation. The City of Imperial has no "at risk" units to target preservation for, nor does the City have any HCD registered Mobile Home Parks. The City intends to preserve at least five dwelling units via active code enforcement activities to extend the use of the dwellings that serve low income households.

Quantified Housing Objective 2014-2021

Income Category	New Construction Units/%	Rehabilitation	Conservation/ Preservation
Extremely Low Income	170	4	0
Very Low Income	170	5	0
Low Income	199	1	5
Moderate Income	202	0	0
Above Moderate Income	553	0	0
Total	1294	10	5

Glossary of Terms

The following definitions are commonly used terms in a Housing Element while others derive from US Census Bureau:

Above Moderate-Income: Above moderate-income households are defined as households with incomes over 120 percent of the county median.

Accessible Units: Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

Affordability: Annual cost of housing includes mortgage, principle and interest payments as amortized over 25 years with a 25 percent down payment or gross rent that does not exceed 30 percent of gross annual household income or 30 percent of gross annual income devoted to rental housing, including utilities are defined as "affordable".

Affordability Covenant: A property title agreement that places resale or rental restrictions on a housing unit; also known as a deed restriction.

Affordable Housing: "Affordable Housing" refers to the relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low and moderate incomes. For housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household.

Assisted Housing: Assisted housing refers to a unit that rents or sells for less than the prevailing market rate due to governmental monetary intervention or contribution. The terms "assisted" and "subsidized" are often used interchangeably.

At-Risk Housing: Applies to existing subsidized affordable rental housing units, especially federally subsidized developments, that are threatened with conversion to market rents because of termination of use restrictions, due to expiration or non-renewal of subsidy arrangements.

Below Market Rate (BMR) Unit: A BMR unit is a housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low, low or moderate income households.

Children: The term “children,” as used by the US Census and in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

Community Development Block Grant (CDBG): The State CDBG program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et seq.). The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. "Persons of low and moderate income" or the "targeted income group" (TIG) are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, with adjustments for family or household size.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Continuum of Care: An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development’s Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program. (U.S. House Bill 2163).

Cost Burden: A household has a "housing cost burden" if it spends 30 percent or more of its income on housing costs. A household has a "severe housing cost burden" if it spends 50 percent or more of its income on housing. Owner housing costs consist of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. Where applicable, owner costs also include monthly condominium fees. Renter calculations use gross rent, which is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Household income is the total pre-tax income of the householder and all other individuals at least 15 years old in the household. In all estimates of housing cost burdens, owners and renters for whom housing cost-to-income was not computed are excluded from the calculations.

Decennial Census: Every ten years, the Census Bureau conducts a national household survey, producing the richest source of nationally-available small-area data. Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives. The federal government uses decennial census data for apportioning congressional seats, for identifying distressed areas, and for many other activities. Census data are collected using two survey forms: the short form and the long form. Short form information is collected on every person and includes basic characteristics, such as age, sex, and race. The long form is sent to one out of every six households and collects more detailed information, such as income, housing characteristics, and employment. Most of the indicators in DataPlace are from the long form, and are thus estimates based on the sample of households. These values may differ considerably from the same indicators based on the short form data, particularly for small areas.

Density: This refers to the number of housing units on a unit of land (e.g. ten units per acre).
Density Bonus Programs: Allows minimum density increase over the zoned maximum density of a proposed residential development, if the developer makes a specified amount of units affordable to lower income households.

Disability: A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Down payment Assistance: The most popular loans for these programs are with the Federal Housing Administration (FHA). FHA allows 100 percent gift funds for your down payment and some allowable closing costs. The gift can be from any relative or can be collected through charitable organizations like Neighborhood Gold / The Buyer Fund. Another popular tactic, which can be used in a broader range of loan programs, is to borrow from a 401K. A withdrawal can be made without a penalty and pay it back over a specified period.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation.

Dwelling Unit: Any residential structure, whether or not attached to real property, including condominium and cooperative units and mobile or manufactured homes. It includes both one-to-four family and multifamily structures. Vacation or second homes and rental properties are also included.

Elderly Units: Specific units in a development are restricted to residents over a certain age (as young as 55 years and over). Persons with disabilities may share certain developments with the elderly.

Element: A division or chapter of the General Plan, Master Plan or Comprehensive Plan.

Emergency Shelter: A facility designed to provide free temporary housing on a night-by-night basis to homeless families and individuals.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Extremely Low-Income Limit: The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., "single person", "family of two", "family of three", etc.).

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD.

Farm Labor Housing (Farm Worker): Units for migrant farm workers that can be available for transitional housing for the homeless when not occupied by migrant farm workers.

Family: A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family): A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more

members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Family Income: In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years). Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

Family size: Refers to the number of people in a family.

Family type: The US Census Bureau refers to family type as how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

FHA-Insured: The Federal Housing Administration insured mortgages so that lower- and moderate income people can obtain financing for homeownership.

First-time homebuyer: A first-time homebuyer program provides low-income first time homebuyers down-payment assistance in the form of a second mortgage loan to serve as "gap financing". These loans can be up to \$40,000 depending on the amount of assistance required by the individual homebuyer.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development.

Groups Quarters: A facility which houses groups of unrelated persons not living in households such as dormitories, institutions and prisons.

Habitable (room): A habitable room is a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas, are not considered habitable space.

Habitat for Humanity: Habitat for Humanity is a nonprofit, ecumenical Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world, and to make decent shelter a matter of conscience and action. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses.

Hispanic or Latino: In decennial census data, Hispanics or Latinos are those who classify themselves in one of the specific Hispanic or Latino categories listed on the census questionnaire — “Mexican,” “Puerto Rican,” or “Cuban” — as well as those who indicate that they are “other Spanish, Hispanic, or Latino.” People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are “other Spanish, Hispanic, or Latino” are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Dominican Republic, or people identifying themselves generally as Spanish, Spanish-American, Hispanic, Hispano, Latino, and so on. People who are Hispanic or Latino may be of any race. There are two important changes to the Hispanic origin question for Census 2000. First, the sequence of the race and Hispanic origin questions for Census 2000 differs from that in 1990; in 1990, the race question preceded the Hispanic origin question. Second, there was an instruction preceding the Hispanic origin question in 2000 indicating that respondents should answer both the Hispanic origin and the race questions. This instruction was added to give emphasis to the distinct concepts of the Hispanic origin and race questions and to emphasize the need for both pieces of information.

Home Investment Partnership Program (HOME): HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Homeless Person: An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

Household: A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth or marriage, according to the US Census Bureau.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and above moderate income based on household size and income, relative to regional median income in US Census statistics.

Household Size: The total number of people living in a housing unit.

Household type and relationship: Households are classified by the US Census by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

Housing Authority: An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

Housing Choice Voucher Program: Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the Reno Housing Authority to provide low rents and/or housing payment contributions for very low and low-income households.

Housing Unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

HUD: The United States Department of Housing and Urban Development is cabinet level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

HUD Area Median Family Income: HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

Income Categories: The federal and state governments require that local jurisdictions consider the housing needs of households in various "income categories." Income categories are determined by the median household income at the local level.

Large Family or Household: A household or family with 5 or more members.

Low-Income Limit: Low-income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

Low-Income Housing: Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

Low-Income Housing Tax Credit (LIHTC): The LIHTC Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC Program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities. This topic is designed to provide a basic introduction to the LIHTC Program.

Market Rate Housing: Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

Manufactured Home: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

McKinney-Vento Act: The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes: outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S.

Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include: Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single- Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

Median: This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median age: This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

Median income: The median income divides the income distribution into two equal groups; one has incomes above the median and the other having incomes below the median. Each year, the federal government calculates the median income for communities across the country to use as guidelines for federal housing programs. Area median incomes are set according family size.

Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Mixed Use: This refers to different types of development (e.g. residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

Mobile Home: A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mobile Home Park: A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semi-permanent basis, including accessory buildings, or uses customarily incidental thereto.

Mobile Home Subdivision: A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

Moderate-Income: Moderate-income households are defined as households with incomes between 80 percent and 120 percent of the county median.

Mortgage Credit Certificate Program (MCCs): The MCC is a Federal Income Tax Credit Program. An MCC increases the loan amount you qualify for and it increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of twenty percent (20 percent) of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multi-family Dwelling: A structure containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Non-Hispanic: In decennial census data and in Home Mortgage Disclosure Act data after 2003, non- Hispanics are those who indicate that they are not Spanish/Hispanic/Latino.

Occupied housing unit: A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

Overcrowded units: Overcrowded units are occupied housing units that have more than 1 person per room.

Per capita income: Average obtained by dividing aggregate income by total population of an area.

Permanent Housing: Housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (U.S. House Bill 2163).

Permanent Supportive Housing: Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable

this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

Persons with a Disability: HUD's Housing Choice Voucher (formerly Section 8) program defines a "person with a disability" as: a person who is determined to : 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental disabilities Assistance and Bill of Rights Act. (U.S. House Bill 2163)

Population estimate (Population Estimates Program): The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census (2000), as well as for past decades. Existing data series such as births, deaths, Federal tax returns, Medicare enrollment, and immigration, are used to update the decennial census base counts. POP estimates are used in Federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

Population projections: Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

Poverty: Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Poverty rate: The percentage of people (or families) who are below poverty, per the US Census Bureau.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. It provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered site single family homes.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

Rental Assistance: A rental subsidy for eligible low and very low income tenants. This assistance provides the share of the monthly rent that exceeds 30% of the tenants' adjusted monthly income.

Rent-to-Own: A development is financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

Rural Housing Service (RHA): A part of the United States Department of Agriculture's Rural Development. The RHA offers financial aid to low-income residents of rural areas.

Second Units: Also referred to as "granny" or "in-law apartments." Second units provide a second housing unit on the same lot as a single-family dwelling unit.

Section 8: Section 8, now known as the Housing Choice Voucher Program is a subsidy program funded by the federal government and overseen by the Reno Housing Authority to provide low rents and/or housing payment contributions for very low and low-income households.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Severely Overcrowded: Are occupied housing units with 1.51 or more persons per room.
Single family detached homes: This is a one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

Single family attached housing: This is a one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to non-residential structures.

Single-Room Occupancy Dwelling (SRO): The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

Special Needs Projects: Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

Substandard Housing: This refers to housing where major repair or replacement may be needed to make it structurally sound, weatherproofed and habitable.

Subsidized Housing: Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as “project-based” where the subsidy is linked with a particular unit or development and the other is known as “tenant-based” where the subsidy is linked to the low income individual or family. The terms “assisted” and “subsidized” are often used interchangeably.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units. A housing unit is “owned” if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is “owned only if the owner or co-owner lives in it. All other occupied units are classified as “rented, “ including units rented for cash rent and those occupied without payment of cash rent.

Transitional Housing: Housing for people recovering from substance abuse issues or transitioning from homelessness. Transitional housing provides longer term accommodations to homeless families and individuals than emergency shelter housing. Transitional Housing provides a stable living environment for the period of time necessary to learn new skills, find employment, and/or develop a financial base with which to re-enter the housing market.

Two-family buildings: These dwellings may also be referred to as single family attached because a duplex with a shared wall would qualify in both categories. Other two family buildings would include older single family homes that have been converted into two separate living spaces or “flats” that do not share walls, but a floor/ceiling.

Units in structure: A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof and constitute a housing unit per the US Census Bureau. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

Unemployed: Per the US Census Bureau, all civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Unemployment Rate: The proportion of the civilian labor force that is unemployed, expressed as a percent.

Vacant Housing Unit: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

Vacancy Rate: The housing vacancy rate is the proportion of the housing inventory that is available “for sale” or “for rent.” It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

VA-Guaranteed: VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

Very Low-Income Limit: Very low-income households are defined as households with incomes less than 50 percent of the area median household income.

Veteran: Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not. (U.S. House Bill 2163).

Workforce Housing: Refers to housing that is meant for residents making low, moderate to above moderate area median income. Some programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policeman and other public employees.

Year Structure (housing unit) Built: Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction that met the housing unit definition—that is, all exterior windows, doors, and final usable floors were in place—the category “1999 or 2000” was used for tabulations. For mobile homes, houseboats, recreational vehicles, etc, the manufacturer’s model year was assumed to be the year built. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

Zoning: Zoning is an activity under taken by local jurisdictions to direct and shape land development activities. The intent of zoning is to protect the public health, safety, and welfare by ensuring that incompatible land uses (e.g. residential vs. heavy industrial) are not located next to each other. Zoning also impacts land values, creating and taking away "capitol" for and from property owners. For example, a lot that is zoned for commercial development is more valuable (in financial terms) than a lot that is zoned for open space. Typically, lots that are zoned for higher densities have greater value on the market than lots that are zoned for lower densities. Zoning is one of the most important regulatory functions performed by local jurisdictions.