

CY 2013 18



CITY OF BRAWLEY

PLANNING DEPARTMENT
400 MAIN ST. - PLAZA PARK
BRAWLEY, CALIFORNIA 92227
PHONE: (760) 344-8822
FAX: (760) 344-0907

Housing Policy Department
Received on:

APR - 7 2014

April 2, 2014

Ms. Jennifer Seeger
Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino Ave.
Sacramento, CA 95833

Re: City of Brawley Housing Element 2013 Annual Progress Report

Dear Ms. Seeger:

Please find enclosed the Housing Element Annual Progress Report for the City of Brawley, California. On April 1, 2014, the City Council reviewed and authorized submission of the attached Housing Element Annual Progress Report. We appreciate your acceptance of this report and look forward to working with you in the future.

Sincerely,

Gordon R. Gaste, AICP
Planning Director



CITY OF BRAWLEY

PLANNING DEPARTMENT
400 MAIN ST. - PLAZA PARK
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PHONE: (760) 344-8822
FAX: (760) 344-0907

March 21, 2014

Honorable Mayor and Members of the City Council
383 Main Street
Brawley, CA 92227

Subject: Annual Planning Report and Status of the General Plan for the Year 2013

Dear Council Members:

California planning law requires that each City prepare an annual report to its legislative body on the status of the General Plan and progress in its implementation. The Planning Department herewith respectfully submits the 2013 Annual Report and the Status of the General Plan.

The purpose of the report is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. The report provides the City Council and Planning Commission with information regarding implementation of the General Plan.

The annual report also explains the status of the plan and progress in its implementation, including the progress in meeting the City's share of regional housing needs determined pursuant to Section 65584 of the Government Code and the City's efforts to remove constraints to the maintenance, improvement, and development of housing pursuant to Paragraph (3) of Subdivision (c) of Section 65583 of the Government Code.

The City adopted a new Housing Element in December 2013. The new element is now on an eight year cycle rather than the previous five year cycle.

Please call 760-344-8822 for further information or if you have any questions.

Sincerely,

Gordon R. Gaste, AICP
Planning Director

cc: Office of Planning and Research
Department of Housing and Community Development
Planning Commission
City Manager
City Clerk
Department Heads

CITY OF BRAWLEY ANNUAL PLANNING REPORT AND STATUS OF THE GENERAL PLAN 2013

Submitted To: City of Brawley City Council
383 Main Street
Brawley, California 92227

City of Brawley Planning Commission
383 Main Street
Brawley, California 92227

Governor's Office of Planning and Research
State Clearinghouse and Planning Unit
P.O. Box 3044
Sacramento, California 95812-3044

Department of Housing and Community Development
Housing Policy Division
1800 Third Street, Room 430
Sacramento, California 95814

Prepared By: City of Brawley Planning Department
400 Main Street
Suite 2
Brawley, California 92227

Date Submitted: March 21, 2014

2012 Annual Planning Report and Status of the General Plan

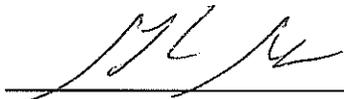
- I. Executive Summary
- II. City of Brawley Overview
- III. City Council Role and Responsibility
- IV. Planning Commission Role and Responsibility
- V. Development Review Committee
- VI. Planning Department Role and Responsibility
- VII. Land Use Permits
- VIII. General Plan Update
- IX. Housing Element Progress

I. EXECUTIVE SUMMARY

The annual planning report and status of the General Plan for the calendar year 2013 is hereby submitted to the City of Brawley City Council, Planning Commission, and State Office of Planning and Research (OPR).

During the 2013 Calendar Year, the staff, the Planning Commission, and the City Council addressed a variety of challenging and progressive land-use related projects and/or issues. Applications are consistent with last year's levels and commercial developments are more prominent than residential.

As Director of the Planning Department, I sincerely thank the City Council and the Planning Commission for their assistance and support in my twelfth full year with the City of Brawley. A sincere thank you is also given to the staff of the Planning Department, Community Development Services, and Public Works Department for their coordination and assistance in carrying out the year's projects. A particular thank you is also given to the members of the Development Review Committee (DRC) for working with the Planning Department on all the projects listed herein.



Gordon R. Gaste, AICP
Planning Director

II. CITY OF BRAWLEY OVERVIEW

The City of Brawley, incorporated April 6, 1908, is located in the southeast corner of the state of California, in the agriculturally rich Imperial Valley.

Brawley is located 210 miles southeast of Los Angeles, 290 miles southwest of Las Vegas, Nevada, 120 miles east of San Diego, 60 miles west of Yuma, Arizona, and 23 miles north of Mexicali, Baja California, Mexico.

Brawley's climate is characterized as arid with hot summers and mild winters. The City lies 113 feet below sea level and receives approximately 3 inches of rain per year. The average annual temperature is 73.2 degrees. Brawley also has more days of sunshine per year than San Diego making the area ideal for outdoor recreation.

Brawley's 2013 California Department of Finance population figures estimate 25,906 residents. The City encompasses 7.55 square miles giving the city a population density of 3,431 persons per square mile.

III. CITY COUNCIL ROLE AND RESPONSIBILITY

The City of Brawley is a General Law City operating under the laws of the State of California. There are five (5) Council members elected at large who serve four-year terms. This Council is the community legislative body. It sets policy, approves the budget, and determines tax rates.

2013 Brawley City Council

Don C. Campbell (Mayor)
George A. Nava (Mayor Pro-Tempore)
Sam A. Couchman
Helen M. Noriega
Donald L. Wharton

IV. PLANNING COMMISSION ROLE AND RESPONSIBILITY

California Government Code, Section 65101, authorizes the creation of a Planning Commission by the City Council. The Planning Commission consists of seven (7) members, appointed by City Council for a term of four years.

One of the Planning Commission's primary roles is to prepare, and recommend to the City Council, a comprehensive, long-term general plan for the physical development of the City. The Planning Commission also rules on matters from individual citizens pertaining to the enforcement of zoning.

2013 Brawley Planning Commission

George A. Marquez (Chairman)
Kevan Hutchinson (Vice Chairman)
Eugene Bumbera
Jay Goyal
Eric M. Reyes
Ramon M. Sagredo
Darren Smith

V. DEVELOPMENT REVIEW COMMITTEE ROLE AND RESPONSIBILITY

The Development Review Committee (DRC) is an internal decision-making body that consists of six (6) voting members representing the following departments:

- Planning
- Community Development Services
- Public Works
- Police
- Fire
- Parks and Recreation

The Committee also consists of advisory members to include the following:

- Administrative Services
- Library
- Brawley Airport Advisory Commission
- Utilities (Imperial Irrigation District, Southern California Gas Company, Time/Warner Communications, AT&T, Union Pacific Railroad, Imperial Valley Telecommunications Authority)
- School Districts (Brawley Union High School District and Brawley Elementary School District)
- California Department of Transportation (CALTRANS) District 11
- California Fish & Game Region 6
- County of Imperial (LAFCO/ALUC/Planning & Development Service, Air Pollution Control District)
- Naval Air Facility – El Centro

The Department Heads serve on the committee or may choose alternates to represent their departments.

The role of the DRC is to make recommendations and decisions on projects subject to the California Environmental Quality Act (CEQA) and projects requiring close coordination with other agencies. It also approves site plans and adjustment plats not requiring a zone change, general plan amendment, conditional use permit, variance, or subdivision.

VI. PLANNING DEPARTMENT ROLE AND RESPONSIBILITY

Planning is an approach to problem solving, a process to formulate future plans and ordinances, ensuring full public participation, and providing all advisory bodies (e.g., Planning Commission) and the legislative body (City Council) with the necessary information to make intelligent and informed decisions.

Through the California Constitution, the State has delegated the responsibility of implementing local policies and development to each City through the City General Plan.

Some of the specific functions of the Planning Department are to revise the General Plan, made up of seven (7) mandatory elements and one (1) optional element, review of specific plans, amending the General Plan, keeping the Zoning and Subdivision Ordinances current through amendments thereto, handling Conditional Use Permits, Specific Plans, Zone Changes, Variances, Major/Minor Subdivisions (Tract Maps/Parcel Maps), Site Plans, Adjustment Plats (Lot Line Adjustments, Lot Mergers) and Certificates of Compliance among others. The Planning Department also works with other city departments providing administrative and technical assistance with their projects.

One of the necessary functions of the review for any project submitted to the Planning Department is the California Environmental Quality Act (CEQA) application. Through the preparation of an "Initial Study", the City determines whether or not a particular project may create a significant impact on the environment.

Policies of the General Plan and city ordinances must be consistently applied across the board without regard as to who the applicant is and what the project may be.

Planning Department Staff

Gordon R. Gaste, AICP, Planning Director
Cresencia Mattila, Administrative Secretary

VII. LAND USE PERMITS

The City of Brawley processed a significant amount of land use applications. The applications have remained stable for the last three years.

Below are brief definitions of the various permits, standard procedures, and the number of permits processed during the 2013 Calendar Year. The definitions are not comprehensive; therefore, they should only be used as a reference.

Subdivision: Generally, a subdivision is any division of land for the purpose of sale, lease, or financing and is governed by the State Subdivision Map Act (Government Code, Section 66410).

Major Subdivision: With a few exceptions, a major subdivision is the division of five or more lots. During the 2013 Calendar Year, the Planning Department processed 0 Major Subdivision applications.

Minor Subdivision: A minor subdivision consisting of four or fewer parcels that requires a parcel map. During the 2013 Calendar Year, the Planning Department processed 0 Minor Subdivision applications.

Zone Change: Zoning is a state-mandated requirement and all properties within the City are classified into various zones or "zoning districts." Zoning regulations establish groups of permitted uses that vary from district to district. If a property owner desires to conduct a land use upon his property that is not permitted in the existing zoning district, he or she may apply for a Zone Change. During the 2013 Calendar Year, the Planning Department processed 0 Zone Change applications.

Conditional Use Permit: A procedure established whereby an applicant can request a certain land use to be permitted in an area in which it is not usually permitted by the Zoning Ordinance, and where such uses are deemed essential or desirable to the public convenience and welfare, and are compatible with the various elements or objectives of the General Plan. During the 2013 Calendar Year, the Planning Department processed 5 Conditional Use Permit applications.

Variance: A procedure established by state law and the ordinances of the City of Brawley whereby an applicant can request a deviation from the provisions of the minimum property development standards established relating to building height, lot area, structural coverage, building setbacks, or accessory structures (e.g., carports, signs). During the 2013 Calendar Year, the Planning Department processed 0 Variance applications.

Adjustment Plat: Lot Line Adjustment and Lot Merger. These are required to adjust property lines between adjacent parcels when no new parcels are created. During the 2013 Calendar Year, the Planning Department processed 1 Adjustment Plat application.

General Plan Amendment: During the 2013 Calendar Year, the Planning Department processed 0 General Plan Amendment applications.

Site Plan Review: A procedure for review of site-specific requirements for a project. A site plan review may be an ordained requirement or mandated by a condition of approval. During the 2013 Calendar Year, the Planning Department processed 5 Site Plan Review applications.

Cumulatively, the Planning Department processed 11 land use permit applications for the 2013 Calendar Year. This is consistent with last year's numbers and typical of a city of our size.

Although other cities of comparable size typically have a staff of four to six for their Planning Departments, all applications have been processed within the timelines required by law with a staff of only two.

VIII. THE GENERAL PLAN UPDATE

The City of Brawley, in 2008, prepared a revised General Plan that serves to guide future development. The Housing Element was last updated in 2013 and is being implemented to achieve the regional housing needs.

The objective of the General Plan is to promote orderly growth and development and to maintain and improve the kind of environment that makes Brawley an excellent place to live, work, and enjoy leisure time. The General Plan contains information on the physical, economic, and social environment of Brawley.

The California Government Code requires that the plan be long-term, clearly written, comprehensive, and the policies of the plan must be internally consistent.

The City of Brawley General Plan is an official statement by the City Council. It can be viewed as the constitution for the City's physical development, for the protection of the environment, and for the enhancement of the quality of life in Brawley. It is used by the Planning Commission and City Council to support their decisions on major land use, zoning, and future public/private projects. The General Plan policies and programs shall also provide information and guidance to the general public. In context, the General Plan addresses the following mandatory plans and other optional elements:

- Land Use Element
- Infrastructure Element
- Resource Management Element
- Open Space/Recreation Element
- Public Safety/Noise Element
- Economic Development Element
- Housing Element
- Implementation Element

The City adopted a Non-Motorized Transportation Plan in May 2013.

The Wastewater Master Plan was also adopted in May 2013.

The Planning Department is currently involved in developing a Climate Action Plan.

IX. HOUSING ELEMENT PROGRESS

This report contains the data from the last year of the 2008-2013 Housing Element. A new element was approved in December 2013 for 2014-2021.

Appendices A, B and C are attached.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of Brawley
Reporting Period: 1/1/2013 - 12/31/2013

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1 Project Identifier (may be APN No., project name or address)	2 L/MI Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Income				5 Total Units per Project	5a Est. # Infill Units*	6 Housing with Financial Assistance and/or Deed Restrictions		7 Deed Restricted Units	8 Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			Assistance Programs for Each Development	See Instructions		
594 N Eastern Ave	SF	O	1				1		See Instructions			Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions
900 Martin Place	SF	O	1				1		USDA loans			
1301 K Street	SF	O	1				1		USDA loans			
970 I Street	SF	O	1				1		USDA loans			
1589 I Street	SF	O		1			1		USDA loans			
1591 I Street	SF	O		1			1		USDA loans			
1593 I Street	SF	O		1			1		USDA loans			
1595 I Street	SF	O		1			1		USDA loans			
1680 A Street	SF	O		1			1		USDA loans			
725 Alder Street	SF	O		1			1		USDA loans			
(9) Total of Moderate and Above Moderate from Table A3							17					
(10) Total by Income Table A/A3							4	6	8	9	27	
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Brawley
Reporting Period 1/1/2013 - 12/31/2013

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA, which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low Income	Low Income			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	6	2	0	0	0	8	0
No. of Units Permitted for Above Moderate	7	2	0	0	0	9	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Brawley
Reporting Period 1/1/2013 - 12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Very Low	Deed	244	39		4						287	469	
	Restricted Non-deed restricted												
Low	Deed	165	44		6						215	296	
	Restricted Non-deed restricted												
Moderate	Deed											349	
	Restricted Non-deed restricted	132		5	8						145		
Above Moderate		143	9	5	9						166	1,160	
Total RHNA by COG. Enter allocation number:		3,087											
Total Units		684	92	10	27						813	2,274	
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1 e.	Utilize the City's Updated General Plan Zoning Ordinance to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities. The City will make the land inventory available to the public at City Hall and will also post the inventory on the City's website. The City will publish the availability of the updated inventory at least annually.	2008-2014	Current and ongoing
1 b.	Zoning Ordinance revision to evaluate Second Dwelling Unit provisions that will eliminate the need for Condition Use Permit or other discretionary approvals in all residential zones, in accordance with State law.	2009 Fiscal Year	Complete
1 c.	Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding commercial and other non-residential uses.	2008-2014	Current and ongoing
1 d.	The Zoning Ordinance shall be revised to incorporate Density Bonus provisions, with options, as per SB 1816.	2009 Fiscal Year	Complete
1 e.	Zoning Ordinance revision to incorporate Inclusionary Zoning program to provide additional incentive and opportunity for the development of lower income housing as an indistinguishable component of market rate housing.	2009 Fiscal Year	Incomplete - not included in 2013-2021 Housing Element
1 f.	The City will grant programs, such as HOME and CDBG Programs for the reconstruction and/or rehabilitation of lower income, including extremely low income owner/renter occupied housing units in Brawley. The City will take all action necessary to expedite processing and approvals for such programs.	2008-2014	Current and ongoing
1 g.	The City shall schedule anticipated project annexations in cooperation with individual developers for projects located within the City's Sphere of Influence to provide the land necessary to accommodate housing needs. A tentative timeline for annexations according to project priority will be drafted and distributed to all project proponents.	2009-2010 Fiscal Year	Complete

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1 h.	Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate services and facilities are or will be provided shall be a condition for their approval.	2008-2014	Current and ongoing
1.i.	Housing data will be continuously posted on the City's web site and available in hard copy on request.	Beginning in 2008 and at least every 6 months thereafter	Current and Ongoing
1.j.	Continue to update elements of the General Plan, as needed	Pursuant to State law	In Compliance
1 k.	Brawley is currently in the process of updating the City's General Plan. The Updated General Plan will include data regarding the availability of infrastructure and service limitations, which inhibit housing development and shall identify programs and sources to address short-term and long-term needs.	2008-2014	Complete
1.l.	Continue to offer a reduction in development fees and flexibility in development standards to stimulate the more intensive use of vacant residential land within walking distance of downtown Brawley through the implementation of the application of density bonuses.	2008-2014	Current and ongoing
1.m.	Continue to conditionally allow residences above or to the rear of ground floor of commercial uses in the downtown area within the Downtown Overlay District. (Mixed use developments are conditionally permitted in Neighborhood Commercial [C-1] and Service and Professional [C-P] districts).	2008-2014	Current and ongoing
1.n.	The newly revised Zoning Code includes a Mixed-Use Overlay District (Article XXII), in the Downtown overlay district (DOD), which includes the Civic Center Downtown overlay district which encourages the redevelopment of the downtown area with mixed-use uses. With the goal of 500 units in the planning period, to promote development in the DOD, the City will establish a list of all sites, including a list of primary opportunities and will advertise the sites with the development community, including nonprofit, by meeting bi-annually throughout the planning period. In addition, the City will establish a variety of concessions and incentives to promote development in the DOD, including fee deferrals, priority processing, assisting with site assembly, technical support, density bonuses, supporting funding applications and other tools based on input from the development community.	2008-2014	Current and ongoing

Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
2.a.	Publicize and provide financial assistance in the form of low interest and deferred payment loans for the rehabilitation of residences owned and/or occupied by lower income households.	Application to be made at the appropriate application deadline beginning in FY 2009-2010 throughout Housing Element period to 2014	Current and ongoing
2.b.	Allow for the construction of bedroom additions with financial assistance from the City's residential rehabilitation program, when needed to eliminate overcrowding. The City's noticing campaign will consist of publishing at least annually the availability of funds for bedroom additions as well as for other eligible activities. The campaign will also involve the provision of ongoing program progress (and remaining funds availability), to be posted in City Hall and be kept up to date.	2008-2014	Current and ongoing
2.c.	Continue to monitor housing conditions throughout the City, while periodically (i.e. every 5 years) conducting formal housing assistance/neighborhood improvement programs.	2008-2014 (As part of this Housing Element and at least every 5 years thereafter)	Current and ongoing
2.d.	If necessary, cause the removal and replacement of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Tax Codes.	2008-2014	Current and ongoing
2.e.	Continue and expand code enforcement efforts, as necessary, and explore new methods of eliminating unsightly property conditions in residential areas.	2008-2014	Current and ongoing
2.f.	Continue to provide information and technical assistance to local property owners regarding housing maintenance.	2008-2014	Current and ongoing
2.g.	Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance.	2008-2014	Current and ongoing

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
2.h.	Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established neighborhoods from incompatible land uses.	2008-2014	Current and ongoing
3.a.	Utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences.	2008-2014	Current and ongoing
3.b.	Continue to require that all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code, and the City will encourage developers through a revised Subdivision Ordinance to employ additional energy conservation measures in an effort to exceed the minimum required standards, including but not limited to the specific example below. Sustainable Site development; Water Savings; Energy Efficiency; Material Selection, and Indoor environmental quality.	2008-2014	Current and ongoing
3.c.	Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program.	2008-2014	Current and ongoing
3.d.	Assist in distributing information to the public regarding free home energy audits and other programs of the Imperial Irrigation District (IID).	2008-2014	Current and ongoing
4.a.	Provide outreach material on state and federal fair housing laws and direct complaints or housing discrimination to appropriate enforcement agencies (i.e. State Department of Fair Employment and Housing and Imperial County Department of Weights, Measures, and Consumer Protection Affairs)	2008-2014	Current and ongoing
4.b.	Continue to allow the removal of architectural barriers with funding from the City's residential rehabilitation program in order to provide barrier-free housing for handicapped or disabled persons.	2008-2014	Current and ongoing

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.c.	Specify procedures as part of the updated Zoning Ordinance to provide reasonable accommodation for person with disabilities that allow for administrative approval of handicapped accessible features.	2009-2010 Fiscal Year	Complete
4.d.	Enforce the handicapped accessibility of Federal fair housing laws that apply to all new multi family residential projects containing four (4) or more units.	2008-2014	Current and ongoing
4.e.	As part of the Governmental Constraints analysis for Housing Element update, the following revision to the City of Brawley Zoning Code was identified as appropriate to better facilitate the provision of a variety of housing types, and housing to address the needs of extremely low income households: Add transitional and supportive housing within the code's definition section, and list as permitted uses within residential uses of the same type in the same zone.	Within one year of the adoption of this Housing Element	Complete
4.f.	Constraints analysis for Housing Element update, the following revision to the City of Brawley Zoning Code was identified as appropriate to better facilitate the provision of a variety of housing types, and housing to address the needs of extremely low income households: Identify emergency shelters as a permitted use in the General Commercial Zone as indicated by the vacant land survey performed for this Housing Element. The City has in excess of 38 acres of vacant commercial land zoned C-1 through C-3 available throughout the City that would be available for emergency shelters.	Within one year of the adoption of the Housing Element	Complete
	Emergency shelters will be subject to the same development and management standards as other permitted uses in Commercial Zones. In addition, the City will develop written, objective standards for emergency shelters to regulate the following, as permitted under SB 2: <input type="checkbox"/> The maximum number of beds/persons permitted to be served nightly; <input type="checkbox"/> Off-street parking based on demonstrated need, but do not exceed parking requirements for other residential or commercial uses in the same zone; <input type="checkbox"/> The size/location of exterior and interior onsite waiting and client intake areas; <input type="checkbox"/> The provision of onsite management; <input type="checkbox"/> The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart; <input type="checkbox"/> The length of stay; <input type="checkbox"/> Lighting; <input type="checkbox"/> Security during hours that the emergency shelter is in operation.		

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4 g.	The City shall establish streamlined permit processing procedures to expedite the development of homeless shelters as developments come under the consideration of the City through expediting the permitting process for homeless shelters.	2008-2014	Complete
4.h.	<p>As part of the Governmental Constraints analysis for Housing Element update, the following revision to the City of Brawley Zoning Code was identified as appropriate to better facilitate the provision of farmworker housing. The City shall amend its zoning code within one year of the adoption of this Housing Element to be consistent with the provisions of Health and Safety Code Sections 17021.5 and 17021.6 (Employee Housing Act) with regard to allowances of farmworker housing within the City zones.</p> <p>In addition, the City will contact nonprofit builders and agricultural stakeholders to identify suitable and available sites for development of farmworker housing by July of 2009. Upon identifying a site, the City will expeditiously assist builders and stakeholder to pursue funding resources, infrastructure availability, if necessary, and entitlements and provide priority processing.</p>		Incomplete - will be incorporated in 2013-2021 Housing Element
5.a.	Periodically reexamine the Zoning Ordinance (i.e., every 5 years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.	Every 5 years	Current and ongoing
5.b.	Periodically review (i.e., every two years) the performance of local lending institutions with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA).	Biennial review of HMDA/CRA statements	Partially completed as part of 2013-2021 Housing Element
5.c.	Periodically survey (i.e., every 5 years) other cities in the Imperial County to ensure that local development fees are reasonable.	Every 5 years	Current and ongoing
5 d.	Continue the program to allocate funds to defray the cost of land and/or required off-site improvements for lower income, extremely low income housing projects.	2008-2014	Current and ongoing

Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
5.e.	The City shall encourage concurrent processing of entitlements to foster an environment conducive to business, allowing various analyses and staff reports to be done at the same time, rather than requiring one process to be completed before beginning the next process, the City facilitates faster overall processing times. Department staff will notify applicants early in development process of this policy and place public notice of the City's policy on the web site.	2008-2014	Current and ongoing
6.a.	Explore, with local lending institutions, their possible participation in the creation of a loan pool for the construction, rehabilitation and/or purchase of housing affordable to low and moderate income households, as a means for them to fulfill their obligations under the Federal Community Reinvestment Act.	2008-2014, in conjunction with preparation of CDBG HOME funding applications. (Meeting with local lenders shall be held at least annually to evaluate progress and encourage ongoing participation.)	Current and ongoing A loan fund for mortgage write-down assistance is available
6.b.	Continue to defer development fees for all proposed housing units affordable to lower income households.	2008-2014	Considered as requested
6.c.	As part of the Zoning Ordinance revision, the City will evaluate for implementation the use of innovative land use techniques and construction methods, e.g. clustering of units, density transfers, zero lot line development, etc. to minimize the housing development costs and to maximize development opportunities.	Fiscal Year 2009-2010	Complete
6.d.	Zoning Ordinance revision will evaluate for implementation of reduced parking requirement for residential projects serving special needs groups or located close to public transportation or commercial services.	2009-2010 Fiscal Year	Complete
6.e.	Inform private developers of the below market interest rate mortgage programs operated by the California Housing Finance Agency (CalHFA) and direct interested developers to CalHFA, as a means to facilitate the construction of new, affordable housing for moderate income households. During each funding cycle, the Agency will execute a direct mailing to all interested developers, not limited to those currently doing business in the City, advertising the City's programs.	2008-2014	Current and ongoing

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
6 f.	Support the efforts of non-profit organizations, private developers, and the Imperial Valley Housing Authority to obtain State and/or Federal funds for the construction of affordable housing for lower income households. The City will be open to providing letters of support for funding applications; the City will also consider partnerships with non-profits for utilization of Code Enforcement staff and Brawley Redevelopment staff to help write and to review project applications.	2008-2014	Current and ongoing
6 g	<p>The City shall annually apply or support development and rehabilitation applications for State and Federal funding for affordable housing, including the following funding sources:</p> <p><u>Pursue Key Federal Affordable Housing Funding Sources:</u> Successful implementation of housing programs to create affordable housing depend on a community's ability to pursue additional funding sources. This program focuses on the six funding sources that are most pertinent to Brawley: CDBG and HOME, and RDA Programs - Section 515, Section 202, Section 514/516, and Section 523.</p>	2008-2014	Current and ongoing
	<p><u>Community Development Block Grant:</u> The State Department of Housing and Community Development (HCD) administers the federal CDBG program for non-entitlement cities and counties. Brawley is eligible to apply to HCD for CDBG funding. For the past five years, the City has annually applied for and been granted \$500,000 in CDBG funds.</p> <p><u>HOME:</u> Under the HOME program, HUD will award funds to localities on the basis of a formula that takes in account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist either rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant-based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having special needs related to housing. The local jurisdiction must make matching contributions to affordable housing under HOME.</p>		
	<p>The state HCD administers the HOME program for non-entitlement jurisdictions and funding under the State is awarded on a competitive basis. Non-entitlement jurisdictions may apply for HOME funds in response to the Notice of Funding Availability. Each application is limited to \$1,000,000 in HOME funds.</p> <p><u>Section 515 Rental Housing Program:</u> The City is an eligible locality for RDA financing and the program has been well utilized in the City. More than 350 units in Brawley are affordable to lower income households as a result of Section 515 Financing.</p>		

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	<p><u>Section 202 Homeownership Loan Guarantee Program:</u> This program provides direct loans for the purchase, relocation or rehabilitation of ownership housing to lower income households at interest rates as low as one percent. This program has been used in Brawley to provide several units occupied by lower income buyers.</p>		
	<p><u>Section 514/516 Farm Labor Housing:</u> Section 514 provides loans and Section 516 provides grants to developers for farm labor and migrant farm labor housing. The City of Brawley is eligible for Section 514/Section 516 funding and has used the project to provide affordable farm labor housing in Brawley. The 58-unit Austin Thomas complex, which is owned by the Imperial Valley Housing Authority and provides affordable housing for farm laborers.</p> <p><u>Section 523 Mutual Self-Help Housing Program:</u> Technical assistance and site grants are provided to homeowners who complete at least 65 percent of the work to build his or her own home through "sweat equity". Once accepted into the Self Help program, each individual enrollee generally applies for a Single-Family Housing Direct Loan (Section 502). This program has been used in Brawley to provide many affordable homeownership opportunities for lower income households.</p> <p><u>Colonia Funds:</u> The City is eligible to receive Colonia funds under the State CDBG program. Colonia funds can be used for housing rehabilitation, as well as street and other infrastructure improvements.</p>		
6.h.	California Housing Finance Agency (CFHA): Assist in the production of new, affordable housing for purchase of moderate income, first-time homebuyers.	Ongoing	Current and ongoing
6.i.	Low Income Housing Tax Credits: Tax credits funds were available to assist in the construction of multi-family rental units affordable to low and moderate income households. The City will partner with developers to provide technical assistance to pursue tax credits for the construction of affordable units in the City.	Ongoing	Current and ongoing
7.a.	Actively support the Brawley and Imperial Valley Housing Authorities attempts to secure additional Section 8 rental assistance to lower income households.	2008-2014	Current and ongoing
7 b	The City of Brawley will continue to utilize State and Federal funding sources such as HOME Program to assist at-risk units.	By 2009 (completed study of need for and possible content of anti-displacement ordinance)	Current and ongoing

Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
7.c.	The program objective is the rehabilitation of 2-4 units per year, or 10-20 units over the current 5-year planning period, facilitating the addition of bedrooms, or otherwise rehabilitating/improving dwelling units will help reduce the incidences of overcrowding in the City	Application to be made at the appropriate application deadline beginning in FY 2009-2010 throughout Housing Element period to 2014	Current and ongoing
7.d.	To encourage participation in the rehabilitation program, the City will design and staff an informational kiosk within City Hall to coincide with City bill payment due dates to take advantage of the large percentage of people paying bills in person at the City Hall location.	Fiscal Year 2009-2010 and each Fiscal Year thereafter	Current and ongoing
7.e.	Continue to monitor housing conditions throughout the City, while periodically (i.e. every 5 years) conducting formal housing assistance/neighborhood improvement programs.	2008-2014 (as part of this Housing Element and at least every 5 years thereafter)	Current and ongoing
7.f.	If necessary, cause the removal and replacement of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Tax Codes.	2008-2014	Current and ongoing
7.g.	Continue and expand code enforcement efforts, as necessary, and explore new methods of eliminating unsightly property conditions in residential areas.	2008-2014	Current and ongoing 2009 - Revised ordinances for better enforcement 2010 - Updated vehicle abatement and sign ordinance
7.h.	Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance.	2008-2014 (as needed)	Current and ongoing
7.i.	Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established neighborhoods from incompatible land uses.	2008-2014	Current and ongoing