

City of Brawley

. 2013-2021 Housing Element

Final

December 2013

2013-2021 HOUSING ELEMENT

INTRODUCTION



City of Brawley
2013-2021 Housing Element of the General Plan
Section 1-Introduction
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SECTION 1 - INTRODUCTION

A. REGIONAL SETTING

Imperial County is located in a broad desert that has been transformed to productive agricultural lands by the importation of irrigation water. The City of Brawley is located in central Imperial County, which is in the southeastern corner of California near the Mexican border. Brawley is located approximately –

- 6 miles southeast of the City of Westmorland
- 9 miles to the south of the City of Calipatria
- 9 and 12 miles north of the Cities of Imperial and El Centro
- 21 miles north of Calexico situated along the Mexican border

Within the context of the County, Brawley is located at the intersection of State Route 78 with State Route 86 and State Route 111. The New River flows from the southwest to the northern portion of the Brawley Planning Area and the Union Pacific Railroad generally extends north-to-south and bisects central Brawley.

Brawley has historically played a significant role in the agricultural economy that characterizes Imperial County. The landscape around the urbanized areas is dominated by agricultural fields, scattered farmhouses, and related agricultural structures. Scenic views are enjoyed throughout Brawley including panoramic views of the stark topography of the Chocolate Mountains in the east and the foothills of the Peninsular Range in the west, the New River riparian corridor, and agricultural open space.

Brawley's strategic crossroads location at several major highways and the railroad facilitates easy access for residents and visitors, and regional shipping services. The City continues to provide a unique urban setting for residential, commercial, agribusiness, and industrial uses. The City is distinguished by a historic downtown commercial and civic center surrounded by a variety of distinct residential neighborhoods, parks, some industrial development, agriculture, and a municipal airport.

B. HISTORICAL CONTEXT

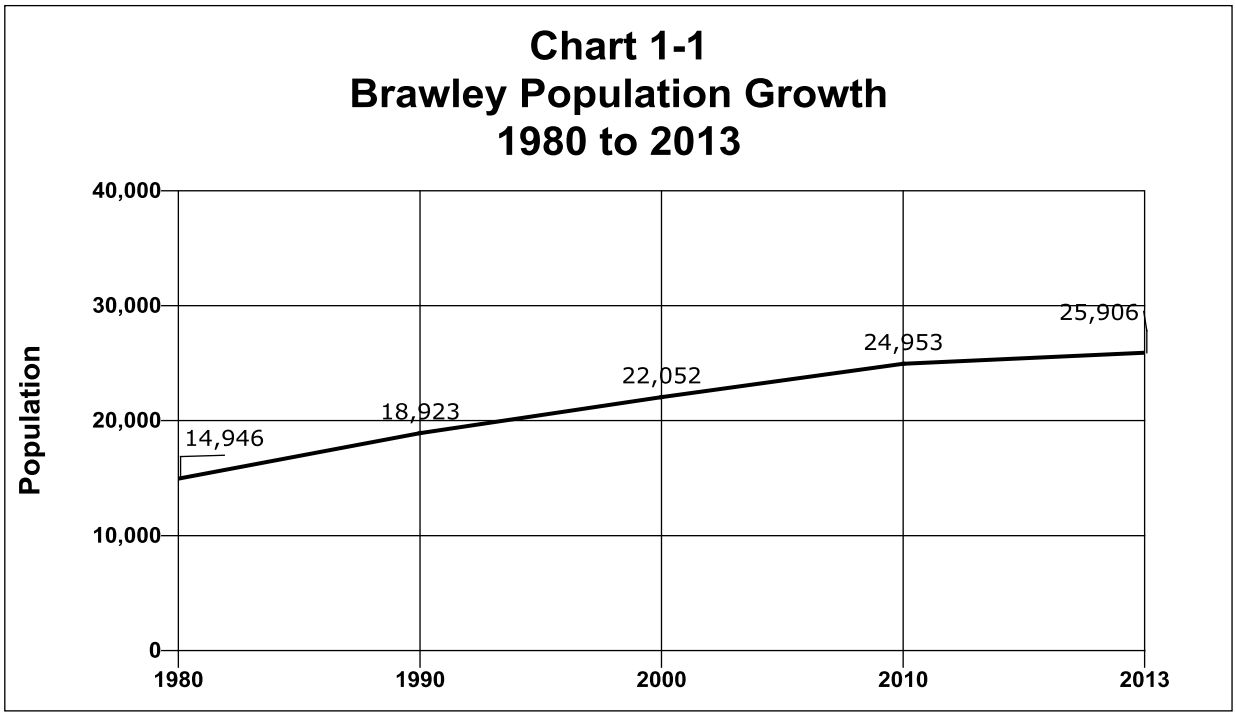
In 1902, J.H. Braly, a Los Angeles investor, was assigned 4,000 acres of land in the center of the area representing the present-day City of Brawley. U.S. Government Circular No. 9 was shortly released after Braly took control of the land and it claimed that nothing would grow in the desert area of Imperial Valley, even with plentiful water. In response to this news, Braly sold the land to G.A. Carter who shortly sold the land to the Imperial Land Company. In defiance of the government circular, the Imperial Land Company ordered the new town plotted and began promoting the agricultural potential of the area. Colorado River water was initially diverted to Imperial Valley in 1901 and irrigated agriculture in the Valley was showing promise.

People had already begun to call the new townsite "Braly." However, Mr. Braly prohibited the use of his name for the town because he was convinced the town would fail miserably. A.H. Heber, one of the principals of the Imperial Land Company, suggested that the town be named Brawley: "I have a friend in Chicago named Brawley - we'll name the town after him," said Mr. Heber. The town developed that year with approximately a dozen tent houses and the railroad reached Brawley in September 1903. Due to the town's location at the end of the rail, new immigrants hopped off the train and often remained in Brawley for a while. By Christmas of 1903, the town's success was certain.

Brawley incorporated as a City in 1908. The City initially served as a bedroom community for farmers and cattlemen working in the central part of Imperial Valley. Due to the historic location of Brawley along the railroad, the City also served as an important trading and shipping center. For many years, Brawley contained the largest concentration of people in Imperial Valley.

During World War II, the City of El Centro exceeded Brawley's population due to the large military installations located near El Centro and Brawley consequently had become the second largest city in the Valley. Today, the cities of El Centro and Calexico each surpass the population of Brawley as a result in part to their advantageous position near Interstate 8 and the international border.

Chart 1-1 shows Brawley's population growth over the past 33 years. During this period the City grew by almost 11,000 persons or by 73%. Brawley, as noted in the preceding paragraph, is the third most populous city in Imperial County after El Centro and Calexico.



Brawley's strategic crossroads location with several major highways and the railroad as well as the City's proximity to Mexico continues to provide convenient access and opportunities for residents, visitors and businesses. The City's employment base, low cost of living, historic character, and recreational opportunities have made Brawley an attractive place to live.

C. STATE REQUIREMENTS AND LEGISLATIVE CHANGES

The Housing Element is one of the seven mandatory elements of the General Plan, and it specifies ways in which the housing needs of existing and future residents can be met. The element became a mandated element of a general plan in 1969, or 44 years ago. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development.

Government Code Section 65583 states:

> The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

In enacting the housing element requirement in 1969, the State legislature found and declared that -

> 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 farm workers, is a priority of the highest order.

And that –

> The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.

Also –

> Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.

The Housing Element must include six major components:

- An assessment of the City's housing *needs*.
- An inventory of *sites* that can accommodate the need for new housing.
- An analysis of housing market and governmental *constraints* that impede public and private sector efforts to meet the needs.
- A *progress report* describing actions taken to implement the *2008-2014 Housing Element*.
- A statement of *goals*, quantified *objectives* and *policies* relative to the construction, rehabilitation, conservation and preservation of housing.
- An *implementation program* which sets forth a schedule of actions which the City is undertaking or intends to undertake to implement the policies and achieve the stated goals and objectives.

The City's prior Housing Element was adopted on July 15, 2008. Since that date, SB 812 is the only major change to the law. Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the special housing needs of persons with developmental disabilities. This analysis should include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.

SB 375 requires that the housing element due date is 18 months after adoption of the Regional Transportation Plan (RTP). October 15, 2013 (18 months after the RTP was adopted) is the due date for adoption of the Housing Element. According to Government Code Section 65588(f)(1):

> "Planning Period" shall be the time period between the due date for one housing element and the due date for the next housing element.

Therefore, the planning period for the City's Housing Element is the period from October 15, 2013 through October 15, 2021.

According to Government Code Section 65588(f)(2):

> "Projection Period" shall be the time period for which the regional housing need is calculated.

The SCAG Regional Housing Needs Assessment (RHNA) covers the period from January 1, 2014 to October 1, 2021.

According to SCAG, the anomaly of the housing element due date (October 15, 2013) preceding the RHNA start date (January 1, 2014) is due to (a) legislative changes and statutory definitions and (b) the date that SCAG adopted its Regional Transportation Plan. Also, HCD uses January 1 or July 1 for RHNA determination start date purposes as these are the effective dates used by Department of Finance (DOF) in updating DOF housing estimates and population projections.

D. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

As previously noted, the Housing Element is one of seven mandatory elements of a General Plan. Its focus is on assessing the community's housing needs and describing programs to address those needs. The element must describe actions to –

- Identify adequate sites to accommodate a variety of housing needs
- Assist in the development of affordable housing
- Remove governmental constraints to housing improvement and construction
- Improve the condition of housing
- Preserve the affordable housing supply
- Promote fair housing
- Promote energy conservation

In addition to this Introduction, two additional Sections and two Appendices comprise the Housing Element:

Section 2: Overview: This Section provides an overview of the public participation efforts of the City during the development of the Housing Element, challenges the City faces in addressing housing needs, and a brief summary of the document.

Section 3 - Housing Program: This Section provides a summary of the housing needs and describes the goals, policies and objectives of the Housing Element. Section 3 also describes the individual programs that the City will implement during the eight-year planning period in order to address the community's housing needs.

Appendix A: This Appendix contains detailed information on the following:

- Housing Needs Assessment
- Sites Inventory and Analysis
- Housing Market Constraints Analysis
- Governmental Constraints Analysis
- Progress Report

Appendix B: This Appendix includes a list of organizations consulted, data sources, and definitions.

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Seven elements comprise the Brawley General Plan:

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

The Housing Element complements other General Plan elements and is consistent with the policies and proposals set forth by the General Plan. For example, the housing sites identified in the Housing Element are consistent with those designated as residential or mixed use in the Land Use Element. Also, residential densities established by the Land Use Element are incorporated within the Housing Element and form the basis for calculating the residential capacity within the City.

The California Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan's various Elements shall provide an integrated and internally consistent and compatible statement of policy. The City has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with the other Elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with *all* elements of the General Plan.

F. OTHER STATUTORY REQUIREMENTS

1. Water and Sewer Priority

Chapter 727 amended Government Code Section 65589.7(a) as follows:

> The housing element adopted by the legislative body and any amendments made to that element shall be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the territory of the legislative body. Each public agency or private entity providing water or sewer services shall grant *a priority for the provision of these services to proposed developments that include housing units affordable to lower income households*. [Emphasis added]

The General Plan Infrastructure Component contains the following goals and objectives:

- Goal 7: Adequate water service and infrastructure.
- Objective 7.1: Provide adequate water service and infrastructure for existing development while planning and implementing improvements to accommodate planned growth in Brawley
- Goal 8: Provide adequate sewer collection infrastructure and treatment facilities.
- Objective 8.1: Provide adequate sewer collection infrastructure and treatment facilities for existing development while planning and implementing improvements to accommodate planned growth in Brawley.

The Public Works Department plans, constructs, and maintains the water system. The City purchases raw imported Colorado River water from the Imperial Irrigation District (IID), which then delivers the raw water to the City via IID-owned and operated canals.

The City provides wastewater collection, treatment and disposal services from residential, commercial, and industrial uses, and the Public Works Department plans, constructs, and maintains the sewage system, which includes a collection network of pipes and a wastewater treatment plant (WWTP).

The Planning Department will transmit a copy of the adopted Housing Element to the Public Works Department.

2. Flood Hazards and Flood Management Information

Government Code Section 65302 requires all cities and counties to amend the safety and conservation elements of their general plan to include an analysis and policies regarding flood hazard and flood management information upon the next revision of the housing element on, or after, January 1, 2009. The City's General Plan was adopted in September 2008.

The Safety Element includes an analysis of flood hazards. A figure in that element shows the areas subject to flooding of the New River. Flooding of the New River is presently not considered hazardous in the Planning Area because little development occurs in the flood

channel and the elevation of the channel is substantially lower than the valley floor. Minor flooding and ponding of surface water can occasionally occur on the flat valley floor when irrigation canals overflow or are unable to withstand heavy precipitation. Flooding of the valley floor is considered more of an inconvenience than a hazard.

To maintain low flood hazards, the City will continue to restrict development in the New River flood channel. As indicated on the Land Use Policy Map in the Land Use Element and in the Open Space/Recreation Element, the New River channel is generally designated as Open Space. Development of land under the Open Space designation will be limited to passive and active recreational uses. To keep flood hazards minimal, the development intensity allowed under the Open Space category is very low and no residential uses are allowed.

The City has adopted the following goal and objective:

- Goal 1: Reduce the risk of flood damage in Brawley.

- Objective 1.1: Promote policies and programs that reduce the risk to the community's inhabitants from flood hazards.

2013-2021 HOUSING ELEMENT

OVERVIEW



City of Brawley
2013-2021 Housing Element of the General Plan
Section 2-Overview
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- Housing Element Public Participation Effort
- Challenges To Addressing the Community's Housing Needs
- Brief Housing Element Summary

A. HOUSING ELEMENT PUBLIC PARTICIPATION EFFORT

A housing element must:

> Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element

Community participation formed the foundation for the 2008 comprehensive update of the Brawley General Plan. The General Plan Update included numerous meetings, workshops, and public hearings. During the development of the 2013 Housing Element Update, public participation efforts included:

- Housing Needs Survey
- Community Stakeholder Outreach
- Public Review of the Draft Housing Element
- Public Hearings

1. Housing Needs Survey

A Housing Needs Survey comprised of eight questions was posted on the City's website in both English and Spanish languages. The public was notified of the opportunity to complete the survey through announcements in local newspapers, including the Imperial Valley Press and El Sol Del Valle Imperial.

The purpose of the Survey was to garner insights on the respondents housing needs and their opinions on the community's housing needs. The survey results are presented below:

Thirty-one residents responded to the Survey: 29 English responses and two Spanish responses. In order to complete the survey, respondents had to live in the City. Not all respondents answered each question, so percentages are based on those that responded to the specific question. A summary of the survey results is presented below:

Household Characteristics:

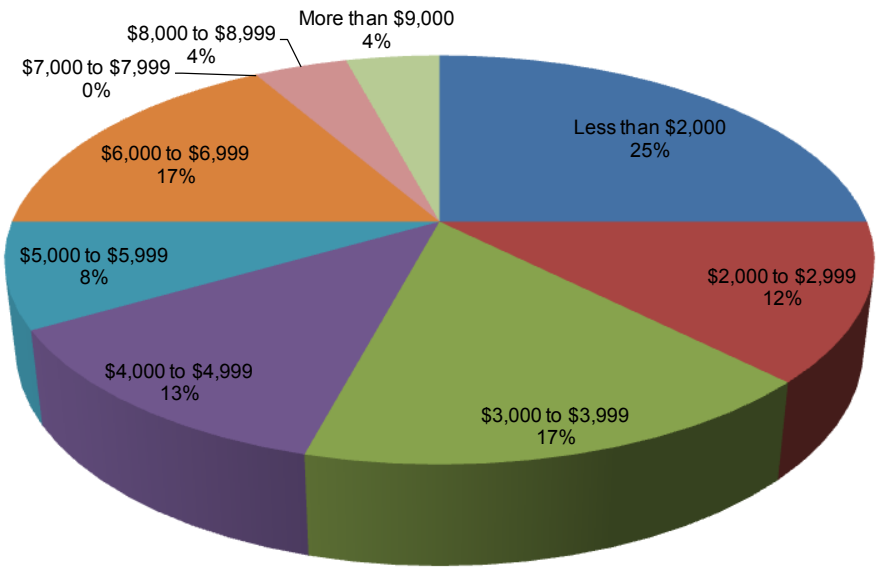
- 72% Owners 28% Renters
- 25% large families (5 Persons or more)
- 54% have annual incomes of less than $48,000

Refer to Chart 2-1 for the income distribution of all survey respondents.

Of all respondents:

- 17% said they "need grab bars, ramps, or other accessibility modifications"
- 13% "have difficulty using stairs, bathtub, etc."

Chart 2-1
City of Brawley
Household Income of Survey Respondents



When asked about their family' housing needs:

- 41% "need help with home repairs and maintenance"
- 32% say their "monthly housing costs are too high"
- 32% "need a larger place to live in"
- 59% say their "monthly utility bills are too high"

When asked about high priority community housing programs:

- 18% said "assistance to modify my home"
- 36% indicated "first time home buyer assistance"
- 36% indicated "assistance with monthly housing costs"
- 32% indicated "single-family home repair and rehabilitation"

While the survey is not a scientific sample, the respondents' answers reveal a need for first time homebuyer assistance, rental assistance, and home repairs. More respondents (41%) consider new family housing as a priority compared to senior housing (about 27%). Although funding is limited, the City and Imperial Valley Housing Authority operate programs that address the priority housing needs.

2. Community Stakeholder Outreach

An essential part of the public participation effort was outreach to community stakeholders. Interviews were conducted with several organizations that represent the interest of low income families, the elderly, and special needs households. A summary is presented on the next two pages of the housing needs and resources identified as part of the outreach effort.

Campesinos Unidos, Inc. (serves the rural poor)

- Rental assistance is considered a growing and significant problem.
- Campesinos Unidos, Inc. provides emergency rental assistance up to three months.
- Campesinos Unidos, Inc. provides energy bill assistance to get up to date and reconnect; a growing problem.
- Growing need for energy efficient homes because many homes are old.
- Most families do not want regular apartments because they prefer garden style single story homes which have a minimum upkeep and a small garden area.

Imperial Valley Housing Authority

The Housing Authority reports that:

- 2,224 families are on the Section 8 waiting list.
- About one-half of the families on the waiting list need a 2-bedroom unit.
- Veterans and families whose homes have been condemned receive priority in the issuance of Section 8 Housing Choice Vouchers.
- It operates 395 assisted housing units in 8 developments located Brawley.
- It operates one mobile home park located in Brawley. The park has 58 spaces.
- It assists 296 families with Section 8 Housing Choice Vouchers

Area Agency on Aging

Staff at the Area Agency on Aging described the following needs:

- People are reluctant to apply for home modifications and repairs because they do not want to take on more debt.
- The Agency has limited funds to assist with emergency turn-on/turn-off of utilities.
- The Agency provides three months of rental assistance and then refers the clients to the County or a city. About 20 households are assisted each month.
- There seems to be a steady increase in the numbers of elderly requesting assistance.
- The types of housing most needed include:

    - ✓ Energy efficient
    - ✓ Handicapped accessible (as the elderly get older grab bars and walk-in showers are important)
    - ✓ Garden homes with minimal upkeep would enable more seniors to age in place

Brawley Senior Center

Staff at the Brawley Senior Center described the following needs:

- Although 60% of clients speak only Spanish, service information is available in both English and Spanish.
- Number of clients using the Center has recently been increasing.
- About one-third of the clients are mobility impaired (use a cane or a walker)
- New housing should be one-story garden style with small yards.

Department of Developmental Services (DDS) – San Diego Regional Center

- Service coordinators from the Regional Center meet with individuals who are requesting assistance to diagnose and assess eligibility and help plan, access, coordinate and monitor the services and supports that are needed because of a developmental disability.
- 194 developmentally disabled persons living in Brawley are served by the Regional Center.

Women Haven – the Center for Family Solutions and Domestic Violence Shelter

- Operates two emergency shelters for women and women with children. The shelters have a capacity of 12 people and 15 to 18 people. The maximum stay is 60 days, although extensions may be granted.
- Operates 13 transitional housing units with a maximum stay of two years. Funding is from two sources: EHAP and HUD vouchers. The voucher holders usually select El Centro as a place to reside because of available services.

Local Churches

There are thirty (30) churches located in the City of Brawley. Several attempts were made to contact a representative sample of thirteen (13) churches. Five (5) out of the thirteen (13) churches representing approximately 1,400+ members/parishioners responded to a telephone interview. Those churches interviewed represent approximately 90%+ English speaking members/parishioners. In addition, efforts were made to contact churches that had Hispanic services. One of the five churches interviewed has a Hispanic service.

In general all ages attend the churches interviewed. None of the churches provided emergency shelter. One church does have a Recovery Home in Brawley as part of their Ministry. One church provides very limited financial assistance on a case –by- case basis and several try to either partner or refer to other agencies. One church provides 35 – 50 sack lunches four days a week to the homeless or anyone in need.

The churches interviewed thought that members/parishioners themselves didn't experience major housing needs. A few did lose their homes due to foreclosures and now cannot afford to buy. Rent being too high is not significant. One church interviewed had family housing needs for a few of the members/parishioners because they are located in a blighted area. Senior housing needs does not appear to be need for members/parishioners. One church interviewed did state that there is only one senior complex and one convalescent hospital and nothing in between, so lacking in his opinion.

Most of the churches interviewed stated that it would be extremely helpful if a general list of social services and agencies. It was suggested that this list be distributed to the churches for their use when asked about emergency shelter, housing needs and social services. It was also suggested that perhaps a Pastor's Forum could be held in order to learn first hand what is available.

As a reflection of the interviews, the churches interviewed and their members/ parishioners overall do not appear to have a significant need for housing or social services. However, churches expressed that in certain blighted neighborhoods there is definitely a need of assistance with housing and social services.

3. Public Review of the Draft Housing Element

The Draft Housing Element will be posted on the City's website. A notice published in the Imperial Valley Press will inform the public in both English and Spanish of the opportunity to review and to provide comments on the Draft Housing Element. The review and comment period will commence when the Draft Housing Element is transmitted to HCD and end just before the public hearing before the City Council. The Planning Director will notify community stakeholders that comments on the Draft Housing Element are welcomed.

4. Planning Commission and City Council Public Hearings

The Public Hearings before the Planning Commission and City Council will offer another opportunity for the public to comment on the Draft Housing Element. Community stakeholders will be notified by the Planning Director of the opportunity to comment on the Housing Element at the scheduled public hearings.

B. CHALLENGES TO ADDRESSING THE COMMUNITY'S HOUSING NEEDS

At the beginning of the prior planning period – January 1, 2006 – Brawley was in a much better position to address the community's housing needs. Years before the prior planning period began; the City had established its own a Redevelopment Agency and had accumulated financial resources in the Low and Moderate Income Housing Fund. Additionally, the Imperial Valley Housing Authority was maintaining and slightly increasing its Section 8 vouchers. Now eight years later as the City enters the new planning period it faces the challenge of diminishing resources.

1. Reduced Funding for the Section 8 Housing Choice Voucher Program

Sequestration – automatic Federal spending cuts – impacts the resources the Imperial Valley Housing Authority to administer and make housing assistance payments under the provisions of the Section 8 Housing Choice Voucher Program. HUD has warned:

> About 125,000 individuals and families, including elderly and disabled individuals, could lose assistance provided through the Housing Choice Voucher (HCV) program and be at risk of becoming homeless. The HCV program, which is administered by state and local public housing agencies (PHAs), provides crucial assistance to families and individuals in renting private apartment units. There may be even more families affected by these sequestration cuts to the extent that PHAs are forced to absorb annual funding losses in less than a full twelve month time frame. In addition, since sequestration will also cut PHA administrative fees for the HCV program, numerous PHAs may find continued operation of the program financially untenable and thus stop operating the program entirely, which will harm even more families and individuals, including homeless veterans.
>
> Source: Written Testimony of Secretary Shaun Donovan, Hearing before the Senate Committee on Appropriations on *The Impacts of Sequestration*, Thursday February 14, 2013

2. Reduced Federal CDBG and HOME Funding

Additionally, over the recent years, the amount of Community Development Block Grant (CDBG) funds available to local communities has been dwindling. Brawley is not a CDBG entitlement jurisdiction but receives funds from the State Department of Housing and Community Development (HCD).

Brawley is not a participating jurisdiction under the HOME Partnerships Program and, therefore, does not have a dedicated source of affordable housing funds. The City periodically applies to HCD for HOME funds and has been awarded such funds in recent years.

3. Loss of the Redevelopment Agency's Low and Moderate Income Housing Fund

Pursuant to State law, the Agency was forced to dissolve in February 2012. The funds lost due to the dissolution of the RDA totaled $2,120,161.65 ($1,963,644.59 – Low/Mod Income Housing Fund and $156,517.06 – Redevelopment Agency). Hence, the City lost the opportunity to expend the Fund on affordable housing endeavors. This loss of funds also resulted in the layoff of 4 fulltime positions consisting of Grant Coordinator, Economic Development/Redevelopment Coordinator, Code Enforcement Officer and Housing Rehab Manager.

4. California Homes and Jobs Act

The California Homes and Jobs Act of 2013 would place a fee of $75 on the recordation of real estate related documents — excluding home sales — raising $500 million annually for state investment in affordable home production and leveraging an additional $2.78 billion in federal, local, and bank investment in homes and jobs for Californians. If enacted, monies generated by the fee would be placed in a Trust Fund that would support the –

> …development, acquisition, rehabilitation, and preservation of housing affordable to low- and moderate income households, including, but not limited, to emergency shelters, transitional and permanent rental housing, including necessary service and operating subsidies; foreclosure mitigation; and homeownership opportunities.

If the California Homes and Jobs Act of 2013 is enacted, it may be possible that resources could become available so a developer could seek funding for an affordable housing development to be located in Brawley. Efforts are to be made, according to the Act, "to promote a geographically balanced distribution of funds."

C. HOUSING ELEMENT SUMMARY

Since the City adopted the current Housing Element in July 2008, only one major change has been made to the statute. That change requires an analysis of the needs of developmentally disabled persons. As noted above, resources to address housing needs have dwindled leaving the City in a much poorer position than it was five years. Table 2-1 on the next page shows the initiatives that will be undertaken to meet the seven program objectives of the State housing element law.

Table 2-1
City of Brawley
2013-2021Housing Element
Housing Program Outline
List of Specific Individual Programs by Program Category

Program Category	Specific Individual Program
Category 1 – Identify Housing Sites to Accommodate the City's Share of the Regional Housing Need	1. RHNA Housing Sites Implementation Program
	2. Infill Housing Development Strategy
	3. No Net Loss Program
	4. Zoning Ordinance Amendments to Encourage a Variety of Housing Types
Category 2 – Assist in the Development of Lower Income and Moderate Income Housing	5. Imperial Valley Housing Authority - Rental Assistance for Lower Income Cost Burdened Families
	6. First Time Home Buyer Program
	7. Density Bonus Affordable Housing Program
	8. Affordable Rental Housing Construction Program
	9. Developmentally Disabled Outreach Program
	10. Extremely Low Income (ELI) Program
Category 3 – Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing	11. Reasonable Accommodation Procedure
	12. Zoning Ordinance Amendments to Accommodate Housing for the Disabled
	13. Zoning Ordinance Amendment to Reduce Parking for Special Needs Groups
Category 4 – Conserve and Improve the Existing Stock of Affordable Housing	14. Housing Code Enforcement Program
	15. Housing Rehabilitation Program
Category 5 – Promote Housing Opportunities for All Persons	16. Fair Housing Services Program
	17. Fair Housing Information Program
Category 6 – Preserve Assisted Housing at Risk of Conversion to Market Rate Housing	18. At-Risk Housing Preservation Program
Category 7 – Promote Energy Conservation	19. Energy Conservation Program

Key highlights include:

- Sites to Accommodate the City's Share of the Regional Housing Need: The City has designated sufficient sites to accommodate the need for new construction. Included among these sites are those included in apartments, subdivision, planned development, Specific Plan areas and the *Brawley Downtown Specific Plan*.

- Providing for a Variety of Housing Types: Zoning Ordinance amendments will be drafted to facilitate single room occupancy housing, transitional housing and supportive housing. These amendments will contribute to achieving housing diversity while also meeting State law requirements.

- Cost Burdened Renters: – The Imperial Valley Housing Authority will continue to offer rental assistance through the Section 8 Housing Choice Voucher Program. This program helps about xxx lower income families to reduce their monthly rental costs. Given the status of HUD funding, no significant funding increases are anticipated in the years ahead. In fact, because of the sequestration cuts, there may be a decrease in the number of poor families who can obtain rental assistance.

- Housing Rehabilitation: As in most communities with an older housing stock, rehabilitation is an evident need. The City for many years has supported housing rehabilitation initiatives with CDBG funds, when available. The Housing Rehabilitation Program is included among the individual programs to be implemented during the 2013-2021 planning period. It will be implemented in the future as funding becomes available.

- Promote Fair Housing: The City will continue to expand its contribution to achieving fair housing by obtaining technical assistance from an experienced fair housing provider. The City also plans to disseminate fair housing information on its website and other venues.

2013-2021 HOUSING ELEMENT

HOUSING PROGRAM



City of Brawley
2014-2021 Housing Element of the General Plan
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A. INTRODUCTION

Government Code Section 65583(c) requires that a housing element include:

> *A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element….*

The housing program must:

- Identify Actions to Make Sites Available to Accommodate the City's Share of the Regional Housing Need [Government Code Section 65583(c)(1)]
- Assist in the Development of Adequate Housing to Meet the Needs of Extremely Low-, Very Low-, Low- and Moderate Income Households [Government Code Section 65583(c)(2)]
- Address and, Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing [Government Code Section 65583(c)(3)]
- Conserve and Improve the Condition of the Existing Stock of Affordable Housing [Government Code Section 65583(c)(4)]
- Promote Housing Opportunities for All Persons Regardless of Race, Religion, Sex, Marital Status, Ancestry, National Origin, Familial Status, or Disability [Government Code Section 65583(c)(5)]
- Preserve for Lower Income Households Assisted Housing at Risk of Conversion to Market Rate Housing [Government Code Section 65583(c)(6)]
- Promote Energy Conservation [Government Code Section 65583(a)(8)]

For *each* of the seven program categories listed above, Section 3 presents:

- A summary of the program category's housing needs. Each housing need (e.g., cost burden, housing rehabilitation) is discussed in greater detail in Appendix A.
- A statement of the program category's housing goals, policies and objectives.
- A description of the individual programs that will be implemented during the 2013-2021 planning period.

B. HOUSING PROGRAM DESCRIPTION

Table 3-1 presents a summary description of the individual programs of each program category as follows: Individual Program Title, Responsible Implementing Agency, Objective, Time Schedule, and Funding Source(s).

The meanings of the abbreviations in Table 3-1 are listed below:

- ELI – extremely low income
- LI – low income
- VL – very low income
- HOME – HOME Partnerships Program
- HUD – U.S. Department of Housing and Urban Development
- CDSD – City of Brawley Community Development Services Department
- CDBG – Community Development Block Grant funds
- LIHTC – Low Income Housing Tax Credits

Table 3-1
City of Brawley
2013-2021 Housing Program Summary

Individual Programs	Responsible Implementing Agency	Objective	Time Schedule	Funding Source(s)
Adequate Housing Sites				
1. RHNA Housing Sites Implementation Program	Planning Department	2,800 housing units	Ongoing 2013-2021	General Fund
2. Infill Housing Development Strategy	Planning Department	50 new housing units on infill sites	Ongoing 2013-2021	Sustainable Communities Planning Grant General Fund
3. No Net Loss Program	Planning Department	Evaluation procedure established	July 1, 2014	General Fund
4. Zoning Ordinance Amendments to Encourage a Variety of Housing Types	Planning Department	Amendments adopted	October 2013 and March 2014	General Fund
Affordable Housing				
5. Imperial Valley Housing Authority - Rental Assistance for Lower Income Cost Burdened Families	Imperial Valley Housing Authority	505 ELI, 169 VLI, and 75 LI income families	Ongoing 2013-2021	HUD Section 8 Housing Assistance Payments Contract State HOME funds Public Housing
6. First Time Home Buyer Program	Housing Division CDSD	20 LI families	Ongoing 2013-2021	CDBG funds
7. Density Bonus Affordable Housing Program	Planning Department	30 density bonus units	Ongoing 2013-2021	General Fund
8. Affordable Rental Housing Construction Program	Housing Division CDSD	20 affordable rental units	Apply for funds October 2015 Construct units October 2017	HOME, LIHTC and other funding sources
9. Developmentally Disabled Outreach Program	Planning Department San Diego Regional Center	Develop and implement Outreach Program	October 15, 2015	General Fund
10. Extremely Low Income (ELI) Program	Planning Dept. Housing Division CDSD and Imperial Valley Housing Authority (IVHA)	550 ELI Families (refer to Table 3-2, Page 3-19)	Ongoing 2013-2021	Density Bonus Units HOME and Other Grant Awards and HUD funds for the IVHA

Table 3-1 continued
City of Brawley
2013-2021 Housing Program Summary

Individual Programs	Responsible Implementing Agency	Objective	Time Schedule	Funding Source(s)
Remove Governmental Constraints				
11. Reasonable Accommodation Procedure	Planning Department	Procedure adopted	October 2013	General Fund
12. Zoning Ordinance Amendments to Accommodate Housing for the Disabled	Planning Department	Amendments adopted	March 2014	General Fund
13. Zoning Ordinance Amendment to Reduce Parking for Special Needs Groups	Planning Department	Amendment adopted	March 2014	General Fund
Improve Housing Conditions				
14. Housing Code Enforcement Program	Code Enforcement Division CDSD	120 corrected code violations	Ongoing 2013-2021	General Fund
15. Housing Rehabilitation Program	Housing Division CDSD	20 single-family homes	Ongoing 2013-2021	HOME Grant and other sources when available
Promote Fair Housing				
16. Fair Housing Services Program	Planning Department Inland Fair Housing & Mediation Board	Accomplish training and workshops	Ongoing 2013-2021	General Fund
17. Fair Housing Information Program	Planning Department	Post information on City's website	March 2014 and update as appropriate	General Fund
Preserve Assisted Housing at Risk of Conversion to Market Rate Housing				
18. At-Risk Housing Preservation Program	Planning Department	Preserve 116 affordable housing units	Ongoing 2013-2021	General Fund and other housing funds when available
Promote Energy Conservation				
19. Energy Conservation Program	Planning Department Building Division CDSD	Reduce energy consumption	Ongoing 2013-2021	General Fund

PROGRAM CATEGORY #1:
DESCRIBE ACTIONS TO MAKE SITES AVAILABLE TO ACCOMMODATE THE CITY'S SHARE OF THE REGIONAL HOUSING NEED AND ENCOURAGE THE DEVELOPMENT OF A VARIETY OF HOUSING TYPES

Government Code Section 65583(c)(1) states that the housing program must:

> *Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's … share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory … without rezoning…*
>
> *Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing single-room occupancy units, emergency shelters, and transitional housing.*

1. Housing Needs, Goals, Policies and Objectives

SCAG's Regional Housing Needs Assessment has allocated a new housing construction need of 3,034 housing units, as follows:

SCAG'S Regional Housing Needs: January 2014 – October 2021

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
380	380	470	466	1,338	3,034

The Sites Inventory and Analysis (pages A-22 to A-36) demonstrates that there are sufficient sites to meet the housing needs listed above. Amendments to the Zoning Ordinance are needed to expand the variety of housing types.

Goals

- Accommodate the housing needs of all income groups as quantified by the Regional Housing Needs Assessment (January 2014 - October 2021).
- Facilitate the construction of the maximum feasible number of housing units for all income groups.

Policies

- Designate sites that provide for a variety of housing types.
- Implement the Land Use Element and Zoning Ordinance to achieve adequate sites for all income groups.
- Implement adopted residential Specific Plans.
- Implement an infill development strategy through development incentives.

New Construction Objectives

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
10	30	60	1,300	1,400	2,800

2. Housing Programs

Program #1 – RHNA Housing Sites Implementation

The City has sufficient sites to accommodate its share of the regional housing. During the 2013-2021 planning period, this program will continue to implement the following three components:

- Land Use Element Implementation
- Specific Plan Implementation
- Brawley Downtown Specific Plan

The City has approved apartments, subdivisions, planned developments, townhouse, condominum and density bonus projects all of which are consistent with the Land Use Element. The City will continue to implement these approved developments and work with the Local Agency Formation Commission on those projects that require annexation.

The City also has approved specific plans such as the one for Rancho Porter, a planned development on 210 acres and consisting of 1,266 residential units, 35 acres of commercial, and 33 acres of open space. The City will continue to implement adopted Specific Plans and new ones that are approved during the planning period.

In December 2012, the City Council adopted the *Brawley Downtown Specific Plan*. Downtown Brawley consists of approximately 110 acres, 265 parcels and about 1 million square feet of existing civic, commercial, institutional and industrial uses. The Downtown Specific Plan provides for a housing capacity of 200 new dwelling units, which includes 150 at a density of 25 dwellings per acre. The City will implement the *Brawley Downtown Specific Plan* during the planning period.

Program #2 – Infill Housing Development Strategy

The State Department of Conservation awarded the City a Sustainable Communities Planning Grant to develop an "infill housing development strategy." The strategy has identified key infill development opportunities. The City will post on its website the infill sites that are eligible to receive development incentives. Aerials, maps, development regulations and assessor information will be posted on the City's website. A description will be given of the incentives to encourage infill development, particularly within downtown Brawley, such as waiving utility, capacity and infrastructure fees as well as density bonuses.

Program #3 - No Net Loss Program

This is a model program developed by HCD and that Department recommends inclusion of this program in the Housing Element Update. The program implements Government Code Section 65863. The "no net loss" program is described as follows:

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will annually update an inventory that details the amount, type and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development.

The City will also report on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites; the City will rezone sufficient sites to accommodate the City's RHNA.

To ensure sufficient residential capacity is maintained to accommodate the City's RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient sites to accommodate the shortfall.

This program will be implemented on an ongoing basis throughout the planning period.

The development of the evaluation procedure to implement Government Code Section 65863 will be accomplished by July 1, 2014.

Program #4 – Zoning Ordinance Amendments to Encourage a Variety of Housing Types

In order to remove identified governmental constraints, Zoning Ordinance amendments will be adopted to provide for the following housing types:

- Transitional Housing
- Supportive Housing
- Employee Housing
- Single Room Occupancy Housing

4.1 Transitional and Supportive Housing

HCD guidance states:

The housing element must demonstrate that transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). In other words, transitional housing and supportive housing are permitted in all zones allowing residential uses and are not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single family home, apartments) in the same zone in which the transitional housing and supportive housing is located. For example, transitional housing located in an apartment building in a multifamily zone is permitted in the same manner as an apartment building in the same zone and supportive housing located in a single family home in a single family zone is permitted in the same manner as a single family home in the same zone.

If jurisdictions do not explicitly permit transitional and supportive housing as previously described, the element must include a program to ensure zoning treats transitional and supportive housing as a residential use, subject only to those restrictions on residential uses contained in the same type of structure.

Transitional housing is defined in Section 50675.2 of the Health & Safety Code as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing.

Supportive housing as defined at Section 50675.14 of the Health & Safety Code has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills.

The *2008-2014 Housing Element* included a program to satisfy the requirements of Government Code Section 65583(a)(5). That program is carried forward to the 2013-2021 planning period. The Planning Department expects that the transitional and supportive housing Zoning Ordinance amendments will be adopted by October 2013.

4.2 Employee and Farm Employee Housing

Health and Safety Code Section 17021.5 requires that employee housing of six or fewer persons be deemed a single family structure with a residential land use, and be treated the same as a single-family dwelling of the same type in the same zone. HCD guidance indicates that California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. HCD indicates that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone.

Although the Zoning Ordinance contains an Agriculture Zone, none of the land within the City limits is zoned agriculture. Consequently, the provisions of California Health and Safety Code Section 17021.6 (Employee Housing Act) do not apply to Brawley. Farm worker housing needs are addressed by existing and new affordable housing some of which could be targeted to meet the needs of this special population group.

The Planning Department will prepare a Zoning Ordinance amendment to provide consistency with the Employee Housing Act. The timeline for enacting the zoning provisions is March 2014.

4.3 Single Room Occupancy Housing

State law requires zoning ordinances to make provisions for single-room occupancy (SRO) units. There is no official Government Code definition of SRO housing. However, the California Building Code definition of “efficiency dwelling unit” provides the foundation for the City’s approach to defining SRO housing:

- The unit shall have a living room of not less than 220 square feet (20.4 m^2) of floor area. An additional 100 square feet (9.3 m^2) of floor area shall be provided for each occupant of such unit in excess of two.
- The unit shall be provided with a separate closet.

- The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
- The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

The Planning Department plans to have the SRO housing Zoning Ordinance amendment adopted by March 2014.

PROGRAM CATEGORY #2:
ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE- INCOME HOUSEHOLDS

Government Code Section 65583(c)(2) states that a housing program shall:

> *Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate- income households.*

The term "development" includes providing for affordability covenants in existing housing and construction of new affordable housing units.

1. Housing Needs, Goals, Policies and Objectives

Cost burden or overpaying, which is defined as spending 30% or more of gross household income for housing including utilities, is the most severe need experienced by lower income households. Cost burden is adversely impacting the quality of life of -

- 1,630 lower income renters and 853 lower income owners

There also is need for new housing units for 1,230 lower-income and 466 moderate-income households.

Goals

- Reduce the number of cost burdened lower income households.
- Reduce the number of crowded lower income households.
- Increase the number of lower income, first-time homebuyers.

Policies

- Provide rental assistance to extremely low-, very low, and low- income households through programs administered by the Imperial Valley Housing Authority.
- Facilitate the construction of new housing affordable to lower income households.
- Encourage the development of density bonus affordable housing units.
- Ensure the affordability of new affordable housing developments through long-term affordability covenants.
- Provide financial assistance available to first time homebuyers.

Housing Assistance Objectives*

Extremely Low	Very Low	Low	Total
515	199	145	859

*includes IVHA housing units, Section 8 Housing Choice Vouchers, 10 first-time homebuyer assisted families, density bonus units, and affordable housing constructed units

2. Housing Programs

Program #5 – Imperial Valley Housing Authority - Rental Assistance for Lower Income Cost Burdened Families

The Imperial Valley Housing Authority (IVHA) operates eight housing developments consisting of 395 housing units and a 58-space mobile home park. In addition, the IVHA provides rental assistance to 222 extremely-low and 74 very low-income Brawley families.

During the planning period, the City anticipates that the IVHA will continue to implement these two very important rental assistance programs. The assisted families pay 30% of their income toward monthly rent and, therefore, these programs reduce the number of cost burdened families. The City will continue to support the efforts of the Housing Authority to secure additional Section 8 Housing Choice Vouchers.

Program #6 – First Time Homebuyer Program

First time home buyer means an individual(s) who have not owned a home during the three-year period before the purchase of a home with program assistance.

This program offers first time home buyer down-payment assistance to low and very low households for the purchase of qualified homes in the City of Brawley. These loans will enable applicants to qualify for permanent financing of single family homes. The loans are for gap funding only.

The Housing Division of the Community Development Services Department administers this program. Between 2007 and 2011, 16 families were assisted. The quantified objective for the 2013-2021 planning period is 20 families.

Program #7 – Density Bonus Affordable Housing Program

The City's Density Bonus Ordinance (DBO) facilitates the production of affordable housing units. Toscana, a 61-unit apartment community with density bonus units has been approved but not yet constructed. In order to promote this program, the Planning Department will prepare a user-friendly brochure explaining the DBO and also hold annual workshops for land owners and developers.

The quantified objective is construction of 30 density bonus units during the planning period.

Program #8– Affordable Rental Housing Construction Program

The City will support and apply for funds to facilitate the construction of affordable rental housing. The most likely funding sources include: 1) Low Income Housing Tax Credits (LIHTC) and 2) State HOME Funds. The City was awarded $2 million of HOME funds in 2008 to financially support the development of 11 affordable housing units in an 81-unit complex.

The Community Development Services Department plans to submit an application for HOME funding by October 2015. The quantified objective is the construction of 20 affordable rental housing units.

Program #9 – Developmentally Disabled Outreach Program

Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.

HCD guidance indicates that there are a number of housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Through this program, the City will work with the San Diego Regional Center to implement an outreach program that informs families within Brawley on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops. The City also will work with the San Diego Regional Center to identify funding sources that can address the housing needs of developmentally disabled persons.

This program will be implemented by October 15, 2015 or approximately two years after adoption of the 2013-2021 Housing Element.

Program #10 – Extremely Low Income (ELI) Program

The needs of extremely low income households are addressed within the framework of the programs administered by the City and Imperial Valley Housing Authority.. Each of these entities addresses the needs of low and moderate income households, including extremely low income households. The quantified objectives for extremely low income households are based on individual programs that address the existing and future needs of extremely low income households, as follows:

- Program #5 – Imperial Valley Housing Authority operated housing and Section Housing Choice Vouchers - 505 extremely low income households
- Program #7 – Density Bonus Affordable Housing Program – 5 extremely low income households
- Program #8 – Affordable Rental Housing Construction Program – 5 extremely low income households

- Program #9 – Developmentally Disabled Outreach Program – an unknown number of extremely low income persons
- Program #18 – At-Risk Preservation Program – 30 extremely low income households

This program will be implemented throughout the 2013-2021 planning period.

PROGRAM CATEGORY #3:
ADDRESS AND, WHERE APPROPRIATE AND LEGALLY POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING

More specifically, Government Code Section 65583(c)(3) states that a housing program must:

> *Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.*
>
> *The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.*

1. Housing Needs, Goals, Policies and Objectives

The governmental constraints analysis found the following:

- Lack of reasonable accommodation procedure
- Need to revise the "family" definition
- Need to revise the Zoning Ordinance group home requirements

Goals

- Attain barrier and constraint free governmental codes, ordinances, and policies.
- Provide codes, ordinances, and policies that lead to the improvement of the housing status of residents.

Policies

- Remove existing governmental constraints to the maintenance, preservation, improvement and development of housing.
- Affirmatively further housing goals through City codes, ordinances and policies that enhance the housing quality of life experienced by residents.

Objectives

The housing program efforts do not involve the production or rehabilitation of housing. Therefore, quantified objectives cannot be set for this Program Category.

2. Housing Programs

Program #11 – Adopt Reasonable Accommodation Procedure

The California Attorney General and Federal Departments of Justice and Housing and Urban Development all recommend that cities adopt a reasonable accommodation procedure. In a letter dated May 15, 2001 and transmitted to all California mayors, the Attorney General stated:

> Both the federal Fair Housing Act ("FHA") and the California Fair Employment and Housing Act ("FEHA") impose an affirmative duty on local governments to make reasonable accommodations (i. e., modifications or exceptions) in their zoning laws and other land use regulations and practices when such accommodations "may be necessary to afford" disabled persons "an equal opportunity to use and enjoy a dwelling."

The *2008-2014 Housing Element* includes a program to amend the Zoning Ordinance to provide reasonable accommodations for persons with disabilities that allow for administrative approval of handicapped accessible features. This program has not been implemented and is too limited in scope to meet the State and Federal mandates for a reasonable accommodation procedure. Consequently, the *2013-2021 Housing Element* includes a program to amend the Zoning Ordinance to satisfy all the requirements of a reasonable accommodation procedure.

The Planning Department plans to have the reasonable accommodation procedure adopted by October 2013.

Program #12 – Zoning Ordinance Amendments to Accommodate Housing for the Disabled

Zoning Ordinance amendments will be completed to accomplish the following:

- Revise the Zoning Ordinance “family” definition. (This was discussed in the Governmental Constraints Analysis on pages A-47 to A-48.)
- Revise the Zoning Ordinance to define the licensed group home facility types and to list the residential zones in which the licensed group homes are permitted. (This was discussed in the Governmental Constraints Analysis on pages A-48 to A-49.)

The Planning Department plans to have Zoning Ordinance amendments adopted by March 2014.

Program #13 – Zoning Ordinance Amendment to Reduce Parking for Special Needs Groups

The *2008-2014 Housing Element* included a program to evaluate for implementation a reduced parking requirement for residential projects serving special needs groups or located close to public transportation or commercial services. This program was not implemented and, therefore, will be carried forward to the 2013-2021 planning period.

The Planning Department plans to have Zoning Ordinance amendments adopted by March 2014.

PROGRAM CATEGORY #4:
CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF AFFORDABLE HOUSING

Government Code Section 65583(c)(4) states that a housing program shall describe actions to:

> *Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public and private actions.*

1. Housing Needs, Goals, Policies and Objectives

A *2008 Housing Condition Survey* is a reliable indicator if the numbers of housing units in need of rehabilitation or replacement. The survey found that about 3,600 housing units need rehabilitation of which about 200 had substantial rehabilitation needs. Because housing rehabilitation needs are non-structural in nature, they not pose serious health and safety issues. For example, the most frequent housing rehabilitation needs are

- Replacing windows - 3,440 housing units
- Re-painting - 1,631 housing units
- Patching/painting - 598 housing units

However, 844 homes need re-roofing, and could be a serious problem if, for example, rain leaks into the home. Also, 293 homes had no foundation or needed foundation repairs.

Goals

- Achieve a housing stock free of substandard structures.
- Conserve and improve the existing stock of affordable housing.

Policies

- Continue to implement the Housing Code Enforcement Program.
- Continue to implement a Housing Rehabilitation Program.

Objectives

- Corrected housing code violations at an average level of 15 per month for all income levels. The total objective is 120 corrected code violations per year.
- Rehabilitation of 20 existing housing occupied by extremely low- (5), very low- (5), and low- (10) income homeowners.

The rehabilitation objective assumes that funding from a non-City source will continue to be available during the planning period. The income category distribution is based on the percentage of the City's homeowners that belong to each of the three income groups.

2. Housing Programs

Program #14 – Housing Code Enforcement

Code Enforcement administers an enforcement program that investigates and corrects violations of the City's Municipal Codes that govern the use and maintenance of private, residential property and commercial property. Code Enforcement also investigates and conducts inspections involving vehicle abatement, blight and nuisance, weed abatement, unsafe, illegal or unlicensed construction or conversions, and illegal dumping.

The Code Enforcement Division of the Community Services Department enforces city code violations that are blight issues or hazards that are seen by public view or reported to code enforcement. Personnel assigned to this program are responsible for investigating city code violations, seeking compliance via education and enforcement efforts up to and including civil/criminal prosecutions.

If a code violation occurs, the following are options the Code Enforcement Officer may use to ensure compliance: notice of violations, correction notices, inspection notices and order, summary abatement, citations, inspection and abatement warrants, and warnings.

Program #15– Housing Rehabilitation Program

The City currently has an active Owner-Occupied Rehabilitation Program. This program will enable income qualified families to make much needed health and safety repairs to their home.

Rehabilitation means repairs and improvements to substandard housing which are necessary to meet rehabilitation standards as defined in Section 50097 of the Health and Safety Code, to eliminate conditions specified in Section 17920.3 of the Health and Safety Code and to meet housing quality standards. Rehabilitation also means repairs and improvements which are necessary to meet any locally-adopted standards used in a local rehabilitation program.

Rehabilitation shall include reconstruction, if needed.

Homeowners are eligible for a Deferred Payment Loan at zero (0%) percent interest rate, evidenced by a promissory note and secured by a deed of trust, with no payback required for 30 years unless the borrower sells, refinances, transfers title or discontinues residence in the dwelling, at which time the full balance is due and payable. Payments are voluntary on a deferred loan with no penalties.

PROGRAM CATEGORY: #5
PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS

Section 65583(c)(5) requires that the housing program:

> *Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.*

1. Housing Needs, Goals, Policies and Objectives

Federal and State fair housing laws prohibit discrimination in the sale, lease, negotiation, insurance, or financing of housing based on race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor. Housing discrimination complaints may be filed with HUD and the California Department of Fair Employment and Housing. Other fair housing needs include general housing counseling and resolving landlord/tenant conflicts.

Goals

- Attain a housing market with "fair housing choice," meaning the ability of persons of similar income levels regardless of race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor to have available to them the same housing choices.

Policies

- Continue to promote fair housing opportunities through the City's participation in the State Community Development Block Grant Program.
- Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.

Objectives

Because the City has no fair housing provider, quantified objectives cannot be estimated.

2. Housing Programs

Program #16 – Fair Housing Services Program

As the City is not a CDBG entitlement jurisdiction it has no funding to retain the services of a fair housing provider. However, the City of El Centro, a CDBG recipient, contracts with the Inland Fair Housing & Mediation Board. The City of Brawley, when funds become available, will contract with Inland to conduct:

- Fair housing training to City staff
- Fair housing workshop for the benefit of tenants
- Fair housing workshop for the benefit of apartment managers

Program #17 – Fair Housing Information Program

The City will provide residents with fair housing information primarily by posting links to a variety of fair housing resources including, but not limited, to:

- U. S. Department of Housing and Urban Development (HUD)
- Fair Housing/Equal Opportunity (HUD)
- Inland Fair Housing & Mediation Board
- Fair Housing Council of San Diego
- National Fair Housing Advocate
- A Guide to Residential Tenants' and Landlord Rights and Responsibilities

The City will add to its links the following resource:

California Department of Fair Employment and Housing
www.dfeh.ca.gov

The largest number of housing discrimination complaints are filed by disabled persons often due to a lack of understanding by resident apartment managers of the rules for granting reasonable accommodations and reasonable modifications. To continue its efforts at disseminating fair housing information, the City will transmit to on-site resident apartment managers the following important documents:

- U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, *Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Accommodations Under the Fair Housing Ac*t, May 17, 2004
- U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, *Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Modifications Under the Fair Housing Ac*t, March 5, 2008

Program #17 will be implemented by March 2014 or approximately six months after adoption of the Housing Element.

PROGRAM CATEGORY #6:
PRESERVE LOWER INCOME ASSISTED HOUSING DEVELOPMENTS

Section 65583(c)(6) mandates that the housing program shall do the following:

> *Preserve for lower income households the assisted housing developments . . . The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all the available federal, state, and local financing and subsidy programs… except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve regulation and technical assistance.*

1. Housing Needs, Goals, Policies and Objectives

At-risk housing refers to affordable rental housing that may convert to market rate housing between 2013 and 2023. The California Housing Partnership Corporation data base indicates 116 rental housing units located in three apartment communities are at-risk of conversion to market rate housing.

One of properties is considered at high risk due to a Section 8 rental assistance contract set to expire in the next five years while the other two have Section 8 contracts set to expire within 10 years so they are considered moderate risk.

Section 8 provides rental assistance to the elderly and families residing in a specific project – that is, project based rental assistance.

Goal

- Preserve the existing supply of affordable housing that is financially assisted by the City, County, and State or Federal governments.

Policies

- Monitor and protect the supply of affordable housing.
- Ensure the long-term affordability of future affordable housing developments.

Objectives

- Preserve 116 affordable housing units at risk of conversion to market rate housing.

2. Housing Program

Program #18 – At-Risk Housing Preservation Program

The program consists of the following actions:

Monitor Units at Risk: Maintain contact with providers and owners to monitor the status of the three existing at-risk developments (116 housing Units) since they may lose their subsidies due to discontinuation of the Section 8 program at the federal level or opting out by the property owner.

Work with Potential Purchasers: Where feasible, provide assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.

Tenant Education: The California legislature extended the noticing requirement of at-risk units opting out of low income use restrictions to one year. Within 60 days of a notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (http://www.hcd.ca.gov/ hpd/hrc/tech/presrv/)

Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units.

Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Voucher Assistance: Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of "at-risk" units to obtain these Section 8 vouchers through the Imperial Valley Housing Authority.

PROGRAM CATEGORY #7:
ENCOURAGE ENERGY CONSERVATION

Government Code Section 65583(a)(8) states the Housing Element must include:

> *An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system*.

1. Housing Needs, Goals, Policies and Objectives

Conservation can be accomplished by reducing the use of energy consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items.

As part of the Community Stakeholder Outreach, both Campesinos Unidos, Inc. and the Area Agency on Aging indicated that there is a growing need for energy efficient homes because many homes are old.

Goal

- Achieve reductions in energy consumption.

Policies

- Encourage the use of energy conserving techniques in the siting and design of new housing.
- Actively enforce all state energy conservation requirements for new residential construction.
- Allow use of rehabilitation assistance funds to make residences more energy efficient.
- Continue to make local residents aware of the free home energy surveys performed by the Imperial Irrigation District as a means to reduce energy consumption and, in turn, overall long-term housing costs.
- Encourage and promote the maximum use of solar energy systems and other more aggressive energy conservation techniques, including construction techniques similar to and including LEED certification in housing units throughout the City thereby increasing opportunities for energy conservation and reducing overall long term housing costs.

Energy Conservation Objective

- Achieve the General Plan energy conservation implementation objectives

2. Housing Program

Program #19 – Energy Conservation Program

The Planning Department will utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences.

The Building Division of the Community Services Department also will 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.

The Housing Division of the Community Services Department, to the extent permitted by funding programs, will continue to allow energy conservation measures as improvements eligible for assistance under the provisions of the Housing Rehabilitation Program.

The Housing Division of the Community Services Department will continue to inform the public regarding free home energy audits and other programs of the Imperial Irrigation District (IID).

C. SUMMARY OF QUANTIFIED OBJECTIVES

Government Code Section 65583(b) requires the Housing Element to establish quantified objectives *by income group* for the 2013-2021 planning period with regard to: Construction, Rehabilitation, Conservation and Preservation. Table 3-2 lists the quantified objectives by category and income group.

Table 3-2
City of Brawley
Quantified Objectives: 2013-2021

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	10	30	60	1,300	1,400	2,800
Rehabilitation	5	5	10	0	0	20
Conservation	505	169	75	0	0	749
Preservation	30	30	56	0	0	116

The construction objective for extremely low, very low and low income households is based on implementation of the *Brawley Downtown Specific Plan* (50 units); density bonus units (30); and the Affordable Rental Housing Construction program (20 units). The moderate and above moderate construction objective is based on SCAG's growth forecast and then allocated proportionally between the two income groups.

The rehabilitation objective is based on implementation of the Housing Rehabilitation Program as funding becomes available.

The conservation objective includes the rental assistance provided by two programs operated by the Imperial Valley Housing Authority.

The preservation objective refers to maintaining the affordability of 116 rental units in three apartment complexes.

D. BENEFICAL IMPACTS

Beneficial impacts will be produced by the Housing Program for individual families as well as the community as a whole.

As the Imperial Valley economy improves, new housing will be constructed to accommodate the needs of all income groups on the sites designated by the Land Use Element, Brawley Downtown Specific Plan and Housing Element. The new housing will not only meet the housing needs (space, cost, location) of individual families but also generate community benefits by relieving pressures on the existing housing stock and creating a healthy vacancy rate.

Rehabilitated housing will produce beneficial impacts by eliminating substandard conditions and reducing overcrowding. As housing is rehabilitated, neighborhood quality will improve and other families will be encouraged to invest in home improvements.

Conserving housing will benefit families by reducing housing costs and maintaining a housing life style that adds diversity to the community's housing stock. Rental assistance enables poor families to retain more of their income for necessities such as food, utilities, and gas.

Beneficial impacts will result from housing preservation because low income families will be able to maintain their current housing at reduced housing costs. If housing is not preserved, detrimental impacts would be generated such as a reduced vacancy rate, increased cost burdens, and overcrowding.

The City's will expand its efforts to ensure that fair housing exists in the community. Expanded services also will produce beneficial impacts such as educating residents of their rights and informing apartment managers of the obligation to make reasonable accommodations and modifications for disabled persons.

Infill development and investment in the existing community is a key objective of the City's Sustainable Communities Planning Grant. Infill development will serve pedestrians, cyclists and automobiles and promote public health, reduce transportation emissions, and create a more resource-efficient Brawley community.

2013-2021 HOUSING ELEMENT

APPENDICES



APPENDIX A

NEEDS, SITES, CONSTRAINTS AND PROGRESS

City of Brawley
2013-2021 Housing Element of the General Plan
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A. INTRODUCTION

Appendix A provides information on the following required components of a housing element:

- Housing Needs Assessment
- Sites Inventory and Analysis
- Housing Market Constraints Analysis
- Governmental Constraints Analysis
- Implementation Progress

The Housing Needs Assessment (pages A-2 to A-23) discusses:

- Existing Needs (housing condition, cost burdened, crowding, at risk housing)
- Special Needs (elderly, disabled, large families, farmworkers, female householders, and homeless
- Projected Needs (new construction)

The Sites Inventory and Analysis (pages A-23 to A-39) describes the sites that can accommodate the need for lower-income, moderate-income and above moderate-income housing.

The Housing Market Constraints Analysis (pages A-39 to A-48) describes the following components of housing costs:

- Land
- Construction
- Financing
- Existing home sales

The Governmental Constraints Analysis (pages A-48 to A-68) describes actual and potential constraints on housing production and improvement such as:

- Land use controls
- Building codes and their enforcement
- Site improvements
- Fees and exactions required of developers
- Local processing and permit procedures
- Constraints on housing for persons with disabilities
- Constraints on meeting regional share housing needs

The Progress Report (pages A-68 to A-84) describes the appropriateness of the goals and policies of the *2008-2014 Housing Element* and the progress made toward implementation of the programs included in the prior element.

B. HOUSING NEEDS ASSESSMENT

1. INTRODUCTION AND SUMMARY

In addition to the Introduction and Summary, the Housing Needs Assessment describes the following:

- Part 2 - *housing characteristics* including the number and types of housing units and the condition of housing.
- Part 3 – *household characteristics* including the number of households, level of payment compared to ability to pay, and overcrowding.
- Part 4 - an analysis of existing *affordable housing developments at risk of converting to market rate housing* during the next 10 years.
- Part 5 - an analysis of *special housing needs* experienced by populations such as the elderly; persons with disabilities including those with developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.
- Part 6 - an analysis of *population and employment trends* and of *projections* of existing and projected housing needs for all income levels. The existing and projected needs include the City's *share of the regional housing need.*

Key findings of the Housing Needs Assessment include:

Housing and Household Characteristics and At-Risk Housing

- 8,248 housing units comprise the existing housing stock
- Single-family detached homes comprise almost two thirds (65%) of the existing housing stock
- 3,639 housing units need rehabilitation and 52 need replacement
- Of the 7,623 occupied housing units, 3,970 (52.1%) are owner-occupied and 3,653 (47.9%) are renters occupied
- 2,483 lower income households are cost burdened and 1,313 are severely cost burdened
- More lower-income renters (1,630) than owners (853) experience housing costs more than they can afford.
- 580 households are overcrowded and owners comprise the majority of crowded households
- 96 and 20 affordable housing units have a "moderate" and "high" risk respectively of converting to market rate housing

Special Housing Needs

- 29% of elderly owners (353/1,205) and 42% of elderly renters (300/713) are cost burdened – that is, paying more than they can afford for housing
- About 2,700 disabled persons live in Brawley

- The elderly have the highest rate of disabilities as 52.4% of all people 65 years of age or older report one or more disability
- Brawley's population has an estimated 194 developmentally disabled residents
- Mental retardation/intellectual disability is the most prevalent condition experienced by Brawley's developmentally disabled residents
- 20% of the large family owners (185/914) and 37% of large family renters (320/864) are cost burdened
- 686 employed persons are farmworkers (8.5% of all workers)
- There are 1,003 residents employed in the farming related industries
- About 2,400 female householders live in Brawley, which is about one-third of all the City's householders
- About 1,600 female householders live with a family and 700 live alone.
- The Imperial County Point-in-time Homeless Count (January 25, 2013) estimates a total of about 140 homeless persons. The same source indicates that Brawley has an estimated 18 homeless persons, which includes chronically homeless persons

Projected Housing Needs

- SCAG's 2012 RTP Forecast shows an increase of 12,000 persons and 4,000 households between 2008 and 2020
- SCAG's 2012 RTP Forecast shows an increase in employment of 4,800 jobs between 2008 and 2020.
- 3,034 housing units is the City share of the regional housing need, which includes 1,230 units for lower income households

2. HOUSING CHARACTERISTICS

This part provides information on –

- Existing Housing Stock by Occupancy Status
- Numbers and Types of Housing Units
- Condition of the Housing Stock

a. Existing Housing Stock by Occupancy Status

As of January 1, 2013, 8,248 dwellings comprise the housing stock, which is –

- An increase of 1,214 housing units since the April 2000 Census
- An increase of 17 housing units since the April 2010 Census

As of January 1, 2013, 7,639 housing units were occupied and 609 dwellings were vacant, representing a 7.4% vacancy rate. Table A-1 reports the detailed statistics.

b. Numbers and Types of Units

The number and type of housing units in 2013 is essentially the same as reported by the April 2010 Census. Single-family detached homes comprise almost two thirds (65%) of the housing stock. Housing units in multi-family structures of five or more dwellings comprise about 18% of the housing stock. Mobile homes are important component of the housing supply as they represent about 5% of the housing stock. Table A-2 reports the detailed data.

Table A-1
City of Brawley
Housing Stock by Occupancy Status
April 2000, April 2010 and January 2013

Occupancy Status	Number of Housing Units 2000	Number of Housing Units 2010	Number of Housing Units 2013
Occupied	6,633	7,623	7,639
Vacant	401	608	609
Total	7,034	8,231	8,248
Percent Vacant	5.7%	7.4%	7.4%

Source: Census 2000 Summary File 1 (SF 1), DP-1 Demographic Profile, Housing Occupancy
2010 Census Summary File 1, DP-1 Demographic Profile, Housing Occupancy
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark* Sacramento, California, May 2013.
Table construction by Castañeda & Associates

Table A-2
City of Brawley
Housing Stock by Type of Unit
April 2000, April 2010 and January 2013

	Number of Units					
Type of Unit	2000	Percent	2010	Percent	2013	Percent
1 unit, detached	4,476	63.6%	5,290	64.3%	5,383	65.3%
1 unit, attached	361	5.1%	242	2.9%	218	2.7%
2 to 4 units	637	9.1%	884	10.7%	732	8.8%
5+ units	1,104	15.7%	1,475	17.9%	1,500	18.2%
Mobile homes, RV, Van, Etc.	456	6.5%	340	4.1%	415	5.0%
Total	7,034	100.0%	8,231	100.0%	8,248	100.0%

Note: According to the State Department of Finance, American Community Survey (ACS) data were used to distribute 2010 census housing units into the standard housing types (single detached units, single attached units, two to four units, five plus or apartment units, and mobile homes). Housing units are estimated by adding new construction and annexations and subtracting demolitions and conversions starting from the 2010 benchmark or based on the prior year's estimate.

Source: Census 2000 Summary File 3 (SF 3), Table H030 Units in Structure
2008-2010 American Community Survey (ACS) 3-Year Estimates, Table B25024 Units in Structure.
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark* Sacramento, California, May 2013.
Table construction by Castañeda & Associates

c. Condition of the Housing Stock – Housing Rehabilitation and Replacement Needs

According to HCD guidelines, housing that is 40+years old is indicator of the *maximum* rehabilitation need. Table A-3 shows that almost 2,930 housing units are at least 40+years old, which represents about 36% of the entire housing stock.

Table A-3
City of Brawley
Age of Housing Stock by Year Built – 2010

Year Structure Built	Number of Units	Percent
2005 or later	764	9.3%
2000 to 2004	830	10.1%
1990 to 1999	1,007	12.2%
1980 to 1989	1,409	17.1%
1970 to 1979	1,295	15.7%
1960 to 1969	863	10.5%
1950 to 1959	1,044	12.7%
1940 to 1949	535	6.5%
1939 or earlier	485	5.9%
Total	8,231	100.0%

Note: The American Community Survey was used to compute the percentage of units in each age cohort. The ACS percentages then were applied to the 2010 Census count of units [8,231] to estimate the number of housing units by year structure built.
Source: 2006-2010 American Community Survey 5-Year Estimates, Table B25034, Year Structure Built
Table construction by Castañeda & Associates

A *2008 Housing Condition Survey* is a reliable indicator if the numbers of housing units in need of rehabilitation or replacement. Based on the 2008 survey, Table A-4 shows that about 3,600 housing units need rehabilitation of which about 200 had substantial rehabilitation needs.

Table A-4
City of Brawley
Housing Rehabilitation Need by Housing Type

	Rehabilitation Need				
Type of Unit	Minor	Moderate	Substantial	Total	Percent
Single Family	1,632	630	136	2,398	66.0%
Duplex	172	136	14	322	8.8%
Triplex	36	30	0	66	1.8%
Multifamily	457	69	0	526	14.5%
Mobile Home	182	83	57	322	8.8%
Mixed Use	1	3	1	5	0.1%
Total	2,480	951	208	3,639	100.0%

Source: City of Brawley 2008 Housing Element, Housing Condition Survey

Because housing rehabilitation needs are non-structural in nature, they not pose serious health and safety issues. For example, the most frequent housing rehabilitation needs are

- Replacing windows - 3,440 housing units
- Re-painting - 1,631 housing units
- Patching/painting - 598 housing units

However, 844 homes need re-roofing, and could be a serious problem if, for example, rain leaks into the home. Also, 293 homes had no foundation or needed foundation repairs.

There are 52 housing units identified as dilapidated and beyond repair. Table A-5 shows that single-family dwellings and mobile homes comprise the types of dwellings in need of replacement.

Table A-5
City of Brawley
Housing Replacement Need

Type of Unit	Replacement Need
Single Family	48
Duplex	0
Triplex	0
Multifamily	0
Mobile Home	4
Mixed Use	0
Total	52

Source: City of Brawley Housing Element 2008, properties identified as "dilapidated and beyond rehabilitation"

3. HOUSEHOLD CHARACTERISITICS

This part examines the following household characteristics:

- Tenure – owners and renters
- Level of payment compared to ability to pay
- Overcrowding

a. Tenure – Owners and Renters

Tenure refers to whether housing units are occupied by owners or renters. Census 2010 reports 7,623 occupied housing units – 3,970 owners (52.1%) and 3,653 renters (47.9%). Table A-6 shows that the majority of households 55+ years of age are owners. Conversely, the younger households (15 to 44 years of age) are predominantly renters.

b. Level of Payment Compared to Ability to Pay

Level of payment compared to ability to pay measures the number and percentage of households who are paying more than they can afford for housing. This problem is referred to as "overpaying" or "cost burdened." For lower income households, overpaying occurs when they pay 30% or more of their income on housing costs. "Severe" overpaying is when lower income households spend 50% or more of their income on housing costs.

Table A-6
City of Brawley
Tenure by Age of Householder

Age of Householder	Owner	Percent	Renter	Percent	Total	Percent
15 to 24 years	42	10.4%	363	89.6%	405	5.3%
25 to 34 years	421	33.8%	823	66.2%	1,244	16.3%
35 to 44 years	722	49.8%	728	50.2%	1,450	19.0%
45 to 54 years	949	57.4%	704	42.6%	1,653	21.7%
55 to 64 years	902	66.2%	460	33.8%	1,362	17.9%
65 years and over	934	61.9%	575	38.1%	1,509	19.8%
Total	3,970	52.1%	3,653	47.9%	7,623	100.0%

Source: Census 2010, Summary File 1, Table QT-H2: Tenure, Household Size and Age of Householder
Table construction by Castañeda & Associates

1. 2013 Income Limits for Income Groups

Table A-7 shows the 2013 household income limits for four income groups, adjusted by household size –

- Extremely low income: <30% of the Imperial County median household income
- Low income: 30%-50% of the Imperial County median household income
- Lower income: 50%-80% of the Imperial County median household income
- Moderate income: 80%-120% of the Imperial County median household income

The income limits are important because they determine eligibility for programs that provide financial assistance to owners and renters.

Table A-7
Imperial County
2013 Annual Income Limits Adjusted by Household Size

Household Size (# of persons)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income
1 person	$12,150	$20,300	$32,450	$48,650
2 persons	$13,900	$23,200	$37,050	$55,600
3 persons	$15,650	$26,100	$41,700	$62,550
4 persons	$17,350	$28,950	$46,300	$69,500
5 persons	$18,750	$31,300	$50,050	$75,050
6 persons	$20,150	$33,600	$53,750	$80,600
7 persons	$21,550	$35,900	$57,450	$86,200
8 persons	$22,950	$38,250	$61,150	$91,750

Source: State Department of Housing and Community Development, State Income Limits for 2013, February 25, 2013
Table construction by Castañeda & Associates

Table A-8 shows the annual income and monthly income for a 4-person household in each of the four income groups. For instance, the monthly income of a low income 4 person household ranges between $2,412 and $3,858.

Table A-8
Imperial County
Annual and Monthly for a 4-Person Household

Income Group	Income Limits	Monthly Income
Extremely Low	less than $17,350	less than $1,445
Very Low	$17,351-$28,950	$1,445-$2,412
Low	$28,951-$46,300	$2,412-$3,858
Moderate	$46,301-$69,500	$3,858-$5,791

Source: Table A-7
Table construction by Castañeda & Associates

2. Cost Burdened and Severely Cost Burdened Owners and Renter.

Overpaying is often cited as one of the major problems confronting the lower income population. Table A-9 shows the total number of households and the number cost burdened and severely cost burdened by income group and household type.

In summary:

- There are a total of 1,175 extremely low income renter and owner households (975 + 200) of which 880 (715 + 165) are cost burdened (>30%). About three of every four ELI renters are cost burdened.

- There are a total of 1,395 very low income renter and owner households (945 + 420) of which 875 (590 + 285) are cost burdened (>30%). Almost two-thirds of very low income renters are cost burdened.

- There are a total of 980 low income renter and owner households (500 + 480) of which 490 (185 + 305) are cost burdened (>30%). About one-third of the low income renters are cost burdened.

- There are a total of 3,550 lower income (<80% AMI) renter and owner households of which 2,245 are cost burdened (>30%). Almost two-thirds of all lower income renters are cost burdened.

- There are a total of 7,050 (3,250 + 3,800) households of which 2,773 are cost burdened (about 40%).

Cost burdened renters can be assisted by the Imperial Valley Housing Authority's Section 8 Housing Choice Voucher Program and the affordable rental housing stock. Cost burdened home owners, however, do not have a funding source that can lower their housing payments.

Table A-9
City of Brawley
Cost Burdened Households by Income and Household Type

Household Type/Income Level/Cost Burden	Small Related	Large Related	Elderly	Other	Total Cost Burdened	Percent Cost Burdened	Total Households by Income
Renters Cost Burden >30%							
0-30% AMI	430	85	95	105	715	73.3%	975
30-50% AMI	255	135	155	45	590	62.4%	945
50-80% AMI	85	70	-	30	185	37.0%	500
All Households	770	290	250	180	1,490	45.8%	3,250
Renters Cost Burden >50%							
0-30% AMI	330	50	60	75	515	52.8%	975
30-50% AMI	125	40	105	-	270	28.6%	945
50-80% AMI	-	40	-	-	40	8.0%	500
All Households	455	130	165	75	825	25.4%	3,250
Owners Cost Burden >30%							
0-30% AMI	30	-	110	25	165	82.5%	200
30-50% AMI	70	105	110	-	285	67.9%	420
50-80% AMI	50	130	90	35	305	63.5%	480
All Households	510	290	354	129	1,283	33.8%	3,800
Owners Cost Burden >50%							
0-30% AMI	30	-	35	25	90	45.0%	200
30-50% AMI	40	40	65	-	145	34.5%	420
50-80% AMI	15	40	0	35	130	27.1%	480
All Households	120	80	150	85	435	11.4%	3,800

Source: HUD User Website, CPD Data, City of Brawley, 2006-2010 CHAS.

c. Overcrowding

Overcrowding is one result of the shortage of interior living space. Overcrowding reflects the financial inability of households to buy or rent housing units having enough space for their needs. Consequently, overcrowding is considered a household characteristic instead of a housing structural condition. An "overcrowded" housing unit does not necessarily imply one of inadequate physical condition; rather, with fewer persons it becomes "uncrowded".
Overcrowding also may be a temporary situation since some households will move to larger housing units to meet space requirements.

HUD CHAS provides estimates of the number of occupants per room based on the 2005-2009 American Community Survey (ACS). The following definitions apply to this topic:

> Occupants per room is obtained by dividing the number of people in each occupied housing unit by the number of rooms in the unit. The figures show the number of occupied housing units having the specified ratio of people per room. Although *the Census Bureau has no official definition of crowded units*, many users consider units with more than one occupant per room to be crowded.
>
> For each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table A-10 shows that the HUD CHAS data estimates about 580 crowded households. Of this total, about 63% are “crowded” and 37% are “severely crowded.” Owners comprise the majority of crowded households, but roughly in the same percentage that they represent of all households. Crowded households are an indicator of the need for an increase in the number of 3-bedroom apartment units and bedroom additions to owner occupied housing.

Table A-10
City of Brawley
Crowding (Households with More than One Occupant Per Room) by Tenure

Income	Owner	Renter	Total
1.01 to 1.50 occupants per room	188	179	367
1.51 or more occupants per room	126	87	213
Total	314	266	580

Source: U.S. Department of Housing and Urban Development, *2005-2009 CHAS (Comprehensive Housing Affordability Strategy)*
Table construction by Castañeda & Associates

4. AT-RISK HOUSING ASSESSMENT

a. At-Risk Inventory

At-risk housing refers to affordable rental housing that may convert to market rate housing between 2013 and 2023. Table A-11 shows that 116 rental housing units located in three apartment communities are at-risk of conversion to market rate housing.

Table A-11
City of Brawley
Inventory of Affordable Rental Housing at Risk of Converting to Market Rate Housing

Apartment Community	Number of Affordable Units	Type of Financing	Risk Level	Expiration Date
Brawley Senior Housing	20	Section 8/202	High	4/17/2015
Encino Village	32	Section 8/515	Moderate	2/19/2022
The Springs Apartments	64	Section 8/515	Moderate	4/17/2022
Total	116			

Source: California Housing Partnership Corporation, April 25, 2013

One of properties is considered at high risk due to a Section 8 contract set to expire in the next five years while the other two have Section 8 contracts set to expire within 10 years so they are considered moderate risk.

Section 8 provides rental assistance to the elderly and families residing in a specific project – that is, project based rental assistance. HCD has explained:

> Section 8 contracts, which were originally issued for 15-20 year terms, are now subject to annual renewal. Upon expiration of the Section 8 contract, owners are generally under no obligation to accept a contract renewal and maintain the affordability of the units to lower income households. Section 8 assisted properties include both the HUD older-assisted properties (approximately half of these), and newer assisted properties which were generally financed by HUD under the Section 221(d)(4) program, or by the California Housing Finance Agency (CHFA).
>
> Source: California Department of Housing and Community Development, *Affordable Rental Housing at Risk of Conversion*, page 4

The HUD Section 202 program provided interest-free capital advances to private, nonprofit sponsors to finance the development of supportive housing for the elderly. The capital advance does not have to be repaid as long as the project serves very low-income elderly persons for 40 years.

Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for 3 years and are renewable based on the availability of funds.

The Rural Housing Service (RHA) of the U.S. Department of Agriculture (USDA) offered the Section 515 direct loan program for affordable rental housing located in rural areas. The program was formerly administered by the Farmers Home Administration.

The process of converting affordable housing to market rate housing is a difficult and lengthy process, which requires notices to tenants, local government, local housing authorities and qualified entities. State notice requirements apply to multifamily rental housing developments that receive governmental assistance from specific housing programs including the three described above.
Table A-12 summarizes the State notice requirements.

Table A-12
State Preservation Notice Requirements
Pursuant to Government Code Sections 65863.10, 65863.11, and 65863.13

Type of Notice	When	Parties
Intent to Prepay, Terminate, or Expiration of Subsidies	6 and 12 Months	Tenants Affected Public Agencies
Opportunity to Submit a Purchase Offer	12 Months	Qualified Entities
Notice to Affected Public Agencies	6 Months	Affected Public Agencies
Notice of Any Changes	Within 7 business days of any change	Tenants

b. Cost Analysis

The cost analysis involves estimates of the costs to preserve or replace the affordable housing units in the event all were converted to market rate housing.

A cost estimate to preserve the housing is difficult to establish because of many unknown factors. Preservation could occur by providing tenant based rental assistance in 116 housing units located in Brawley. Preservation by means of rental assistance would annually cost an estimated $696,000 based on average monthly subsidy of $500 ($500 x 12 = $6,000 X 116 = $696,000).

Preservation by means of acquisition and rehabilitation of the at-risk housing units is estimated to cost $20,694,400 based on assumed cost of $178,400 per housing unit ($178,400 x 116 = $20,694,400).

Replacement by means of new construction is estimated to cost $27,592,920 based on average per unit cost of $237,870 ($237,870 x 116 = $27,592,920).

The per unit new construction cost is based on the least costly tax credit project costs. The per unit acquisition and rehabilitation cost is based on 75% of the new construction cost. Source: California Tax Credit Allocation Committee, *Cost Containment and the LIHTC Program*, July 2011 Public Forums.

c. Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming "at-risk". Should a property become "at-risk" the City maintains an active list of resources that may have an interest in preserving that property.

Monitoring procedures for preserving at-risk units will be developed such as:

- Monitoring the Risk Assessment report published by the California Housing Partnership Corporation (CHPC).
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt-out in the future, and offer assistance in locating eligible buyers.
- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
- Ensure that all owners and managers of affordable housing have access to applicable State and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay.

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. The following is a list of current local, state and federal programs.

- HOME Investment Partnerships (HOME) Program
- Imperial Valley Housing Authority (IVHA) is a Public Housing Authority. It administers federal and state funds for its public housing projects and government assisted housing units such as the Section Housing Choice Voucher Program (rental assistance). Brawley is located within the service area of the IVHA.
- Low-income Housing Tax Credit Program (LIHTC) - The LIHTC Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units at affordable rent levels. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation of at-risk housing.
- Preservation Financing Program, operated through California Housing Finance Agency (CHFA), offers tax-exempt financing for the acquisition or refinancing of a project with an expiring Section 8 contract.

Pursuant to California Government Code Section 65863.11, owners of government-assisted projects cannot terminate subsidy contracts, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. This Notice is required to be sent to Qualified Entities at least twelve months prior to sale or termination of use restrictions. Qualified Entities are nonprofit or for profit organizations or individuals that agree to maintain the long-term affordability of projects.

Qualified entities that have expressed an interest in preserving the affordability of at-risk housing developments located in Imperial County include:

- Affordable Housing People
- Coachella Valley Housing Coalition
- Community Housing Group
- ROEM Development Corporation
- San Diego County Ser-Jobs for Progress, Inc.
- Southern California Housing Development Corporation

5. SPECIAL HOUSING NEEDS

Special housing needs refer to the needs of populations such as:

- Elderly
- Persons with disabilities
- Persons with developmental disabilities
- Large families
- Farmworkers
- Families with female heads of household
- Families and persons in need of emergency shelter

a. Elderly

The special housing needs that the elderly potentially experience include, but are not limited, to:

- Affordable housing
- Units with accessibility modifications
- Units with special accommodations for live-in caretakers
- Housing developments that provide on-site supportive services
- Assistance in locating housing or in securing shared housing
- Housing located near transportation, shopping and medical services

The special housing needs of seniors are unique because of the aging process. The housing needs of seniors are often the result of the age, gender, health, and economic status of elderly couples and individuals.

According to the 2010 Census, there are 1,918 elderly households (62+ years of age) –

- 1,205 owners
- 713 renters

The HUD CHAS data estimates that 653 elderly households are cost burdened –

- 353 owners
- 300 renters

Therefore, 29% of elderly owners (353/1,205) and 42% elderly renters (300/713) are cost burdened. Table A-13 shows the number of cost burdened elderly households by tenure and income group.

While 353 elderly owners are overpaying, there are no ongoing programs to provide monthly financial assistance to such owners. Some homeowners may benefit from the County's rehabilitation programs and some may need financial counseling to reduce overpaying.

Rental housing assistance for elderly renters is available from the Section 8 Housing Choice Voucher Program which is administered by the Imperial Valley Housing Authority. Another important housing resource for the elderly is existing stock of mobile homes.

Table A-13
City of Brawley
Cost Burdened Elderly Households by Income and Tenure

Income Group	Owners	Renters	Total
Extremely Low (0-30%)	129	135	264
Very Low (31-50%)	150	145	295
Low (51-80%)	74	20	94
Total	353	300	653

Source: U.S. Department of Housing and Urban Development, 2005-2009 CHAS (Comprehensive Housing Affordability Strategy)
Table construction by Castañeda & Associates

b. Persons with Disabilities

Some key special housing needs may include:

- Affordable housing
- Units with accessibility modifications
- Units with special accommodations for live-in caretakers
- Housing developments that provide supportive services
- Units accessible to public transportation
- Assistance in locating housing or in securing shared housing
- Housing with design features that facilitate mobility and independence

The majority of housing units in most communities lack features such as ramps, extra wide doors, raised toilets, hand rails, lowered counters, or slip-resistant floors that would make them suitable for, or readily adaptable, to people with mobility limitations and people using assistive technology. The majority of existing dwellings are inaccessible to people with a mobility impairment.

The 2010 American Community Survey asks respondents about six different types of disabilities:

- Hearing difficulty – "deaf or [had] serious difficulty hearing."
- Vision difficulty – "blind or [had] serious difficulty even when wearing glasses."
- Cognitive difficulty – "serious difficulty concentrating, remembering, or making decisions."
- Ambulatory difficulty – "serious difficulty walking or climbing stairs."
- Self-care difficulty – "difficulty dressing or bathing."
- Independent living difficulty – "difficulty doing errands alone such as visiting a doctor's office or shopping."

About 2,700 disabled persons live in Brawley. The elderly have the highest rate of disabilities as 52.4% of all people 65 years of age or older report one or more disability. Table A-14 shows the number and percentage of disabled persons by age group.

Programs that provide financial assistance for home retrofits and modifications would benefit disabled householders.

Table A-14
City of Brawley
Disability Status of Civilian Non-institutionalized Population by Age Group – April 2010

Age Group	Total Population	Disabled Population	Percent Disabled
< 5 years	2,371	52	2.2%
5-17 years	5,767	87	1.5%
18-64 years	14,290	1,315	9.2%
65 years +	2,414	1,265	52.4%
Total	24,842	2,718	10.9%

Note: Total population per Census is 24,953 with 111 institutionalized persons residing in Brawley. . No institutionalized persons less than 18 years of age are subtracted from the 5-17 age group, 17 institutionalized persons are subtracted from the 18-64 years of age total population and 94 are subtracted from the 65+ age group total.
Sources: 2010 Census Summary File 1, Table P12 Sex by Age (total population by age group)
2010 Census Summary File 1, Table QT-P13 Group Quarters Population by Sex, Age, and Type of Group Quarters: 2010 (institutionalized population by age group)
Source: American FactFinder, U.S. Census Bureau, *2010 American Community Survey 1-Year Estimates, Table S1810, Disability Characteristics*
Table construction by Castañeda & Associates

c. Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Diego Regional Center (SDRC), which serves both Imperial and San Diego counties, is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. There is a field office located in the City of Imperial at 512 W. Aten Road.

About 0.59 percent of California's population is served by the DDS. This percentage applied to Brawley' population (25,465 as 01/01/2012) yields an estimate of 150 residents who could be served by the SDRC. Based on SDRC's clients by diagnosis, the most prevalent condition among the City's 150 residents would be mental retardation/intellectual disability. The other most prevalent diagnosis – in rank order - would be autism, epilepsy, cerebral palsy, and other. However, individuals may have more than one diagnosis.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Section 2 – Housing Program - describes program to address the needs of developmentally disabled persons.

d. Large Families

HCD defines large families as consisting of five or more persons. Lower income, large families need three, four or five bedroom housing units at affordable costs. Since housing with these numbers of bedrooms usually command higher costs than smaller units, affordability is another key need of large families/households.

According to the 2010 Census, there are 1,778 large family households – 914 owners and 864 renters. The HUD CHAS data estimates that 505 large family households are cost burdened – 185 owners and 320 renters.

Therefore, 20% of the large family owners (185/914) and 37% of large family renters (320/864) are cost burdened. Table A-15 shows the number of large family households by household size and tenure.

Table A-15
City of Brawley
Large Families by Tenure - 2010

Large Families	Owners	Percent	Renter	Percent	Total	Percent
5 Persons	494	52.6%	445	47.4%	939	52.8%
6 Persons	239	48.8%	251	51.2%	490	27.6%
7 Persons+	181	51.9%	168	48.1%	349	19.6%
Total	914	51.4%	864	48.6%	1,778	100.0%

Source: American FactFinder, Census 2010, Summary File 1, Table H16: Tenure by Household Size.
Table construction by Castañeda & Associates

Table A-16 shows the number of cost burdened large family households by tenure and income group.

Table A-16
City of Brawley
Cost Burdened Large Families by Tenure and Income Group

Income Group	Owners	Renters	Total
Extremely Low (0-30%)	0	80	80
Very Low (31-50%)	105	130	235
Low (51-80%)	80	110	190
Total	185	320	505

Source: U.S. Department of Housing and Urban Development, 2005-2009 CHAS (Comprehensive Housing Affordability Strategy)
Table construction by Castañeda & Associates

e. Farmworkers

HCD guidance indicates that a housing element should estimate the number of permanent and seasonal farmworkers within the community. A farm worker is --

- A person who performs manual and/or hand tool labor to plant, cultivate, harvest, pack and/or load field crops and other plant life.
- A person who attends to live farm, ranch or aquacultural animals including those produced for animal products."

  [Source: State of California, Employment Development Department, Labor Market Information Division Occupational Definition]

Because of their predominantly low incomes, housing affordability is an acute need for farmworkers.

Using recent American Community Survey data, the Southern California Association of Governments (SCAG) has estimated the number of Imperial County farm workers by place of residence. Table A-17 shows that 686 farm workers live in Brawley, which is a little more than one-fifth of all the Imperial County farmworkers.

The *housed* "farmworkers" who reside in the City live in a household and occupy a housing unit. Therefore, they would be among the existing households counted as part of the CHAS housing needs, and estimates of existing and projected housing needs produced by SCAG. That is, the resident farmworker housing needs would be counted as part of the lower income households experiencing problems of overpaying, overcrowding, and living in substandard housing.

Because the City's farm worker population is small, the housing needs of this group are addressed through its standard affordable housing strategies.

Table A-17
Imperial County: Farm Workers by Place of Residence

City	Male Farm Worker	Female Farm Worker	Total	Percent Distribution
Brawley	615	71	686	21.7%
Calexico	500	242	742	23.4%
Calipatria	111	18	129	4.1%
El Centro	314	189	503	15.9%
Holtville	127	0	127	4.0%
Imperial	135	10	145	4.6%
Unincorporated	564	171	735	23.2%
Westmorland	84	13	97	3.1%
County Total	2,450	714	3,164	100.0%

Source: 2005-2009 American Community Survey and Southern California Association of Governments
Table construction by Castañeda & Associates

f. Female Householders

Some important housing needs of female householders include:

- Affordable housing
- Housing developments that provide supportive services
- Assistance in locating housing or in securing shared housing
- Access to housing which accommodates children
- Access to housing which is designed for security and convenience
- Access to housing near parks and open space to serve the needs of female householders with children.

Table A-18 shows that there are 2,355 female householders live in the City. That number represented about one-third of all the City's householders.

Table A-18
City of Brawley
Female Householders by Tenure – 2010

Type of Household	Owner	Renter	Total	Percent
Family, No Husband	543	1,017	1,560	66.2%
Living with others	32	57	89	3.8%
Living Alone				
<65 Years	125	211	336	14.3%
65 Years+	197	173	370	15.7%
Subtotal Living Alone	322	384	706	30.0%
Total	897	1,458	2,355	100.0%
Percent	38.1%	61.9%		

Source: 2010 Census Summary File 1 (SF 1), Table QT-H3 Household Population and Household Type by Tenure: 2010
Table construction by Castañeda & Associates

About 1,600 female householders live with a family and 700 live alone. About 16% of all female householders are 65 years of age or older and live alone. Potential housing needs include rental assistance and assistance with home maintenance and repairs for owner female householders living alone.

g. Families and Persons in Need of Emergency Shelter

According to HUD, a person is considered homeless only when he/she resides in one of the places described below at the time of the count.

- An unsheltered homeless person resides in a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.
- A sheltered homeless person resides in an emergency shelter or transitional housing for homeless persons who originally came from the streets or emergency shelters.

Generally there are two forms of homelessness-the “permanent homeless” who are the transient mot visible homeless population, and the “temporary homeless”, who are homeless due to evictions and may stay with friends, family or in a shelter until obtaining a permanent residence. As a result of their transient nature, it is difficult to get an exact count on the number of homeless in a given area at any given time.

The Imperial County Point-in-time Homeless Count (January 25, 2013) estimates a total of about 140 homeless persons. The same source indicates that Brawley has an estimated 18 homeless persons, which includes chronically homeless persons

6. PROJECTED HOUSING NEEDS

a. Population Trends and Projections

Over the past 32 years, the City's population grew by 10,519 persons. The largest population gains happened in the 10 years between 1980 and 1990. Table A-19 shows the population trends during the past three decades.

Table A-19
City of Brawley
Population Growth Trends - 1980 to 2012

Year	Population	Incremental Increase	Incremental % Increase	Cumulative Increase	Cumulative % Increase
1980	14,946				
1990	18,923	3,977	26.6%	3,977	26.6%
2000	22,052	3,129	16.5%	7,106	47.5%
2010	24,953	2,901	13.2%	10,007	67.0%
2012	25,465	512	2.1%	10,519	70.4%

Source: U.S. Census of Population and Housing for years 1980, 1990, 2000 and 2010
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State 2012, with 2010 Benchmark* Sacramento, California, May 2012.
Table construction by Castañeda & Associates

The population growth projections indicate considerable gains by 2020. The SCAG 2012 RTP Forecast shows an increase of 12,000 persons and 4,000 households between 2008 and 2020. The household forecast is similar to the City's regional share allocation of about 3,000 housing units between 2014 and 2021.

b. Employment Trends and Projections

Employment generates income, which leads to effective housing demand and housing choice. According to Census 2000, about 8,560 residents that were 16 years of age and older were in the labor force. The labor force refers to civilian labor force and does not include persons in the armed forces. In 2000, the unemployment rate was about 16%. Table A-20 indicates that the labor force has increased by 2,380 workers between 2000 and 2010. The 2010 unemployment rate is estimated to be 22.6% meaning that the number of jobless persons has increased by almost 1,265 since 2000. This economic condition weakens housing choice.

Table A-21 provides details on the type of industries for Brawley's civilian labor force. Nearly one in five persons in the labor force worked in the educational services, health care and social assistance industries. The second highest, with just over 12% of the labor force, is employed in the agriculture, forestry, fishing and hunting, and mining industries.

The SCAG 2012 RTP Forecast shows an increase in employment of 4,800 jobs between 2008 and 2020.

Table A-20
City of Brawley
Civilian Labor Force and Employment Characteristics for Population 16 Years and Over: 2000 and 2010

Employment Status	2000	2010
Population 16 Years +	15,329	17,879
In the Labor Force	8,554	10,934
Employed	7,351	8,466
Unemployed	1,203	2,468
Unemployment Rate	16.4%	22.6%

Source: 2000 Census, Table DP-3 Profile of Selected Economic Characteristics: 2000, Employment Status Population 16 Years and Over. 2008-2010 American Community Survey 3-Year Estimates, Table DP-3: Selected Economic Characteristics, Employment Status Population 16 Years and Over
Table construction by Castañeda & Associates

Table A-21
City of Brawley
Civilian Labor Force Employment by Industry-2010

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	1,028	12.2%
Construction	582	6.9%
Manufacturing	624	7.4%
Wholesale trade	143	1.7%
Retail trade	927	11.0%
Transportation and warehousing, and utilities	497	5.9%
Information	143	1.7%
Finance and insurance, and real estate and rental and leasing	362	4.3%
Professional, scientific, and management, and administrative and waste management services	362	4.3%
Educational services, and health care and social assistance	1,627	19.3%
Arts, entertainment, and recreation, and accommodation and food services	818	9.7%
Other services, except public administration	430	5.1%
Public administration	885	10.5%
Total	8,428	100.0%

Source: American FactFinder, American Community Survey (ACS) 2008-2010 3-Year Estimates, Table DP03 Selected Economic Characteristics. Census 2010 Summary File 1, Table QT-P1 Age Groups and Sex
Note: ACS percentages were applied to Census 2010 population numbers. Percent in the Labor Force (47.4%) applied to the 2010 population (17,780) 16 years+.
Table construction by Castañeda & Associates

c. Share of Regional Housing Needs

Pursuant to State law, SCAG has allocated to each city and county in the region it share of the regional housing need. The regional share includes new housing need to -

- Accommodate household growth
- Replace units lost from the inventory due to demolitions, fires and other causes
- Provide a healthy vacancy rate

The City's share of the regional housing need for the period from January 1, 2014 to October 1, 2021 is 3,034 housing units. Table A-22 shows number of housing units needed for five income groups.

Table A-22
City of Brawley
Share of Regional Housing Needs
January 1, 2014 – October 1, 2021

Income Group	Number	Percent
Extremely Low	380	12.5%
Very Low	380	12.5%
Low	470	15.5%
Moderate	466	15.4%
Above Moderate	1,338	44.1%
Total:	3,034	100.0%

Source: Southern California Association of Governments, *5th Cycle Final Regional Housing Needs Assessment Allocation Plan,* adopted by the Regional Council on October 4, 2012
Table construction by Castañeda & Associates

C. SITES INVENTORY AND ANALYSIS

1. INTRODUCTION

The City's share of the regional housing need of 3,034 housing units by income group is as follows:

- Lower income 1,230 housing units
- Moderate Income 466 housing units
- Above Moderate Income 1,338 housing units

Government Code Section 65583(a)(3) states that a housing element must include:

> An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites.

Section 65583.2(a) states that the inventory of land suitable for residential development –

> …shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels…."

2. VACANT SITES ACCOMMODATING THE CITY'S NEW CONSTRUCTION NEED

Table A-23 lists vacant sites/projects that can accommodate the City's share of the regional housing need. For the sake of analysis, the income levels for these developments have been projected based upon the income levels of existing and historic development within the City of Brawley. Of these housing units, 2,073 would be multi-family units. The multi-family units accommodate the lower income housing which includes extremely low, very low and low income levels. The 1,510 townhomes and condos within the City will be considered to be targeted for moderate income households and the 4,172 single-family units will be divided between moderate and above-moderate income levels. In summary:

- Eight vacant sites/projects have a total of 2,073 multi-family housing units. These sites/projects have a housing capacity that meet and exceed the lower income housing need of 1,230 units.

- Seven vacant sites/projects have a total of 1,510 condominium/townhome housing units. These housing units accommodate the moderate income housing need. In addition.13 vacant sites/projects have a total of 2,086 single-family housing units that can accommodate moderate income housing needs. The combined housing capacity of 3,596 units exceeds the moderate income housing need of 466 housing units.

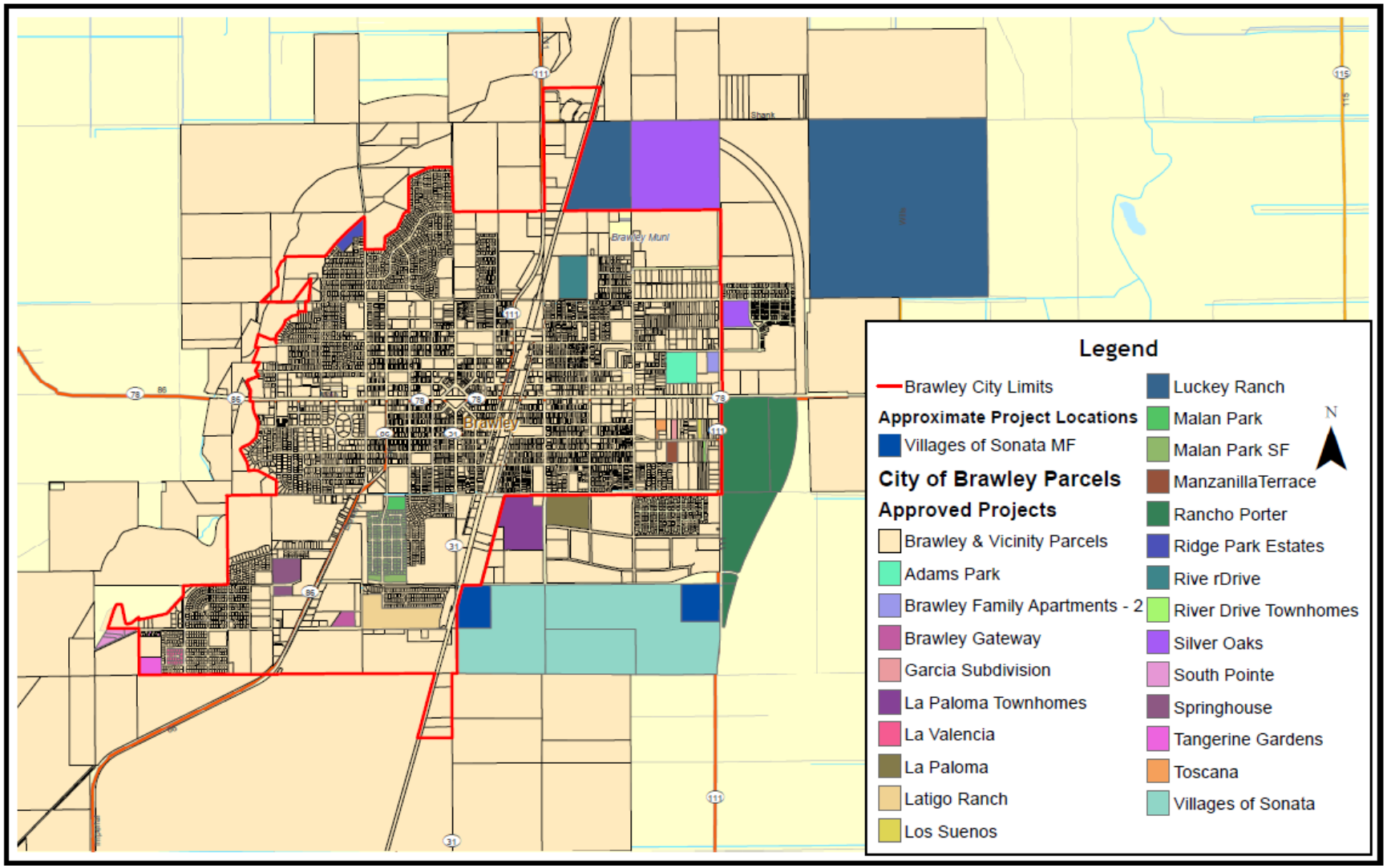
- Thirteen vacant sites/projects have a total capacity of 2,086 housing units, which exceed the above moderate income housing need of 1,338 housing units.

Exhibit A-1 shows the location of the vacant housing sites.

Table A-23
City of Brawley
Approved Projects on Vacant Sites Accommodating
The City's Share of the Regional Housing Need

Project Name	Parcel Number	Type	Acres	Housing Capacity
Gateway Planned Development	048-250-013	MF	13.74	240
Palazzo Apartments at Gateway Planned Development	048-250-013	MF	3.465	80
La Paloma	049-270-03	MF	N/A	570
Luckey Ranch	047-010-009, 047-020-003, 047-020-004	MF	39	468
Malan Park	048-275-055	MF	N/A	80
Meadowbrook	047-430-010, 047-430-011, 047-430-012, 047-430-015	MF	4.78	81
Rancho Porter	047-100-003, 047-100-004, 049-270-050, 049-270-052, 049-270-053	MF	30	493
Toscana	047-320-061	MF	2.62	61
Total Multi-Family: 2,073				
La Paloma Townhomes	049-270-020	TWN	42.02	452
Los Suenos	047-320-027	CON	1.95	30
River Drive Townhomes	047-380-017	TWN	1.39	22
Silver Oaks	047-020-003, 047-020-002, 047-020-001, 047-501-001	CON	14.71	256
Florentine (Springhouse)	048-250-063, 048-250-064	CON	17.67	160
Tangerine Gardens	048-240-019	CON	N/A	140
Villages of Sonata	049-270-009, 049-270-048, 049-270-049	TWN	50	450
Total Condo/Townhome Units: 1,510				
Adams Park	047-310-059	SF	20.21	50
Gateway Planned Development	048-250-13	SF	13.74	124
Garcia Subdivision	047-320-052	SF	4.63	10
La Paloma	049-270-03	SF	N/A	1,430
La Valencia	048-240-011	SF	20	72
Latigo Ranch	048-410-411	SF	83.42	267
Luckey Ranch	047-010-009, 047-020-003, 047-020-004	SF	146	803
Malan Park	048-250-067	SF	63.34	223
Ridge Park Estates	046-050-042	SF	8.29	24
River Drive	047-060-031	SF	24.5	122
South Pointe	048-240-027	SF	6.88	4
Victoria park	048-250-075	SF	76.6	270
Rancho Porter	047-100-003, 047-100-004, 049-270-050, 049-270-052, 049-270-053	SF	180.43	773
Total Single-Family: 4,172				
Total Units: 7,755				

Exhibit A-1: City of Brawley Location of Houisng Sites



3. BRAWLEY DOWNTOWN VACANT AND UNDERUTILIZED SITES ACCOMMODATING THE CITY'S NEW CONSTRUCTION NEED

In December 2012, the City Council adopted the Brawley Downtown Specific Plan. Downtown Brawley consists of approximately 110 acres, 265 parcels, and about 1 million square feet of existing civic, commercial, institutional and industrial uses. An estimated 179 dwellings also exist within the Downtown, represented by a mixture of single-family residential and multi-family homes. A purpose of the Specific Plan was to implement the following Land Use Element Policy:

Encourage in-fill of vacant parcels in areas already predominately developed.

Another purpose of the Specific Plan is to:

Diversify the City's housing options by providing urban housing opportunities for a range of socio-economic levels.

Three Districts comprise Brawley Downtown: Civic Center, West Village and East Village. Exhibit A-2 shows the boundaries of the three Districts. Table A-24 illustrates that the combined housing capacity is 200 housing units.

Table A-24
Brawley Downtown: Housing Capacity by District

District	Permitted Dwelling Units Per Acre (DU)	Maximum # of Dwelling Units[1]	Height Limits
Civic Center (I)	25	150	5 stories
West Village (II)	20	20	3 stories
East Village (III)	18	30	4 stories
Total	N/A	200	

[1]Maximum # of Dwelling Units (DU) was determined by the Downtown Brawley Specific Plan based on total combined acres of parcels designated by one of the "Neighborhood" frontage types.

The Specific Plan encourages mixed use development on parcels having street frontage, including attached single-family and multi-family residential allowed only on the upper floors. Density bonuses permit housing to be developed at 25, 27 and 34 dwelling units per acre. Downtown Brawley has examples of high density residential development. The Ciudad Plaza – located at the northwest corner of North 8th Street and Main Street – is three stories high and contains 60 housing units on a lot that is 14,300 square feet.

Although the Brawley Downtown Specific Plan offers a variety of development incentives and the potential for density bonus housing, the housing capacity of 200 housing units was not allocated to one of the three affordability levels. Table A-23 demonstrates that there are enough sites to accommodate Brawley's share of the regional housing need for lower income, moderate income and above moderate income housing units. Information on housing in Brawley Downtown shows that the City is offering a variety of housing types and also will contribute to the development of an infill development strategy, as required by the Sustainable Communities Planning Grant.

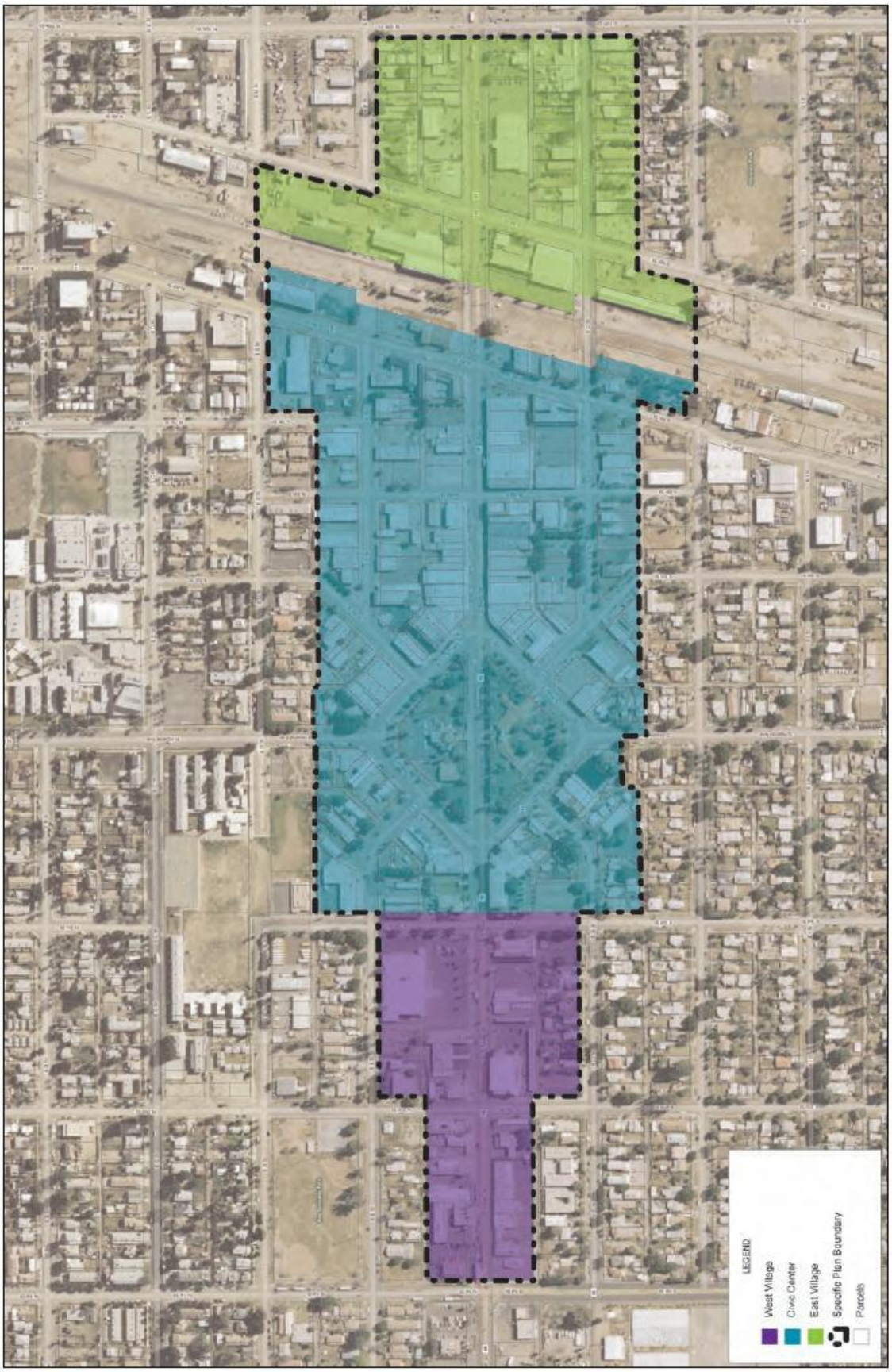


Exhibit A-2
City of Brawley
Downtown Districts

The Brawley Downtown Specific Plan regulates the development of properties based on the type of building frontage for the property. The Specific Plan establishes development standards for eight frontage types of which six permit residential uses. Table A-25 lists the residential density standards and height limits for six frontage types. Table A-26 (pages A-31 and A-32) lists the lot sizes of the vacant and underutilized sites located in Brawley downtown.

Table A-25
Brawley Downtown Residential Development Standards by Frontage Type
General Plan Designation: Mixed Use
Zoning Designation: Specific Plan

Residential Permitted by Right or in Specific Locations	Base Residential Density Standards	Maximum Height
Civic Center Main Street		
Attached Single-Family and Multi-Family Residential Units: residential units are only allowed on upper floors or within ground floor locations that do not have street frontage.	Base Residential Density: 18.5 units per acre Density Bonus: Density bonuses of up to 35% (maximum of 25 units per acre) are allowed per the requirements of Article XXI (Density Bonus Program) of the Zoning Ordinance.	5 stories maximum; however, the fifth story facade shall not project past the property line maximum.
Civic Center Neighborhood		
Attached Single-Family and Multi-Family Residential Units (by right)	Base Residential Density: 25 units per acre Density Bonus: Density bonuses of up to 35% (maximum of 34 units per acre) are allowed per the requirements of Article XXI (Density Bonus Program) of the Zoning Ordinance.	4 stories maximum
West Village Main Street		
Attached Single-Family and Multi-Family Residential Units: residential units are only allowed on upper floors or within ground floor locations that do not have street frontage	Base Residential Density: 18.5 units per acre Density Bonus: Density bonuses of up to 35% (maximum of 25 units per acre) are allowed per the requirements of Article XXI (Density Bonus Program) of the Zoning Ordinance.	3 stories maximum

Table A-25 continued
Brawley Downtown Residential Development Standards by Frontage Type
General Plan Designation: Mixed Use
Zoning Designation: Specific Plan

Residential Permitted by Right or in Specific Locations	Base Residential Density Standards	Maximum Height
West Village Neighborhood		
Attached Single-Family and Multi-Family Residential Units (by right)	Base Residential Density: 20 units per acre Density Bonus: Density bonuses of up to 35% (maximum of 27 units per acre) are allowed per the requirements of Article XXI (Density Bonus Program) of the Zoning Ordinance.	3 stories maximum
East Village Main Street		
Attached Single-Family and Multi-Family Residential Units: residential units are only allowed on upper floors or within ground floor locations that do not have street frontage	Base Residential Density: 18.5 units per acre Density Bonus: Density bonuses of up to 35% (maximum of 25 units per acre) are allowed per the requirements of Article XXI (Density Bonus Program) of the Zoning Ordinance.	4 stories maximum
East Village Neighborhood		
Attached Single-Family and Multi-Family Residential Units (by right)	Base Residential Density: 18 units per acre Density Bonus: Density bonuses of up to 35% (maximum of 25 units per acre) are allowed per the requirements of Article XXI (Density Bonus Program) of the Zoning Ordinance.	3 stories maximum

Table A-26
Vacant and Underutilized Sites in Brawley Downtown
General Plan Designation: Mixed Use
Zoning Designation: Specific Plan

Frontage Type	Assessor Parcel Number	Street Address	Lot Size	Status
West Village District				
West Village Neighborhood	046-212-004-000	234 E	7,725	Vacant
West Village Neighborhood	046-212-005-000	236 E	8,078	Vacant
West Village Main Street and West Village Neighborhood	046-212-020-000	283 Main	110,392	Underutilized
Civic Center District				
Civic Center Main Street	046-213-006-000	217 Imperial	6,769	Vacant
Civic Center Main Street	046-213-010-000		8,702	Vacant
Civic Center Main Street	046-214-005-000		7,010	Vacant
Civic Center Neighborhood	048-062-006-000		15,558	Vacant
Civic Center Neighborhood	048-062-007-000		3,025	Vacant
Civic Center Neighborhood	047-331-015-000		11,124	Vacant
Civic Center Main Street	047-342-025-000	124 Plaza	7,408	Vacant
Civic Center Main Street	047-342-026-000		7,432	Vacant
Civic Center Neighborhood	047-342-004-000		8,336	Vacant
Civic Center Neighborhood	047-345-002-000	150 6th	9,194	Vacant
Civic Center Neighborhood	047-345-017-000	150 St 610 E	5,727	Vacant
Civic Center Neighborhood	047-345-003-000	620-624 E	21,419	Vacant*
Civic Center Neighborhood	047-345-004-000		4,136	Vacant
Civic Center Main Street	047-345-015-000	619 Main	6,429	Vacant
Civic Center Main Street	047-345-016-000	601 Main	11,281	Vacant
Civic Center Neighborhood	049-012-007-000	205 5th	4,248	Vacant
Civic Center Neighborhood	049-012-008-000	213 5th	5,264	Vacant
Civic Center Neighborhood	049-022-003-000	536 G	7,342	Vacant
Civic Center Neighborhood	049-024-004-000		8,087	Vacant
Civic Center Neighborhood	046-213-012-000	361 363 365 367 381 383 E	15,880	Underutilized
Civic Center Neighborhood	046-213-013-000		2,471	Underutilized
Civic Center Neighborhood	046-213-014-000	351-351 1/2 East E	9,685	Underutilized
Civic Center Neighborhood	046-213-015-000	347-347 1/2 349 East	10,160	Underutilized
Civic Center Neighborhood	046-213-016-000		32,355	Underutilized
Civic Center Neighborhood	046-214-010-000	302 306 312	20,089	Underutilized
Civic Center Neighborhood	046-214-011-000	320 E	7,126	Underutilized

Table A-26 continued
Vacant and Underutilized Sites in Brawley Downtown
General Plan Designation: Mixed Use
Zoning Designation: Specific Plan

Frontage Type	Assessor Parcel Number	Street Address	Lot Size	Status
East Village District				
East Village Neighborhood	047-353-004-000	956 E	7,580	Vacant
East Village Neighborhood	047-353-027-000	986 E	7,387	Vacant
East Village Neighborhood	049-041-017-000	959-965 E G	7,925	Vacant
East Village Neighborhood	049-041-018-000	955 G	7,847	Vacant
East Village Neighborhood	049-041-019-000	947-949 East G	7,985	Vacant
East Village Neighborhood	049-041-020-000	945 G	7,891	Vacant
East Village Neighborhood	049-041-024-000	194 9th	5,591	Vacant
East Village Neighborhood	049-041-025-000	156 162 166 174 182 So 9th	8,208	Vacant
East Village Neighborhood	049-042-001-000		15,586	Vacant
East Village Neighborhood	049-042-003-000	914 G	15,344	Vacant
East Village Neighborhood	049-042-029-000	942 944 946 948 E G	7,795	Vacant
East Village Neighborhood	049-042-010-000	980-980 ½ East G	7,531	Vacant
East Village Neighborhood	049-042-011-000	986-992 East G	7,164	Vacant

The purpose of the Brawley Downtown Specific Plan is to transform the area into a vibrant neighborhood that offers a variety of housing options. Table A-27 lists the existing uses located on the underutilized parcels. Parcel #1 has plenty of room to add a residential component. Parcels #2 and #4 are ripe for recycling given the incentives of the Downtown Specific Plan. Parcel #3 is obsolete and is now occupied by far fewer employees than in the past.

These parcels could be recycled during the eight year planning period because of 1) the densities permitted in the Downtown and 2) the impetus of an improving economy. With density bonuses, as previously noted, development is permitted at 25, 27 and 34 dwelling units per acre. Allowing densities this high coupled with an improving economy and the infill development strategies that the City will adopt all should help to encourage and facilitate the recycling of the underutilized parcels. The City was awarded a Sustainable Communities Planning Grant and one of the end products of the Grant is an infill development strategy.

Table A-27
Brawley Downtown Underutilized Sites – Existing Conditions

Site#	Segment	Tax ID	Universal Land Use	Lot Sq Ft	Field Notes/Conditions
1	West Village District	046-212-020-000	Retail Trade	110,392	Dollar Tree/Little Ceasers/Check Cashing Building is 45 years old
2	Civic Center District	046-214-010-000	Apartment[2]	20,089	Older residential building
	Civic Center District	046-214-011-000	Apartment[2]	7,126	Older residential building
3	Civic Center District	046-213-016-000	ATT Building	32,355	Downsize in the number of employees and building is obsolete; building is 56 years old
4	Civic Center District	046-213-012-000	Duplexes	15,880	2 Duplexes Units – 61 years and 65 years old
	Civic Center District	046-213-013-000	Residential Lot[1]	2,471	
	Civic Center District	046-213-014-000	SFR[1]	9,685	SFR
	Civic Center District	046-213-015-000	SFR	10,160	Duplex

[1]Same ownership
[2]Same ownership

Exhibit A-3: West Village District Vacant Sites



Exhibit A-4: Civic Center and East Village Vacant Sites

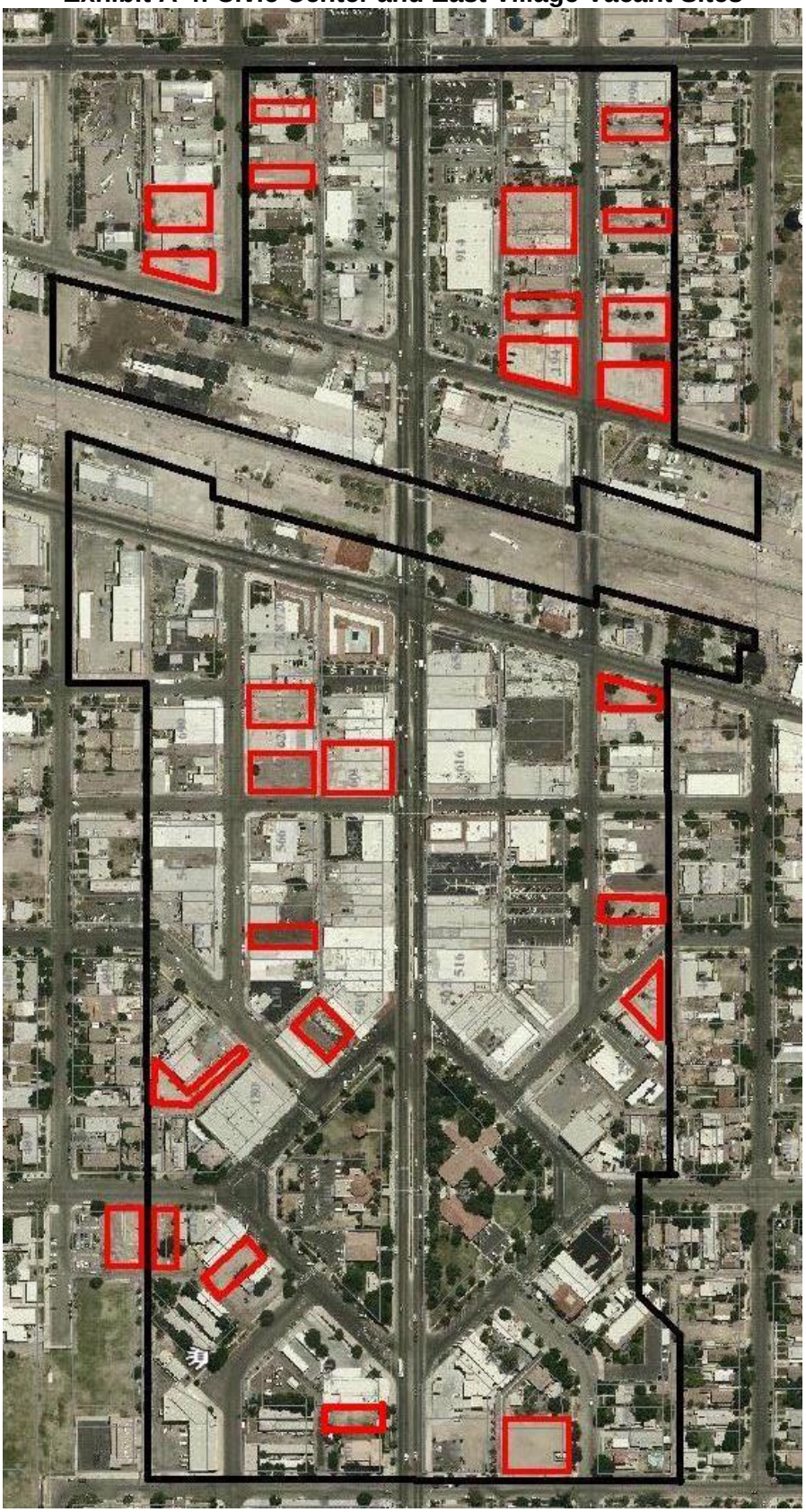
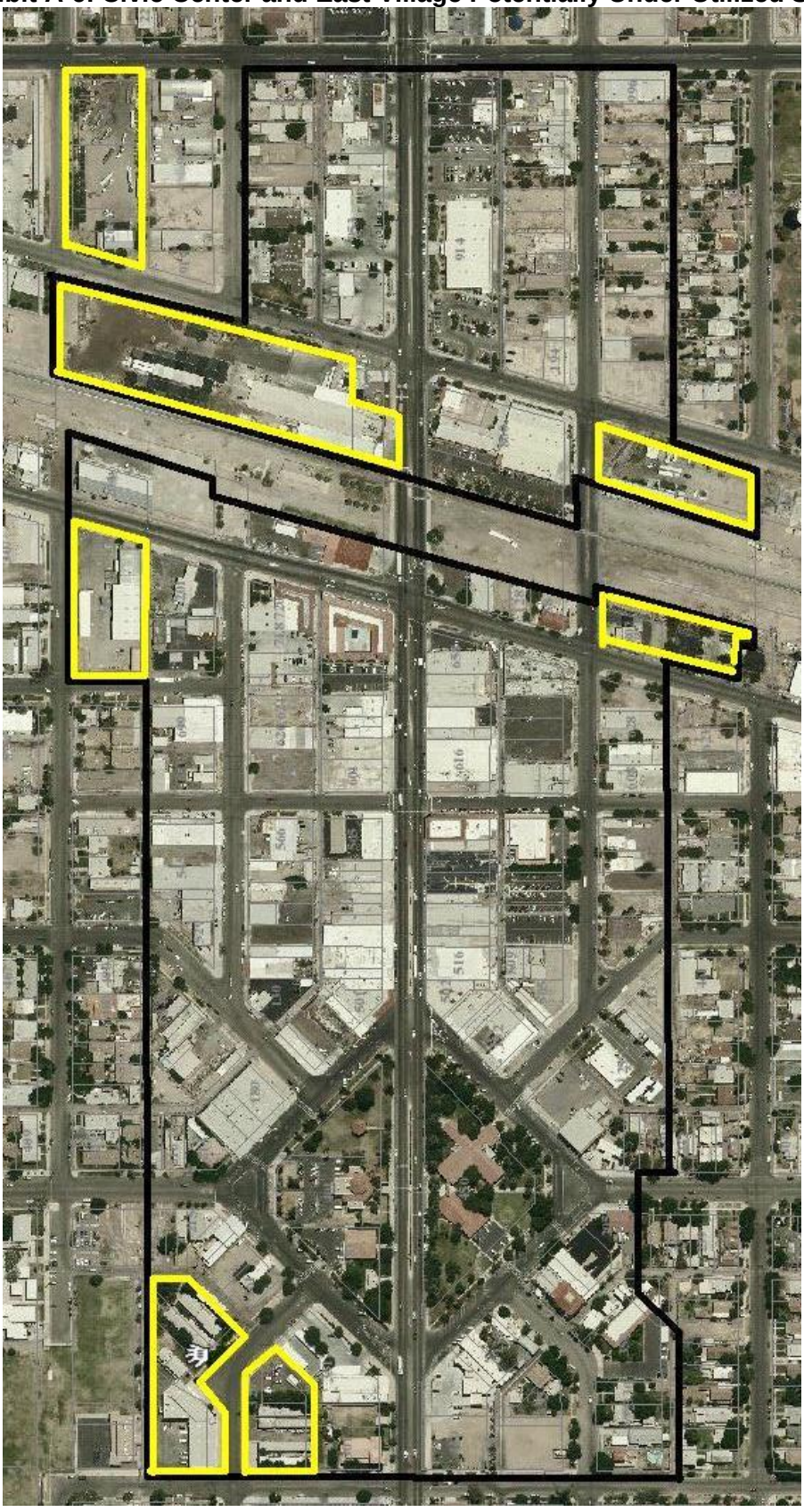


Exhibit A-5: West Village Potentially Under Utilized Sites



Exhibit A-6: Civic Center and East Village Potentially Under Utilized Sites



4. PUBLIC SERVICES AND FACILITIES

The City of Brawley Final Service Area Plan (SAP) was completed in November 2012. The SAP is intended to demonstrate the City's intent and ability to provide adequate services within the City limits, including the Sphere of Influence (SOI) boundaries, as defined by the Imperial Valley Local Agency Formation Commission, at the time of annexation. This document outlines the City's existing public services and facilities, estimates their current and future anticipated demand, and describes how necessary facilities and services will or may be developed and extended to meet demands.

Future growth was evaluated over a 20-year period (2010–2030) using the 2010 Census data and future population projections until 2030 from the City's General Plan. Facility needs were based on a projected population of 59,564 residents within Brawley and the SOI and the City's population-based standards for facilities and the Capital Improvements Program.

Facility and service needs were projected in detail through 2030 for the following City functions:

- Fire Protection
- Law Enforcement
- Library
- Parks and Recreation
- Roadways (Circulation)
- Wastewater
- Water

The costs to meet the public facility and service needs were based on the *2010 Development Impact Fee Justification Study*. The Service Area Plan then identified the financing methods that would be used to pay for the facilities and services through 2030.

As the provision of services to Brawley's population is shared with other agencies, the 2012 Service Area Plan also discussed the availability of services not provided by the City. A summary is presented below:

Schools: The Brawley planning area, which includes the City limits and the SOI, is served by the Brawley Elementary School District (BESD) and the Brawley Union High School District (BUHSD).

Electric: The City coordinates the provision of electricity and other services for new development to ensure that adequate rights-of-way, easements, and improvements are provided. Electricity is provided by Imperial Irrigation District (IID).

Telecommunications: AT&T (formerly SBC) provides telecommunications service to the City. The California Public Utilities Commission sets the performance standard through a series of established tariffs.

Natural Gas: The City coordinates with the natural gas supplier, Southern California Gas Company when new development occurs to ensure adequate rights-of-way and easements are provided. The City has developed policies to promote energy conservation, and new development is required to conform to State Title 24 Energy Regulations. Natural gas supply and infrastructure are well established and can be extended as development proceeds.

Airport Facilities: The Brawley Municipal Airport is located in the northern portion of the Imperial Valley. At present, the airport is classified as a B-II-Visual airport and serves general aviation and agricultural (crop dusting) operations. The airport also provides support for emergency military operations.

The 2012 Service Area Plan helps to ensure that as development takes place, the necessary facilities and services would be developed and extended to meet demands.

5. ENVIRONMENTAL CONDITIONS

Environmental analysis was completed prior to the approval of the vacant sites/projects listed in Table A-23. Likewise, environmental analysis was completed prior to the approval of the *Brawley Downtown Specific Plan*. The environmental analysis found no conditions that would constrain development of the sites. The sites are well suited to residential development and no major grading is required on these parcels. Also, the sites are not located within the floodplain of the Tijuana River Valley and none are known to be situated directly over the fault lines. Finally, none of the identified parcels fall under the provisions of the Williamson Act and, therefore, are located within agricultural preserve.

D. HOUSING MARKET CONSTRAINTS

1. INTRODUCTION

Government Code Section 65583(a)(6) requires –

> An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

According to HCD:

> Although nongovernmental constraints are primarily market-driven and generally outside direct government control, localities can significantly influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components including the cost of land, construction costs, and the availability of financing assists the locality in developing and implementing housing and land-use programs that respond to existing local or regional conditions. While the cost of new housing is influenced by factors beyond a locality's control, local governments can create essential preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and affordable levels.

The requisite analysis includes:

- Land Costs – Estimate the average cost or the range of costs per acre for single-family and multifamily zoned developable parcels.
- Construction Costs – Estimate typical total construction costs which include materials and labor.
- Availability of Financing - Consider whether housing financing, including private financing and government assistance programs, is generally available in the

community. This analysis could indicate whether mortgage deficient areas or underserved groups exist in the community.

Although not stated in the Government Code, housing market constraints are commonly known to include the cost or price of sales housing.

2. LAND COSTS

Land costs are a major component of new housing production costs. The development industry typically categorizes land into three types, raw land, entitled land and finished lots. The values attributed to parcels of land increase through these three stages. Raw land is a vacant piece of land without any entitlements or improvements. Entitled land can range from having the appropriate zoning to having a recorded subdivision for the land. Again the values can increase the further a piece of land is in the entitlement process. Finally, land can be categorized as "finished lots". This is the final stage prior to the actual construction of a home. All grading has been completed and all infrastructure (streets, curbs, gutters, storm drains, sewers and utilities) have been installed. In most cases, this also means that all fees (except those associated with building permits) have also been paid. At this stage, the land is at its highest value.

Table A-28 shows the most recent residential land asking prices. There have been no land sales within the last 18 months.

Table A-28
City of Brawley
Land Prices

Location	Status	Zoning	Size (Ac.)	Price	Price/Ac.
Crestview Dr.[1]	Active	Single Family Residential	4.88	$1,200,000	$245,902
Malan & First	Active	Medium Density Residential	5.00	$399,950	$79,990
River and Palm	Active	Low Density Residential	24.49	$200,000	$8,167

[1]This property is "finished lots" and ready for home construction.
Source: LoopNet commercial real estate. Mercado Multiple Listing Service available though the Pacific West Association of Realtors.

The estimated per housing unit land costs are as follows:

- Finished Lots $50,000 per unit
- Raw Single Family land $1,481 per unit (assumes 5.5 DUs/Ac.)
- Raw Multi-family land $6,153 per unit (assumes 13.0 DUs/Ac.)

3. CONSTRUCTION COSTS

Average construction costs are difficult to estimate because they can vary due to the following physical characteristics:

- Design type
- Construction type
- Quality

- Shape
- Location (mountains vs flatlands)

[Source: California State Board of Equalization, Assessors' Handbook Section 531, *Residential Building Costs*, January 2010, page 4]

The International Code Council (ICC) provides Building Valuation Data (BVD) for its members. The BVD table provides the "average" construction costs per square foot, which can be used to determine permit fees for a jurisdiction. The ICC states:

> …it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material.

Table A-29 shows the BVD average per square foot construction costs for three types of buildings.

Table A-29
Construction Costs per Square Foot for Residential Construction

Group (2012 International Building Code)	Type IV Classification
R-2 Residential, multiple family	$127.81
R-3 Residential, one- and two-family	$124.55
R-4 Residential, care/assisted living facilities	$154.51
Private garage	$58.17

Source: International Code Council, Building Valuation Data (BVD), February 2013

Based on the above, the following are estimated construction costs for a -

- 1,000 SF housing unit in an apartment building $127,810
- 1,500 SF single-home on a level lot $186,825
- 400 SF garage for single family home $23,268

However, it is important to note that while this BVD table does determine an estimated cost of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

The above costs are too low to be representative of construction costs. For example, the average cost of a low income housing tax credit unit built in rural California is $255,549. (Source: California Tax Credit Allocation Committee, *Cost Containment Forums Report*, August 23, 2011.)

Affordable housing projects need to pay prevailing wages. This requirement typically drives up construction costs by 15% to 20%.

The cost of construction alone exceeds the cost affordable to lower income households. Several factors contribute to the cost of construction such as dwelling unit size, height (elevator may be required), terrain, slopes, quality, State laws, and profit motivations.

New affordable homes and apartments cannot be constructed without some public funding sources that subsidize the entire development and reduce the loan amount to that which can be supported by the affordable rents and ownership costs. The loss of redevelopment funds and the federal cutbacks of HOME funds have severely crippled efforts to produce affordable housing in the City.

4. AVAILABILITY OF FINANCING

a. Financing Availability Based On Interest Rates

For a sustained period of time, market mortgage interest rates have been either very reasonable or at historic lows. Table A-30 shows interest rates for two points in time. According to a weekly survey of 20 southland lenders, as of October 16, 2013, the average mortgage interest rates on all loans have *increased* during the past six months. For loans up to $417,000, a 30-year fixed rate loan is available at an interest rate of 4.39%, which is.89% higher than six months ago. For "jumbo" loans of more than $417,000, the interest rate is 3.83% for 30-year term, which is .70% higher than six months ago.

Table A-30
Average Mortgage Rates
Weekly Survey of 20 Southland Lenders - As of October 16, 2013

Type of Loan	Last Week	Six Months Prior
Rates for loans up to $417,000		
30-year fixed	4.39%/.29 pt.	3.50%/.46 pt.
15-year fixed	3.46%/.29 pt.	2.75%/.43 pt.
Rates for loans of $417,00 and up		
30-year fixed	4.60%/.25 pt.	3.80%/.50 pt.
15-year fixed	3.83%/.02 pt.	3.13%/.48 pt.

Note: A pt. (point) is a term used by the lending industry to refer to the loan origination fee. One point is equal to 1% of the loan amount.
Source: Compiled by HSH Associates, Financial Publishers

It should be noted that not all would be homebuyers would qualify for the lowest interest rates available. The most favorable interest rates are available to loan applicants who have good FICO credit scores.

(FICO refers to Fair Issac Corporation, a firm that developed the mathematical formulas used to produce FICO scores. A FICO score is a snapshot of an applicant's credit risk; the higher the score, the lower the risk to lenders. The FICO score is computed based on: payment history, amounts owed, length of credit history, new credit, and types of credit in use.)

b. Financing Availability Based on HMDA Data

1. Introduction

HCD has advised cities that an understanding of the geographic areas and or groups without sufficient access to credit will help localities to design programs to address known deficiencies. The information that helps most to understand the geographic areas served by credit is the Home Mortgage Disclosure Act or HMDA data.

HMDA requires lenders to disclose the number, amount, and census tract location of mortgage and home improvement loan applications. The HMDA data encompasses lender activity for conventional, FHA, home improvement loans and refinancing loans. The data identifies five types of action taken on a loan application: loan originated, application approved by the lender and not accepted by the applicant, application withdrawn, file closed for incompleteness and application denied.

It is important to remember that the *census tract location* in the following tables refers to the *property location* on which a loan application was made. However, borrowers who live outside the City frequently make the loan applications, and the reasons for denial may be due entirely to the credit worthiness of the borrower, and not the characteristics of a census tract.

Financing had been readily available until early 2007. Because of the large number of southern California owners defaulting on subprime loans and the number of foreclosed homes, financing is not as available as it was prior to these two events. The number of loan applications and approved loans has dropped as mortgage loan standards have tightened, including the unavailability of 100% financing, the need for larger down payments and verified income, and a requirement for a solid credit history including high FICO scores.

2. 2011 Loan Applications

In calendar year 2011,167 loan applications were made – 30% (50) for conventional loans and 70% (117) for FHA insured loans. HMDA data for calendar year 2012 will be released in September 2013.

Table A-31 shows that practically all of the conventional loan applications were made in two census tracts. Only 8.0% of the 50 conventional loan applications were denied. Compared to other communities, the denial rate for conventional loans is very low.

Table A-32 shows that 117 owner occupied FHA, VA and FSA home purchase loan applications were made in 2011. While the census tract denial rates ranged from 0% to 13.6%, the overall denial rate of 11.1% was higher than the conventional loan denial rate of 8%. One-half of the FHA/VA loan applications were made for homes located in Census Tract 105.

The loan approval rates for both conventional and FHA loan applications was high, demonstrating that credit was available to borrowers.

Table A-31
City of Brawley
Conventional Loan Denial Rates by Census Tracts – 2011

Census Tract	Loans Originated	Approved, Not Accepted	Applications Denied	Total Applications	Denial Rate
104	1	0	1	2	50.0%
105	23	0	2	25	8.0%
106	18	1	1	20	5.0%
107	3	0	0	3	0.0%
Total	45	1	4	50	8.0%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011.
Table construction by Castañeda & Associates

Table A-32
City of Brawley
FHA/VA/FSA Loan Denial Rates by Census Tracts – 2011

Census Tract	Loans Originated	Approved, Not Accepted	Applications Denied	Total Applications	Denial Rate
104	11	0	0	11	0.0%
105	49	2	8	59	13.6%
106	33	1	4	38	10.5%
107	8	0	1	9	11.1%
Total	101	3	13	117	11.1%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011.
Table construction by Castañeda & Associates

3. Home Improvement Loan Applications – 2011

Typically, loan applications for home improvement loans have higher denial rates than home purchase loans. In 2011, seven of 11 home improvement loan applications were denied (63.6%).

Table A-33 shows that during the four year period from 2008 through 2011, an average of seven home improvement loan applications were made**.** One-half of the loan applications were made by homeowners residing in Census Tract 106**.** Because the City's has no funding resource to provide ongoing housing rehabilitation financial assistance, it is of concern that so few owners are seeking private loans to fix-up their homes.

Table A-33
City of Brawley
Home Improvement Loans Originated by Census Tracts – 2008-2011

Census Tract	2008	2009	2010	2011	Total	Average
104	3	0	0	0	3	0.75
105	2	2	1	1	6	1.50
106	9	0	3	2	14	3.50
107	4	1	0	0	5	1.25
Total	18	3	4	3	28	7.00

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011
Table construction by Castañeda & Associates

4. Reasons for Loan Denial – 2011

In 2011, 24 loan applications for conventional, FHA/VA/FSA and home improvement loans were denied. Table A-34 shows that the three major reasons for loan denials were:

- Debt-to-income ratio about 29%
- Credit history about 25%
- Other reasons about 33%

Table A-34
City of Brawley
Reasons for Loan Denial by Type of Loan – 2011

Reasons for Loan Denials	Conventional	FHA/VA	Home Improvement	Total	Percent
Debt-to-Income Ratio	0	5	2	7	29.2%
Employment History	0	0	0	0	0.0%
Credit History	1	2	3	6	25.0%
Collateral	0	0	1	1	4.2%
Insufficient Cash[2]	0	1	0	1	4.2%
Unverifiable Information	0	0	0	0	0.0%
Credit Application Incomplete	0	1	0	1	4.2%
Mortgage Insurance Denied	0	0	0	0	0.0%
Other[3]	3	4	1	8	33.3%
Total	4	13	7	24	100.0%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011
Table construction by Castañeda & Associates

According to HMDA:

- Debt-to-income ratio refers to "income insufficient for amount of credit requested and excessive obligations in relation to income."
- Credit history refers to insufficient number of credit references provided; unacceptable type of credit references provided; no credit file; limited credit experience; poor credit performance with us; delinquent past or present credit obligations with others; garnishment, attachment, foreclosure, repossession, collection action, or judgment; and bankruptcy.

Source: Federal Financial Institutions Examination Council, *A Guide to HMDA Reporting – Getting Right*, January 1, 2008, Appendix A, Reasons for Denial

5. HOUSING COSTS

a. Sales Prices

Although the Government Code does not explicitly mention housing sales prices as a housing market constraint, it is a common understanding that high costs impede housing opportunity. The analysis helps to determine whether local, State or Federal programs can be practically applied to address the needs of first-time homebuyers

The sales prices of existing single family homes and condominiums were analyzed for calendar year 2011 and for the first three quarters of 2012. For calendar year 2011, there were a total of 153 sales of existing single family homes to owner occupants. Thirty-six sales were made to non-owner occupants or investors. It is important to note that 70 of the 153 (46%) owner-occupied sales were bank-owned sales. Nearly two thirds (64%) of the non-owner occupied sales were bank-owned sales.

Through the first three quarters of 2012 there were a total of 118 sales to owner occupants, or about 13.1 sales per month. At that sales rate, the total sales for 2012 should be about the same as 2011. Thirty-four of the sales were to non-owner occupants or investors. The percentage of bank-owned sales decreased for both owner-occupants and non-owner occupants to 29% and 53% respectively.

Overall, more than half (50.6%) of the 271 owner occupied sales were at $140,000 or more. About one half (48.5%) of the non-owner occupied sales were less than $90,000.

Tables A-35 and A-36 provide details on the sales price distribution.

Regarding condominium sales to owner occupants, there were no sales in 2011 and only two in 2012 at $35,000 and one at $110,000. One of these sales was an REO. Non-owner occupants acquired two condominiums in 2011 at $40,000 and $43,000 both of which were REOs. The two sales in 2012 had prices of $110,000 and $211,000. Neither of these sales were REOs.

Table A-35
City of Brawley
Sales Prices of *Owner* Occupied Single Family Homes
2011 and First Three Quarters 2012

	2011		2012		Total	
Price	Number	Percent	Number	Percent	Number	Percent
<$70,000	16	10.5%	10	8.5%	26	9.6%
$70,000-79,999	7	4.6%	4	3.4%	11	4.1%
$80,000-89,999	2	1.3%	6	5.1%	8	3.0%
$90,000-99,999	6	3.9%	3	2.5%	9	3.3%
$100,000-109,999	7	4.6%	4	3.4%	11	4.1%
$110,000-119,000	10	6.5%	10	8.5%	20	7.4%
$120,000-129,999	14	9.2%	11	9.3%	25	9.2%
$130,000-139,999	12	7.8%	12	10.2%	24	8.9%
$140,000-149,999	13	8.5%	6	5.1%	19	7.0%
$150,000-159,999	16	10.5%	6	5.1%	22	8.1%
$160,000-169,999	11	7.2%	9	7.6%	20	7.4%
$170,000-179,999	14	9.2%	3	2.5%	17	6.3%
$180,000-189,999	5	3.3%	5	4.2%	10	3.7%
$190,000-199,999	3	2.0%	4	3.4%	7	2.6%
$200,000+	17	11.1%	25	21.2%	42	15.5%
Total	153	100.0%	118	100.0%	271	100.0%

Note: There were 70 REO sales in 2011 and 34 in 2012. One sale in 2012 did not record a sales price.
Source: Realist property tax records from the Pacific West Association of Realtors
Table construction by Castañeda & Associates

Table A-36
City of Brawley
Sales Prices of *Non-Owner* Occupied Single Family Homes
2011 and First Three Quarters 2012

	2011		2012		Total	
Price	Number	Percent	Number	Percent	Number	Percent
<$70,000	12	33.3%	10	29.4%	22	31.4%
$70,000-79,999	3	8.3%	1	2.9%	4	5.7%
$80,000-89,999	3	8.3%	5	14.7%	8	11.4%
$90,000-99,999	3	8.3%	3	8.8%	6	8.6%
$100,000-109,999	2	5.6%	2	5.9%	4	5.7%
$110,000-119,000	2	5.6%	1	2.9%	3	4.3%
$120,000-129,999	2	5.6%	4	11.8%	6	8.6%
$130,000-139,999	0	0.0%	0	0.0%	0	0.0%
$140,000-149,999	4	11.1%	2	5.9%	6	8.6%
$150,000-159,999	3	8.3%	1	2.9%	4	5.7%
$160,000-169,999	1	2.8%	0	0.0%	1	1.4%
$170,000-179,999	1	2.8%	4	11.8%	5	7.1%
$180,000-189,999	0	0.0%	0	0.0%	0	0.0%
$190,000-199,999	0	0.0%	1	2.9%	1	1.4%
$200,000+	0	0.0%	0	0.0%	0	0.0%
Total	36	100.0%	34	100.0%	70	100.0%

Note: 23 REO Sales in 2011 and 18 in 2012.
Source: Realist property tax records from the Pacific West Association of Realtors

b. Monthly Rents

The 2009-2011 American Community Survey (ACS) estimated a total of 3,048 renters of which 229 reported "no cash rent" and 2,819 reported a monthly rent. The ACS determined that the median monthly cash rent was $565. Many of the renters paying monthly rents at or below the median probably live in one of the City's affordable housing developments. Some 271 renter households have monthly rents of more than $1,000.

E. GOVERNMENTAL CONSTRAINTS ANALYSIS

1. INTRODUCTION

The Housing Element must include -

> "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels…."

The purpose of the analysis is to find out if the following factors contain a standard or practice which"…constitute(s) a barrier to the maintenance, improvement or development of housing."

- Land use controls
- Building codes and their enforcement
- Site improvements

- Fees and exactions required of developers
- Local processing and permit procedures
- *Constraints on housing for persons with disabilities*
- Constraints on meeting regional share housing needs

2. ACTIONS TAKEN TO REMOVE/AMELIORATE CONSTRAINTS IDENTIFIED BY THE *2008-2014 HOUSING ELEMENT*

The *2008-2014 Housing Element* identified governmental constraints that needed to be removed or ameliorated. The City has amended the Zoning Ordinance to remove the following constraints, which were described in Section 4 – Housing Program – of the *2008-2014 Housing Element*.

- 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.

- 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.

- Zoning Ordinance revision to evaluate Second Dwelling Unit provisions that will eliminate the need for a conditional use permit or other discretionary approvals in all residential zones, in accordance with State law.

The Zoning Ordinance was amended to incorporate the following definition:

> **Emergency shelter** means housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Emergency shelters are a permitted use in the following zones:

- C-1 Neighborhood Commercial
- C-2 Medium Commercial
- C-3 Heavy Commercial

Emergency shelters are processed in the same manner as the other uses permitted in the three commercial zones. No conditional use permit or other discretionary approvals are required of emergency shelters located in the C-1, C-2 and C-3 Zones.

The Zoning Ordinance was amended to eliminate the requirement of a conditional use permit and other discretionary approvals for second units. Second units are now allowed by right in the five residential zones subject only to specific conditions outlined in the Zoning Ordinance.

3. GOVERNMENTAL CONSTRAINTS IDENTIFIED BY THE *2008-2014 HOUSING ELEMENT* WHICH *HAVE NOT* BEEN REMOVED OR AMELIORATED

The following four pages discuss the governmental constraints that have not been removed or ameliorated: density bonus ordinance, housing for the disabled, zoning for a variety of housing types, and reduced parking for special needs housing.

a. Density Bonus Ordinance

Government Code Section 65915(a) states:

> When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall provide the applicant with incentives or concessions for the production of housing units and child care facilities as prescribed in this section. All cities, counties, or cities and counties *shall adopt an ordinance* that specifies how compliance with this section will be implemented. Failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section. [Emphasis added]

The *2008-2014 Housing Element* includes a program to revise the Zoning Ordinance to incorporate density bonus provisions, with options, as per SB 1818. Article XXI of the Zoning Ordinance – Density Bonuses – does not contain all the provisions necessary to comply with the Government Code Sections 65915-65918. For example, density bonus applications are subject to a conditional use permit. Consequently, the *2013-2021 Housing Element* includes a program to amend the Zoning Ordinance to satisfy all the requirements of the State's density bonus law.

b. Housing for the Disabled

This part discusses the need for a reasonable accommodation procedure, a revised family definition, and zoning provisions for group homes for disabled persons.

1. Reasonable Accommodation Procedure

The California Attorney General and Federal Departments of Justice and Housing and Urban Development all recommend that cities adopt a reasonable accommodation procedure. In a letter dated May 15, 2001 and transmitted to all California mayors, the Attorney General stated:

> Both the federal Fair Housing Act ("FHA") and the California Fair Employment and Housing Act ("FEHA") impose an affirmative duty on local governments to make reasonable accommodations *(i. e.,* modifications or exceptions) in their zoning laws and other land use regulations and practices when such accommodations "may be necessary to afford" disabled persons "an equal opportunity to use and enjoy a dwelling."

The *2008-2014 Housing Element* includes a program to amend the Zoning Ordinance to provide reasonable accommodations for persons with disabilities that allow for administrative approval of handicapped accessible features. This program has not been implemented and is too limited in scope to meet the State and Federal mandates for a reasonable accommodation procedure.

Consequently, the *2013-2021 Housing Element* includes a program to amend the Zoning Ordinance to satisfy all the requirements of a reasonable accommodation procedure.

2. Family Definition

The *2008-2014 Housing Element* stated:

> A recent review resulted in a broadened and revised definition of "family" to include State and federal definitions relating to unrelated adults.

However, the Zoning Ordinance's definition is as follows:

> **Family** means a person or persons, related by blood, marriage or adoption, living together as a single housekeeping unit in a dwelling unit. Family shall also include a group of not more than five persons, including roomers but not servants, unrelated by blood, marriage or adoption, when living together as a single housekeeping unit in a dwelling unit.

This definition is inconsistent with fair housing laws. The legislative history of the Federal Fair Housing Act specifically recognizes that zoning ordinance provisions have discriminated against people with disabilities by limiting opportunities to live in the community and in group home residences.

> While state and local governments have authority to protect safety and health and to regulate use of land, that authority has sometimes been used to restrict the ability of individuals to live in communities. This has been accomplished by such means as the enactment or imposition of . . . land use requirements on congregate living arrangements among non-related persons with disabilities. Since these requirements are not imposed on families and groups of similar size or other unrelated people, these requirements have the effect of discriminating against people with disabilities.
>
> Source: H.R. Rep. No 711, 100th Cong., 2d Sess. 24 (1988), reprinted in 1988 U.S.C.C.A.N. 2173, 2185

The State of California, in enacting it own fair housing protections, specifically recognized that land use practices have discriminated against group housing for people with disabilities. In a statement of legislative intent that accompanied amendments to California's Fair Housing and Employment Act, the following findings were made:

- That public and private land use practices, decisions, and authorizations have restricted, in residentially zoned areas, the establishment and operation of group housing, and other uses.
- That people with disabilities. . . are significantly more likely than other people to live with unrelated people in group housing.
- That this act covers unlawful discriminatory restrictions against group housing for these people.

The California Land Use and Zoning Campaign found two zoning provisions that have the effect of discriminating against the development, siting and use of group homes for individuals with disabilities: (1) definitions of "family" that have numerical limits on unrelated persons and (2) occupancy standards based on familial status.

The family definition will be revised during the 2013-2021 planning period.

3. Group Homes for the Disabled

Under California law, group homes housing six or fewer persons which are licensed under the Health and Safety Code must be permitted in all residential zones that permit single family homes. Examples of licensed group homes are an "adult residential facility" and a "residential care facility for the elderly." Definitions of these facilities are provided on the next page.

> Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18-59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

Brawley has two ARFs with a capacity of six beds.

> Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.
>
> The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision.

Brawley has three RCFEs with a capacity of 18 beds.

Although group home facilities are located in Brawley, the Zoning Ordinance does not:

- Define the facility types
- Indicate the residential zones in which the licensed group homes are permitted

Section 3 – Housing Program – includes actions that will be taken to amend the Zoning Ordinance to comply with the Health and Safety Code requirements

c. Zoning for a Variety of Housing Types

Government Code Section encourages cities to amend zoning ordinances to provide for transitional and supportive housing, employee housing and single-room occupancy housing.

1. Transitional and Supportive Housing

SB 2 (Chapter 633, Statutes of 2007) amends housing element law regarding planning and approval of transitional and supportive housing. Government Code Section 65583 was amended to require local zoning to be updated to state that transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

The *2008-2014 Housing Element* includes a program to:

> Add transitional housing and supportive housing within the code's definition section, and list as permitted uses within residential zone districts and clarify only subject to those standards that apply to other residential uses of the same type in the same zone.

This program was not implemented and, therefore, it will be an essential part of the *2013-2021 Housing Element*. Section 3 of this Housing Element describes the definitions of transitional and supportive housing and the residential zones in which such housing will be permitted.

2. Employee Housing

Health and Safety Code Section 17021.5 requires that employee housing of six or fewer persons be deemed a single family structure with a residential land use, and be treated the same as a single-family dwelling of the same type in the same zone.

The *2008-2014 Housing Element* includes a program to:

> Amend the 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.

This program was not implemented and, therefore, will be an essential part of the *2013-2021 Housing Element*. Section 3 of this Housing Element describes the program that will make the City's zoning provisions consistent with the Health and Safety Code requirements.

3. Single Room Occupancy Housing

State law requires zoning ordinances to make provisions for single-room occupancy (SRO) units. The *2008-2014 Housing Element* did not include a program to implement this mandate. As a result, a program to implement this mandate is included of the *2013-2021 Housing Element*. Section 3 of this Housing Element includes a definition of SRO housing and describes the residential zones in which such housing will be permitted.

d. Reduced Parking for Special Needs Housing

The *2008-2014 Housing Element* includes a program to evaluate for implementation a reduced parking requirement for residential projects serving special needs groups or located close to public transportation or commercial services. This program was not implemented and, therefore, will be carried forward to the 2013-2021 planning period.

4. GOVERNMENTAL FACTORS FOUND *NOT TO BE CONSTRAINTS* ON THE MAINTENANCE, IMPROVEMENT, OR DEVELOPMENT OF HOUSING FOR ALL INCOME LEVELS

The *2008-2014 Housing Element* found that the following governmental factors did not create a barrier to the maintenance, improvement, or development of housing for all income levels:

- Land Use Controls

- Building Codes and Their Enforcement
- On- and Off-Site Improvements
- Fees and Exactions Required of Developers
- Local Processing and Permit Procedures
- Housing for Persons with Disabilities
- Capacity to Meet Regional Share Housing Needs

a. Land Use Controls

The following pages discuss five land use controls:

- Land Use Element
- Zoning Ordinance
- Zoning for a Variety to Housing Types
- Residential Development Standards
- Maximum Building Coverage and Housing Unit Sizes
- Open Space Requirements
- Parking Requirements
- Moratoria and Prohibitions Against Multifamily Housing
- Growth Controls and Urban Growth Boundaries
- Rancho Porter Specific Plan
- Brawley Downtown Specific Plan

1. Land Use Element

The General Plan is the primary land use control document. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence. The Land Use Element sets forth the City's policies for guiding residential development. These policies establish the amount and distribution of and for residential uses throughout the City.

The Land Use Element provides for three residential designations: Rural Residential, Low Density Residential, and Medium Density Residential. These designations are described below:

Rural Residential —This residential land use designation provides for predominantly low density residential areas, recreational lands, and the continuation of agriculture, in areas where it is desirable to retain a rural lifestyle, characterized by large lots and/or in areas where public water and sewer service is presently limited or non-existent. Permitted development within this designation is contingent upon the availability of infrastructure and public services. This designation will permit the construction of as many as two detached single family dwellings per net acre of land.

Low Density Residential —This residential land use designation provides for the development of low density detached and attached single family dwelling units including either detached or attached(zero lot line) single family units and mobile homes. Up to two dwelling units per lot or parcel are permitted.

Medium Density Residential —This residential land use designation provides for the development of medium density detached and attached dwellings (duplexes, triplexes, condominiums, town homes). This designation will permit the construction of as many as 17 detached or attached dwelling units per net acre of land.

2. Zoning Ordinance

The City's Zoning Ordinance implements the land uses associated with the Land Use Element policies by establishing consistent development regulations. The seven residential land use districts and associated densities are as follows:

- Residential Agricultural (R-A) – 1 unit per acre;
- Residential Estate (R-E) – 2 units per acre;
- Single-Family Residential (R-1) – 7 units per acre;
- Low Density Multiple Family Residential (R-2) – 14 units per acre;
- Medium Density Multiple Family Residential (R-3) – 17 units per acre;
- Mobilehome Subdivision (MHS) 8.7 units per acre; and
- Mobilehome Park (MHP) – 17 mobile homes per acre or 29 RVs per acre.

The residential development standards do not include a minimum unit size for the development in any of the residential zones.

The City's Zoning Ordinance also permits residential uses in certain commercial zones. Apartments are permitted by right in the Service and Professional (C-P) zone, subject to the R - 3 development standards. Single-family residences are conditionally permitted in the C-P and Neighborhood Commercial (C-1) zones, subject to the R-1 development standards. It should be noted that the General Plan update for the City of Brawley is currently in the process of being completed. Mobilehome and recreational vehicle parks are conditionally permitted in the Heavy Commercial (C-3) zone. Accessory residential uses are also permitted in the Light Agricultural (A-1) zone.

3. Zoning for a Variety of Housing Types

HCD indicates the Zoning Ordinance must provisions for:

> Multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

Table A-37 demonstrates that the Zoning Ordinance provides for multifamily rental housing, factory built housing, and mobilehomes.

Table A-37
City of Brawley
Zoning Ordinance Provisions Promoting a Variety of Housing Types

Uses	R-A	R-E	R-1	R-2	R-3	MHS	MHP
Multifamily Dwellings	X	X	X	X	P	X	X
Two-Family Dwellings	P	P	P	P	P	X	X
Double-wide Mobilehomes	P	P	P	P	P	P	P
Mobile Parks	X	X	X	X	X	X	P

Note: land use designations are described on the next page
Source: City of Brawley Zoning Ordinance

Emergency shelters are permitted by right in the C-1, C-2 and C-3 Commercial Zones.

The *2013-2021 Housing Element* includes a program to amend the Zoning Ordinance to make provisions for:

- Employee Housing/Housing for Agricultural Employees
- Supportive Housing
- Single Room Occupancy Housing
- Transitional Housing

4. Residential Development Standards

Table A-38 shows the development standards for the seven residential zones, as follows:

- Maximum density
- Minimum lot size
- Front, side and rear yard setbacks
- Maximum height

Table A-38
City of Brawley
Residential Development Standards by Zone District

Zone	Maximum Density	Minimum Lot Size	Yard Setbacks			Maximum Height
			Front	Side	Rear	
R-A	1 du/acre	1 acre	25'-35'	7'-10'	25'	2 S/35'[1]
R-E	2.1 du/acre	20,000 sf	25'-35'	7'-10'	25'	2 S/35'[1]
R-1	7.2 du/acre	6,000 sf	20-35'	5'	20'-25'	2 S/35'[1]
R-2	14.5 du/acre	6,000 sf	20'	5'	20'	35'
R-3	17.4 du/acre	7,500 sf	15'	5'	20'	35'
MHS	8.7 du/acre	5,000 sf	20'-30'	10'	20'	1 S/17'
MHP	17.4 du/acre	45,000 sf	20'-30'	10'	20'	1 S/17'

Source: City of Brawley Zoning Ordinance, Section 27.73 Residential Development Standards, pages 30-32
[1]Whichever is less

No amendments have been made to the residential development standards since the *2008-2014 Housing Element* was adopted. The prior element found that:

> the residential development standards are fairly typical when compared to similarly sized communities in the County and are not restrictive or onerous. In order to minimize housing development costs, the City also considers relaxation of development standards on a case-by-case basis.

Consequently, the *2008-2014 Housing Element* found that the residential development standards did not constrain the maintenance, improvement, or development of housing for all income levels.

5. Maximum Building Coverage and Housing Unit Sizes

The maximum building coverage of the R-A, R-E, R-1, R-2 and MHS Zones is 55%. Maximum building coverage for the R-3 and MHP Zones are 65% and 60%, respectively. Building coverage, according to the Zoning Ordinance, "…means the percent of lot area which may be covered by all the footprints of buildings or above ground structures on a lot."

The Zoning Ordinance does not establish minimum or maximum housing unit sizes.

The *2008-2014 Housing Element* found that the residential development standards did not constrain the maintenance, improvement, or development of housing for all income levels.

6. Open Space Requirements

Section 27.180 of the Zoning Ordinance requires:

> All multi-family projects containing four or more units shall provide a tot lot. The minimum area for tot lots shall be dependent upon the number of residential units in the project according to the following tables.
>
> All multi-family projects shall provide at least 25% of the net site area as landscaped open space area for use by residents of the development.

7. Parking Requirements

According to the Zoning Ordinance:

> Required parking facilities shall be located on the same lot or parcel of land which is to be served. Such facilities shall have direct access to a public street and shall be located on the site where the erection of garages or carports is permitted.

No amendments have been made to the parking standards since the *2008-2014 Housing Element* was adopted. That element found that:

> the City's parking requirements are fairly typical when compared to similarly sized communities in the County and are not restrictive or onerous. In order to minimize housing development costs, the City also considers relaxation of development and parking standards on a case-by-case basis.

As a result, the prior element found that the parking standards did not constrain the maintenance, improvement, or development of housing for all income levels. However, as previously noted, the prior element recommended a program to evaluate for implementation a reduced parking requirement for residential projects serving special needs groups or located close to public transportation or commercial services. This program was not implemented and, therefore, will be carried forward to the 2013-2021 planning period.

Table A-39 describes the parking standards for eight residential use types.

Table A-39
City of Brawley
Residential Parking Requirements

Residential Use	Parking Requirement
Single-family dwellings	Two spaces for each dwelling unit.
Two-family (duplex) dwelling	Two spaces for each dwelling unit.
Apartment houses and condominiums containing three or more units	a. One and one-half spaces for each studio unit;
	b. One and three-quarters spaces for each one bedroom unit;
	c. Two spaces for each unit with two or more bedrooms.
Rooming and boarding houses	One parking space for each guest room.
Mobilehome parks	One parking space for each mobilehome space, and in addition, one parking space for each two mobilehome spaces in the park for guest parking. Said guest parking shall be conveniently located within the mobilehome park.
Mobilehome subdivisions	Two parking spaces for each lot occupied by a single mobilehome.
Second units	One space in addition to two spaces for primary dwelling unit.
Senior housing	1.2 spaces per dwelling unit.

Source: City of Brawley Zoning Ordinance, Section 27.143 Required Parking Spaces

8. Moratoria and Prohibitions Against Multifamily Housing

The City has not adopted moratoria or other prohibitions that would impede the development of multifamily housing.

9. Growth Controls and Urban Growth Boundaries

The City has not adopted growth control measures. The urban growth boundary coincides with the official Sphere of Influence (SOI). Exhibit A-3 shows the boundaries of the SOI. The Sites Inventory and Analysis (Part C of Appendix A) describes the sites within the City and SOI which accommodate the City's share of the regional housing need.

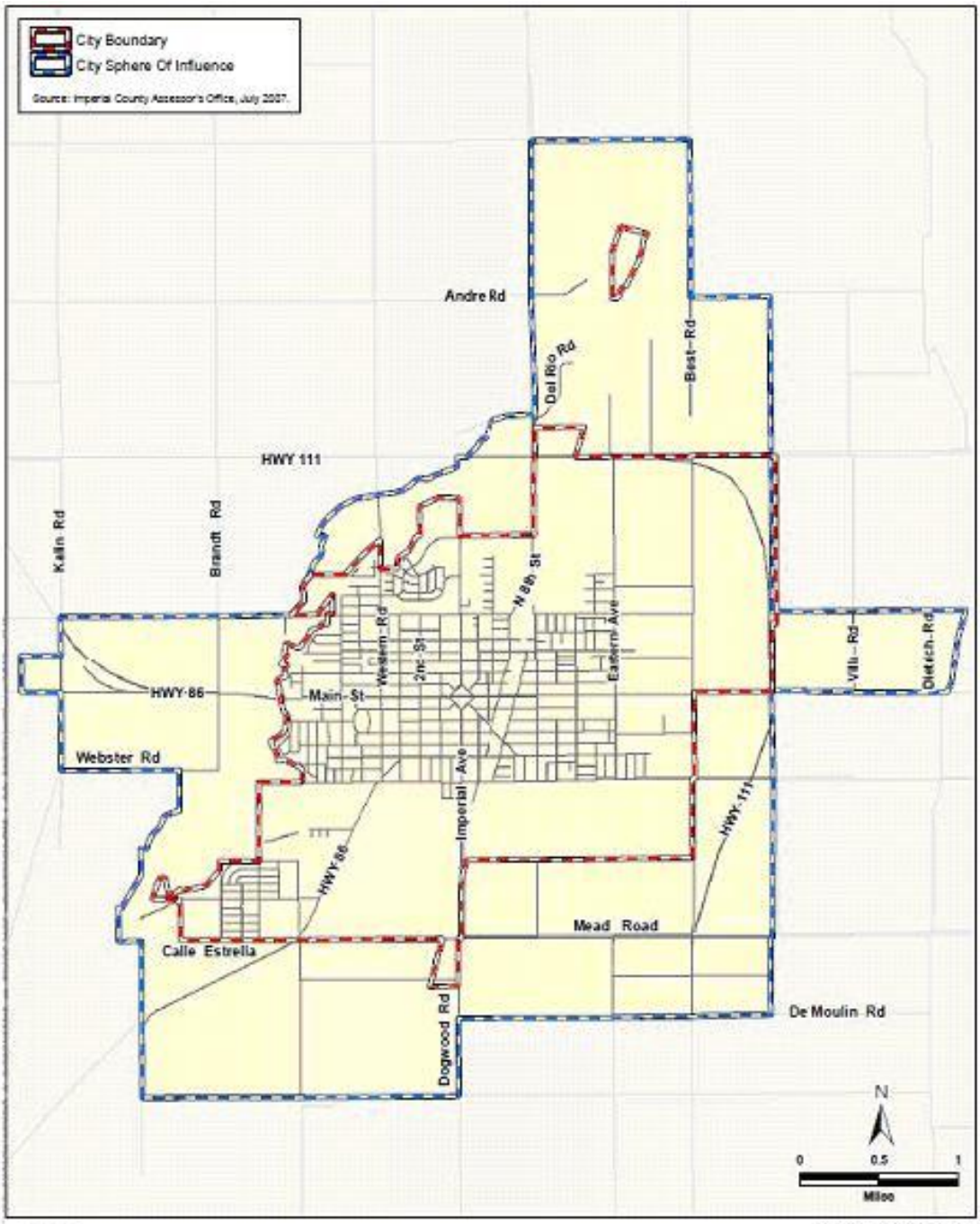


Exhibit A-7
Sphere of Influence Boundary
City of Brawley Service Plan Area

10. Rancho Porter Specific Plan

The City has adopted a Rancho Porter Specific Plan. The Specific Plan allocates land for a total of 1,266 housing units including 493 multifamily housing units at a density of 16.4 dwelling units per acre. Table A-40 shows the development standards of the Rancho Porter Specific Plan.

Table A-40
Rancho Porter Specific Plan Development Standards

	Land Use			
Development Standard	**Residential Patio**	**Mixed Use**	**Residential Village Suite-Multi Family**	**Residential Caravilla-Mobile Home Park**
Lot Size	3,500 s.f	1 ac.	1 ac.	3,200 s.f
Density (DU/Ac.)	7.6	13.8	17.1	9.2
Lot Width	32’	50’	50’	32’
Lot Width Corner Lot	37’	55’	55’	37’
Lot Depth	80’	100’	100’	70’
Fort Setback	15’	15’	20’	20’
Side Setback	0/5’	0/11’	10’	10’
Side Setback Street Side	10’	15’	20’	10’
Rear Setback	20’	20’	20’	20’
Maximum Coverage	65%	50%	75%	65%
Maximum Height	2 Stories 35’	45’	40’	2 Stories 35’

Parking Requirements

Residential 0-1 BR	1 space
Residential 2+	2 spaces
Guest	1 space per 4 units

11. Brawley Downtown Specific Plan

The City adopted a *Brawley Downtown Specific Plan* in December 2012. The following describes some of the Specific Plan development standards:

Uses Permitted: Limited exclusively to multifamily residential land uses over ground floor commercial uses.

Density and Number of Housing Units: A maximum density of 25 dwelling units per acre (including density bonuses) is permitted within the Civic Center District of the specific plan area. Within the West Village District and East Village District the maximum densities per acre are 20 units and 18 units respectively (including density bonuses).

Height Limit: The maximum building height of structures in the Specific Plan are limited to five stories within the Civic Center District, three stories in the West Village District and four stories in the East Village District.

Parking: The Specific Plan sets forth standards for surface, underground, tuck-under and above ground structure parking.

Table A-41 shows the setback requirements by District and Frontage Type.

Table A-41
Brawley Downtown Specific Plan: Required Setbacks

District/ Frontage Type	Front Yard	Side Yard	Rear Yard
Civic Center-Main Street Frontage	None	None	None
Civic Center Neighborhood Frontage	5-15'	None Maximum of 10% of Lot Width	None
West Village-Main Street Frontage	0-5'	None	None
West Village-Neighborhood Frontage	10-20'	None Maximum of 20% of Lot Width	None
East Village-Main Street Frontage	5-15'	None	None
East Village-Neighborhood Frontage	10-20'	None Maximum of 20% of Lot Width	None

The Sites Inventory and Analysis (Part C of Appendix A) describes additionally development standards.

b. Building Codes and Their Enforcement

Compliance with Building Code standards protects the health, safety and welfare of residents and ensures that the buildings retain their structural integrity. The City has adopted the 2010 Uniform Building Code. No amendments were made to the Uniform Building Code.

Other adopted codes include the most recent model Plumbing, Mechanical and Electrical Codes; Uniform Housing Code; and the Uniform Code for the Abatement of Dangerous Buildings These Codes are considered to be the minimum necessary to protect public health, safety, and welfare.

Code Enforcement administers an enforcement program that investigates and corrects violations of the City's Municipal Codes that govern the use and maintenance of private, residential property and commercial property. Code Enforcement also investigates and conducts inspections involving vehicle abatement, blight and nuisance, weed abatement, unsafe, illegal or unlicensed construction or conversions, and illegal dumping.

Since the City approved the *2008-2014 Housing Element*, the most recent model codes have been adopted. The prior element found that the codes adopted by the City did not constrain the maintenance, improvement, or development of housing for all income levels. This same conclusion can be reached for the Housing Element Update as only the most recent model codes have been adopted since the prior element was certified by HCD.

c. On- and Off-Site Improvements

For residential projects, the City requires both on- and off-site improvements. These include: curb/gutter and drainage facilities, sidewalks, paved streets, landscaping and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit. These on- and off-site improvements promote the health, safety and general welfare of the public.

Curbs, gutters and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all- weather roadway, facilitates roadway drainage, and reduces dust. It also produces a high-speed circulation system and facilitates relatively safe traffic movement. Roadways are classified by the City according to traffic needs.

Arterials, expressways and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project. The City does maintain street fees as part of the development impact fee program for developments within the City. Single-family residential developments are required to pay a street fee of $580 per unit, while apartments are required to pay $464 per unit and mobile home developments are required to pay $348 per unit.

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children, the elderly and the physically impaired.

Landscaping is required for all zoning districts. Such landscaping would include, but not be limited to, shrubbery, trees, grass and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic environment by providing relief from developed and paved areas. All landscaping is installed by the developer.

Development of, and connection to, municipal water and sewer services are required as a condition of approving tract maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. These off-site requirements allow for the development of much higher residential densities.

Parking facilities are required of all residential developments.

d. Fees and Exactions Required of Developers

This part describes and quantifies permit, development impact and other fees imposed on housing development. The fees are estimated for typical single- and multi-family developments. Exactions imposed on developers also are described.

1. City and School Impact (Developer) Fees

1) Planning Services Fees: These are deposit fees for services. Table A-42 presents a schedule of service fees and charges.

Table A-42
City of Brawley
Schedule of Service Fees and Charges

Fee	Amount
Zone Change	$2,000
General Plan Amendment	$2,100
General Plan Amendment if part of a Zone Change	$100
Specific Plan Review	$2,100
Site Plan Review`	$600
CUP Planning Commission Action	$2,000
CUP Planning Director Action	$1,000
Tentative Parcel Map (up to 4 parcels)	$1,000
Final Parcel Map (up to 4 parcels)	$500+T/M
Tentative Tract Map (more than 4 parcels)	$2,500
Final Tract Map (more than 4 parcels)	$1,200+T/M

Notes: Time and Materials charges accrue when project-processing time exceeds 10% of application fee. Charges include, but are not limited to, staff time (Administrative and Support Staff) at $140 per hour, and costs for photocopies, mail, faxes, phone calls, and travel.
Public Works Fees (at final map/improvement plan submission) – Plan Check fees 1.5% and Inspection fees 2% of estimated off-site improvements as approved by the City Engineer.
Major projects, as determined by the Planning Department, will require a minimum deposit of $10,000.

2) Building Permit and Plan Check Fees: City building permit fees are based on the total valuation of the building constructed. Table A-43 shows the valuation schedule.

Building plan check fees are based on 65% of the building permit fee. Therefore, a single family home with a valuation of $200,000 would have building permit and plan check fees calculated as follows:

Base Permit Fee	$993.75 ($100,000 valuation)
Additional Fee	$560.00 ($200,000-$100,000=$100,000/$1,000=$100 X $5.60)
Total Permit Fee	$1,553.75
Plan Check Fee	$1,009.94 ($1,553.75 X. 65)
Total Fees	$2,563.69

3) Development Impact Fees: The City of Brawley imposes development impact fees associated with new single family and multifamily construction. The City adopted a fee schedule effective April 25, 2013. Table A-44 lists the per unit development impact fees for single-family and multi-family developments.

Table A-43
City of Brawley
Valuation Schedule for Building Permit Fees

Total Valuation	Fee
$1.00 to $500.00	$23.50
$501.00 to $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00 or fraction thereof, to and including $2,000.
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00.
$25,001.00 to $50,000.00	$391.25 for the first $25,000.00 plus $10.10 for each additional $1,000.00 or fraction thereof, to and including $50,000.00.
$50,001.00 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00.
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00 or fraction thereof, to and including $500,000.00.
$500,001.00 to $1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00 or fraction thereof, to and including $1,000.000.00.
$1,000,001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.15 for each additional $1,000.00 or fraction thereof.

Table A-44
City of Brawley
Residential Development Impact Fees – Parks, Water and Traffic

Fee	Single Family ($ per unit)	Multifamily ($ per unit)
General Government Facilities	$360.36	$270.60
Library Facilities	$563.64	$423.06
Parks and Recreation Facilities	$2,192.52	$1,644.06
Police Facilities	$478.50	$359.04
Fire Facilities	$448.80	$336.60
Animal Control Facilities	$21.78	$16.50
Transportation	$3,672.90	$2,571.36
Storm Water Facilities	$186.78	$95.04
Administration	$32.34	$23.10
Total	$7,957.62	$5,739.36

Source: City of Brawley, Development Impact Fees

In addition to the above fees, there is a Water Capacity Fee and Wastewater Capacity Fee based on the meter size for the dwelling. Assuming a 2,000 square foot single family residence, and assuming 1 inch water meter, the current fees (April 25, 2011) would be $7,537.20 and $6,144.00.

4) *School Impact (Developer) Fees*: Both the Brawley Elementary School District and Brawley High School District have adopted a developer fee of $2.22 per square foot.

2. Fees for Typical Single-Family and Multi-Family Developments

Table A-45 shows the total and per unit fees for a typical single-family housing development assuming no Zone Change or General Plan Amendment. On a per unit basis, the fees total $30,852. The City fees (excluding school impact fees) represent about 13% of the costs for a home with a building valuation of $200,000. However, building valuation estimates are less than the market values of homes. The City fees would represent 8.8% of a home with a market value of $300,000.

Table A-45
City of Brawley
Typical Fees for a 10-Unit Single-Family Development

Fee	Per Unit	Total
Tentative Tract Map	$250.00	$2,500.00
Final Tract Map[1]	$120.00	$1,200.00
Engineering Plan Check Fee[2]	$750.00	$7,500.00
Engineering Inspection Fees[2]	$1,000.00	$10,000.00
Building Permit Fee[3]	$1,553.75	$15,537.50
Building Plan Check Fee[3]	$1,099.94	$10,999.40
General Government Facilities	$360.36	$3,603.60
Library Facilities	$563.64	$5,636.40
Parks and Recreation Facilities	$2,192.52	$21,925.20
Police Facilities	$478.50	$4,785.00
Fire Facilities	$448.80	$4,488.00
Animal Control Facilities	$21.78	$217.80
Transportation	$3,672.90	$36,729.00
Storm Water Facilities	$186.78	$1,867.80
Administration	$32.34	$323.40
Water Capacity Fee[4]	$7,537.20	$75,372.00
Wastewater Capacity Fee[4]	$6,144.00	$61,440.00
School Fees[4]	$4,440.00	$44,400.00
Total	$30,852.51	$308,525.10

[1]Assumes no Time and Material Charge
[2]Assumes $500,000 total improvement costs
[3]Assumes a $200,000 valuation
[4]Assumes 2,000 square foot residence and 1 inch meter

Table A-46 shows the total fees for a typical multiple-family housing development assuming just a site plan review and no other discretionary permits. On a per unit basis, the fees total $11,084. The City fees (excluding school impact fees) represent 9.6% of the costs of a multi-family building with a market value of $115,000.

Table A-46
City of Brawley: Typical Fees for a 10-Unit Multi-Family Development

Fee	Per Unit	Total
Site Plan Review	$60.00	$600.00
Engineering Plan Check Fee[1]	$150.00	$1,500.00
Engineering Inspection Fees[1]	$200.00	$2,000.00
Building Permit Fee[2]	$323.38	$3,233.75
Building Plan Check Fee[2]	$210.19	$2,101.94
General Government Facilities	$270.60	$2,706.00
Library Facilities	$423.06	$4,230.60
Parks and Recreation Facilities	$1,644.06	$16,440.60
Police Facilities	$359.04	$3,590.40
Fire Facilities	$336.60	$3,366.00
Animal Control Facilities	$16.50	$165.00
Transportation	$2,571.36	$25,713.60
Storm Water Facilities	$95.04	$950.40
Administration	$23.10	$231.00
Water Capacity Fee[3]	$1,507.40	$15,074.00
Wastewater Capacity Fee[3]	$1,228.80	$12,288.00
School Fees[4]	$1,665.00	$16,650.00
Total	$11,084.00	$94,191.29

[1]Assumes $100,000 total improvement costs on a 25,000 square foot lot
[2]Assumes a $500,000 valuation
[3]Assumes on single 1 ½ inch meter for the property
[4]Assumes 750 square foot unit

e. Local Processing and Permit Procedures

Processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays also add to the cost of construction by increasing land holding costs and interest payments. Table A-47 summarizes the processing times for commonly requested discretionary permits.

Table A-47
City of Brawley
Processing Timelines

Discretionary Action	Processing Time
Zone Change	4-6 Months
General Plan Amendment	4-6 Months
Tentative Map	3-5 Months
Site Plan Review	2 Months
Variance	2-3 Months
Conditional Use Permit	2-3 Months
Architectural review	1 Month

Source: City of Brawley

The City has created a "one-stop" review procedure for development applications. The purpose of this procedure is to streamline the review process and to coordinate development requirements between City departments and outside agencies. This procedure is accomplished through a standardized review process conducted by the City's Development Review Committee (DRC). The DRC is composed of representatives of various City departments and representatives of outside agencies, including the school districts, Imperial Irrigation District, and other agencies that may be involved in the review of individual development applications. The DRC function is to facilitate the application process by reviewing a proposed project in its initial stages in order to identify impacts to City services and other agencies, and to provide applicants with information on requirements that must be met to obtain approval of their projects.

The length of time needed to complete the development review process and receive project approval depends on the complexity of the project and the nature of the approvals sought. Projects requiring site plan review can be approved by the Planning Director in an estimated time frame of two-to-three weeks. All residential developments, including multifamily, requires a site plan review which is a ministerial process, in nature. No public hearing is required and decision-making criteria mainly consist of objective and predictable standards established in the Zoning Ordinance such as heights and setbacks in addition to health and safety criteria and conformance to the general plan. Projects requiring a conditional use permit or variance must be acted upon by the Planning Commission. Completion of this process typically takes two-to-three months. City Council approval is required for projects necessitating a General Plan amendment, change of zone, or subdivision map. This process generally takes three-to-six months to complete.

Various discretionary actions (such as a General Plan amendment, zone change, and specific plans) sometimes require the preparation of an Environmental Impact Report (EIR) before a project can be approved. The need to prepare an EIR can substantially lengthen the development review process, often taking up to one year to obtain project approval. However, preparation of an EIR is not often needed for residential projects in Brawley. The construction of individual single-family dwellings is Categorically Exempt from CEQA requirements (CEQA Guidelines Section 15303) and most multi-family residential projects can be approved with the issuance of a Negative Declaration. Conditional use permits and second dwelling units may also be exempt from CEQA.

The amount of time required to process permits in Brawley is not considered a significant constraint to the development of housing. The City has taken constructive steps to help facilitate new development and improve the efficiency of the review process.

f. Housing for Persons with Disabilities

According to HCD:

> Housing element law requires that in addition to the needs analysis for persons with disabilities, the housing element must analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

The City of Brawley conscientiously and specifically, implements and monitors compliance with SB 520 (Article 10) in the review of its General Plan, Zoning Ordinance, development codes,

construction and re-construction regulations, and in the development and rehabilitation of multifamily and single family homes.

During the 2013-2021 planning period, the City will address the need for a reasonable accommodation procedure, revise the family definition, and make zoning provisions for licensed group homes.

Currently, the City requires that all multifamily complexes provide handicapped parking spaces, depending on the size of the development. The City is flexible and works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking. The City does not have separate restrictions or development standards for group homes or other special needs housing.

All City offices of Brawley are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants. They are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The City will reasonably accommodate any specific verbal or written request for assistance. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home.

The City has adopted, and the department implements, provisions of the 2010 Uniform Building Code. The City does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities.

g. Capacity to Meet Regional Share Housing Needs

The analysis must describe constraints that hinder the City from meeting its share of the regional housing need, which is 3,024 housing units for the 2014-2021 projection period. The sites inventory and analysis demonstrates that there are sufficient sites to accommodate the City's share of the regional housing need.

There are no local governmental constraints that would prevent the City from meeting its share of the regional housing need. The non-governmental constraints such as the cost of land and construction do create constraints on the development of housing affordable to lower income households.

F. PROGRESS REPORT

1. INTRODUCTION

HCD suggests that the Progress Report (officially known as review and revision) discuss:

> "*Appropriateness of policies, objectives and policies*" (Section 65588(a)(1)): A description of how the policies, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.
>
> "*Effectiveness of the element*" (Section 65588(a)(2)): A comparison of the actual results of the earlier element with its policies, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation), but may be qualitative where necessary (e.g., mitigation of constraints).

"*Progress in implementation*" (Section 65583(a)(3): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.

2. APPROPRIATENESS OF GOALS AND POLICIES

The *2008-2014 Housing Element* includes eight goals and 55 policies in seven categories:

- Housing Availability and Production 8 policies
- Housing Conservation and Improvement 11 policies
- Opportunities for Energy Conservation 5 policies
- Equal Housing Opportunities 8 policies
- Removing Constraints 6 policies
- Housing Affordability 14 policies
- Preserving Affordability 3 policies

Generally speaking, the goals and policies remain appropriate for the 2013-2021 planning period. However, the *2013-2021 Housing Element* consolidates the goals and policies and organizes them per the Government Code mandated program categories. Table A-48 (page A-70) and Table A-49 (pages A-71 to A-76) describe the appropriateness of the goals and policies.

3. IMPLEMENTATION PROGRESS AND EFFECTIVENESS OF THE 2008-2014 HOUSING ELEMENT

Table A-50 (pages A-77 to A-84) describes the implementation progress and effectiveness of the *2008-2014 Housing Element*. Information in that table is based on the Annual Progress Reports submitted to HCD.

The prior element included 57 individual programs many of which were already stated as policies. The *2013-2021 Housing Element* reduces the number of programs by consolidating them and organizing them according to the Government Code mandated program categories. As explained in the Sites Inventory and Analysis, the City has approved developments that can accommodate the City's share of the regional housing need. The continued implementation of programs to improve the housing stock and to develop affordable housing has been impeded by the State mandate to dissolve the Brawley Redevelopment Agency.
Affordability

The City in its *Annual Housing Element Progress Report* has reported the affordability of 786 permitted units as follows:

- Very Low 283
- Low 209
- Moderate 137
- Above Moderate 157

Table A-48
City of Brawley
Evaluation of the Appropriateness of the
2008-2014 Housing Element Goals

Housing Element Goals	Appropriateness Comment
1. Provide adequate housing in the City by location, price, type, and tenure, especially for those of low and moderate income and households with special needs.	Although this policy is appropriate, it should be revised to reflect the government code requirements for a variety of housing types.
2. Achieve balanced growth in the City by designating suitable sites for residential development.	Although this goal is appropriate, it should be revised to reflect the government code requirements for adequate housing sites.
3. Conserve and improve the condition of the existing affordable housing stock within the City.	State mandate.
4. Reduce residential energy usage within the City and thereby reduce overall housing costs.	Contributes to meeting a State mandate to conserve energy.
5. Promote and support equal housing opportunity for all residents of the City regardless of race, religion, marital status, age, sex, nationality, physical disabilities, family size, source of income, or other arbitrary factor.	State mandate and the goal is consistent with the State Fair Employment and Housing Act.
6. Facilitate the maintenance, improvement, and development of housing commensurate with local needs.	This general goal is stated in more specific terms by policies included in other categories.
7. Support the provision of adequate housing to meet the needs of all economic segments of the community.	State mandate.
8. Preserve existing affordable housing opportunities for lower income residents of the City.	State mandate.

Table A-49
City of Brawley
Evaluation of the Appropriateness of the
2008-2014 Housing Element Policies

Policies	Appropriateness Comment
1-Housing Availability and Production	
a. Use the Land Use Element of the General Plan and the Zoning Ordinance to ensure the availability of adequate sites for a variety of housing types.	Although this policy is appropriate, it is redundant and should be consolidated with other policies.
b. Employ a range of housing densities to provide housing for all economic segments of the community consistent with good planning practice.	Although this policy is appropriate, it has been attained by the sites described in the Sites Inventory and Analysis.
c. Maximize use of vacant land within the City and contiguous to existing development in order to reduce the cost of off-site improvements and create a compact City form.	Although this policy is appropriate, it has been attained by the sites described in the Sites Inventory and Analysis.
d. Ensure the compatibility of residential areas with surrounding uses through the separation of potentially hazardous or damaging uses, construction of adequate buffers, and other planning and land use techniques.	Although this policy is appropriate, it has been partially achieved by the approval process for current development projects and also the CEQA process.
e. Promote higher density and mixed use redevelopment within the downtown area.	Although this policy is appropriate, it has been attained by the *Brawley Downtown Specific Plan*.
f. Require that adequate public and private services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.	Although this policy is appropriate, it has been achieved by the City of Brawley Service Area Plan (November 2012), the Development Impact Fee Schedule (April 2013), and annexation policies of the Imperial County Local Agency Formation Commission.
g. Investigate adaptive reuse of vacant commercial structures in the downtown area for housing, possibly in a mixed use fashion	Although this policy is appropriate, it has been attained by the adoption of the *Brawley Downtown Specific Plan.*
h. Promote and encourage the use of innovative construction techniques.	This policy remains appropriate.
2-Housing Conservation and Improvement	
a. Continue to use available state and federal funds for housing rehabilitation, in a manner that will benefit the largest number of lower income households, including extremely low income.	This policy remains appropriate.

Table A-49 continued
City of Brawley
Evaluation of the Appropriateness of the
2008-2014 Housing Element Policies

Policies	Appropriateness Comment
2-Housing Conservation and Improvement Continued	
b. Promote the rehabilitation of deteriorated dwellings on an average annual rate of 12 units per year (2 moderate income, 4 low income, 6 very low income), or 60 units by 2014.	This statement is an objective.
c. Allow utilization of rehabilitation assistance funds to alleviate overcrowded conditions.	Although this policy is appropriate, it is redundant and should be consolidated with other policies.
d. Encourage the rehabilitation of substandard dwelling units instead of requiring their demolition, whenever possible, to preserve the existing affordable housing stock.	Although this policy is appropriate, it is redundant and should be consolidated with other policies.
e. Utilize the code enforcement capabilities of the City to ensure that proprietors renting unsanitary and unsafe housing units correct identified code violations.	Although this policy is appropriate, it is redundant and should be consolidated with other policies or included in the program description.
f. Encourage continued maintenance of currently sound housing through a local information and assistance program.	This statement is a program.
g. Ensure that all new housing units constructed in the City are safe and livable through vigorous enforcement of the Uniform Building Code.	This policy pertains to the development of new housing and is achieved through the plan check process.
h. Pursue the removal and replacement of substandard units, which cannot be rehabilitated.	Although this policy is appropriate, it is redundant and should be consolidated with other policies.
i. Minimize and prevent where possible the displacement of residents due to City assisted rehabilitation activities.	Although this policy is appropriate, it is redundant and should be consolidated with other policies or included in a housing rehabilitation program description.
j. Prevent the encroachment of incompatible uses into established residential neighborhoods.	This policy is related to the Land Use Element.
k. Preserve the physical character of existing neighborhoods.	This policy is related to the Land Use Element.
3-Opportunities for Energy Conservation	
a. Encourage the use of energy conserving techniques in the siting and design of new housing.	This policy pertains to the development of new housing and is achieved through the site plan review process.
b. Actively enforce all state energy conservation requirements for new residential construction.	This policy pertains to the development of new housing and is achieved through the plan check process.

Table A-49 continued
City of Brawley
Evaluation of the Appropriateness of the
2008-2014 Housing Element Policies

Policies	Appropriateness Comment
3-Opportunities for Energy Conservation Continued	
c. Allow use of rehabilitation assistance funds to make residences more energy efficient.	Although this policy is appropriate, it is redundant and should be consolidated with other policies or included in a housing rehabilitation program description.
d. Make local residents aware of the free home energy surveys performed by the Imperial Irrigation District as a means to reduce energy consumption and, in turn, overall long-term housing costs.	This policy is achieved through information on the City's website and brochures.
e. Encourage and promote the maximum use of solar energy systems and other more aggressive energy conservation techniques, including construction techniques similar to and including LEED thereby increasing opportunities for energy conservation and reducing overall long term housing costs.	This policy is achieved through information on the City's website and links to other websites.
4-Equal Housing Opportunity	
a. Advocate equal housing opportunity for all residents.	This policy remains appropriate.
b. Utilize local fair housing agencies to promptly and aggressively investigate any complaints involving housing discrimination	There are no local fair housing providers located in Imperial County.
c. Promote greater awareness of tenant and landlord rights.	This policy remains appropriate and can be achieved by posting information on the City's website.
d. Allow use of rehabilitation assistance funds to remove architectural barriers in residences occupied by handicapped persons.	Although this policy is appropriate, it is redundant and should be consolidated with other policies.
e. Promote handicapped access in new housing developments and in existing housing.	Although this policy is appropriate, it is redundant and should be consolidated with other policies.
f. Assist and support local social service agencies in their applications for federal funds to provide emergency shelters for homeless individuals and families.	This policy remains appropriate and should be consolidated with other policies.
g. Encourage the development of housing to meet the needs of elderly, large family, and female-headed households.	This policy remains appropriate.
h. Promote the provision of both purchase and rental housing to meet the needs of families of all sizes.	Although this policy is appropriate, it is redundant and should be consolidated with other policies.

Table A-49 continued
City of Brawley
Evaluation of the Appropriateness of the
2008-2014 Housing Element Policies

Policies	Appropriateness Comment
5-Removing Constraints	
a. Periodically reexamine local building and zoning codes, in light of technological advances and changing public attitudes, for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.	Although this policy is appropriate, it is redundant and should be consolidated with other policies.
b. Ensure that local lending institutions continue to meet the credit needs of all economic segments of the community.	This policy is not within the scope of expertise of the City and should remain within the purview of regulatory agencies.
c. Charge development fees that do not unreasonably contribute to the cost of housing.	This policy was accomplished by the adoption of the Development Impact Fee Schedule which happened in April 2013.
d. Continue to financially assist with land and/or off-site improvements costs for lower income housing projects, as funds become available.	Funds are not available now or in the foreseeable future and, therefore, this policy should be deleted.
e. Continue the practice of expeditious processing of residential development proposals and permits.	This policy remains appropriate.
f. Consider preparation of a fee study to determine if fees for discretionary entitlement applications (e.g. variances, zone changes, subdivision maps, etc.) can be reduced.	The fee schedule was updated June 1, 2012.
6-Housing Affordability	
a. Consider the use of innovative land use techniques and construction methods to minimize housing construction costs without compromising basic health, safety, and aesthetic considerations.	This policy is redundant and will be consolidated with other policies.
b. Utilize the financial resources of the Brawley Community Redevelopment Agency to assist developers who desire to construct new lower income, including extremely low-income housing units in the City.	Pursuant to a State law mandate, the Brawley Redevelopment Agency has been dissolved.

Table A-49 continued
City of Brawley
Evaluation of the Appropriateness of the
2008-2014 Housing Element Policies

Policies	Appropriateness Comment
6-Housing Affordability Continued	
c. Investigate and pursue state and federal programs and funding sources designed to expand housing opportunities for lower income, including extremely low, and moderate income households, including first-time homebuyers, farm workers, the elderly, and the handicapped.	This policy remains appropriate.
d. Apply for CDBG and other HUD funds to provide affordable housing opportunities for lower income, including extremely low and moderate-income households.	This policy remains appropriate.
e. Assist private developers, non-profit organizations, and public agencies involved in the provision of affordable housing in identifying and assembling sites suitable for the development of lower income households, including extremely low income, and moderate-income housing.	This policy was partially achieved through the *Brawley Downtown Specific Plan*. However, the dissolution of the Redevelopment Agency makes this policy not attainable.
f. Encourage the inclusion of lower income, including extremely low income and moderate-income units in privately sponsored multi-family housing developments.	This policy can be attained in affordable housing developments but not in private developments.
g. Work with local lending institutions to maximize private financing for the construction of new lower income including extremely low income, and moderate-income housing.	This policy only can be achieved when a project in Brawley is awarded Low Income Housing Tax Credits.
h. Work with individuals who want to build attached second dwelling units on existing residential lots in order to increase the supply of housing for elderly households.	This policy remains appropriate.
i. Actively market the City to housing developers through appropriate advertisements in development publications and in metropolitan area newspapers.	This policy remains appropriate.
j. Promote the construction of new assisted housing units in the City for lower income households, including extremely low income.	This policy is redundant and will be consolidated with other policies.

Table A-49 continued
City of Brawley
Evaluation of the Appropriateness of the
2008-2014 Housing Element Policies

Policies	Appropriateness Comment
6-Housing Affordability Continued	
k. Actively support the Brawley Housing Authority's attempts to secure additional Section 8 rental assistance for Brawley residents.	Although this policy is laudable, Section 8 funding has been reduced because of the Federal sequestration. Section 8 funding is not likely to increase in the near future.
l. Utilize local land use and development controls to encourage non-market rate housing development in accordance with Sections 65915-65918 of the California Government Code.	The *Brawley Downtown Specific Plan* encourages density bonus units.
m. Utilize public tools such as SB99 and AB 1355 to provide below market rate mortgage financing for both sales and rental units, when existing financial markets fail to provide affordable home financing.	Private market interest rates are essentially at historic lows and are not likely to increase dramatically in the near-term.
n. Continue to promote the affordability of existing housing units for lower income including extremely low income, and moderate-income households by maintaining at least 250 Section 8 certificates/vouchers for eligible City residents.	Lower income households obtain Section 8 rental assistance from the Imperial Valley Housing Authority. Because Section 8 assisted households can move from Brawley to other communities, there is no way to guarantee that 250 residents always will be able to receive rental assistance.
7-Preserving Affordability	
a. Utilize federal, state, and local funding to preserve lower income rental housing to the extent possible.	This policy remains appropriate.
b. Work closely with non-profit organizations and public agencies involved in the provision of affordable housing to preserve existing lower income rental units within the City.	This policy remains appropriate and the City has identified qualified entities with the capacity to preserve affordable housing in projects located in Brawley.
c. Investigate the establishment of procedures to prevent the displacement of lower income residents from assisted housing units that may convert to market rate housing in the future.	Although this policy remains appropriate, non-profit housing organizations and affordable housing developers are in the best position to preserve affordable housing.

Table A-50
City of Brawley
2008-2014 Housing Element – Evaluation of Program Accomplishments/Effectiveness

Program Description	Accomplishments/Effectiveness
Program Category 1: Housing Availability and Production	
1. Utilize the City's Updated General Plan and 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.	Current and ongoing
2. Zoning Ordinance revision to evaluate Second Dwelling Unit provisions that will eliminate the need for Conditional Use Permit or other discretionary approvals in all residential zones, in accordance with State law.	Complete
3. Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding commercial and other non-residential uses.	Current and ongoing
4. The Zoning Ordinance shall be revised to incorporate Density Bonus provisions, with options, as per SB 1818.	Complete
5. 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.	Incomplete – not included in *2013-2021 Housing Element*
6. The City will grant programs, such as the 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.	Current and ongoing
7. 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.	Complete

Table A-50 continued
City of Brawley
2008-2014 Housing Element – Evaluation of Program Accomplishments/Effectiveness

Program Description	Accomplishments/Effectiveness
Program Category 1: Housing Availability and Production Continued	
8. Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public and private facilities and services. Documentation that adequate services and facilities are or will be provided shall be a condition for their approval.	Current and ongoing
9. Housing data will be continuously posted on the City's web site and available in hard copy on request.	Current and ongoing
10. Continue to update elements of the General Plan, as needed.	In compliance
11. 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.	Complete
12. 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.	Current and ongoing
13. 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).	Current and ongoing

Table A-50 continued
City of Brawley
2008-2014 Housing Element – Evaluation of Program Accomplishments/Effectiveness

Program Description	Accomplishments/Effectiveness
Program Category 1: Housing Availability and Production Continued	
14. 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.	Current and ongoing
Program Category 2: Housing Conservation and Improvement	
15. 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.	Current and ongoing
16. Allow for the construction of bedroom additions with financial assistance from the City's residential rehabilitation program, when needed to eliminate overcrowding.	Current and ongoing
17. Continue to monitor housing conditions throughout the City, while periodically (i.e. every 5 years) conducting formal housing condition surveys.	Current and ongoing
18. 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.	Current and ongoing
19. Continue and expand code enforcement efforts, as necessary, and explore new methods of eliminating unsightly property conditions in residential areas.	Current and ongoing
20. Continue to provide information and technical assistance to local property owners regarding housing maintenance.	Current and ongoing
21. Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance.	Current and ongoing

Table A-50 continued
City of Brawley
2008-2014 Housing Element – Evaluation of Program Accomplishments/Effectiveness

Program Description	Accomplishments/Effectiveness
Program Category 2: Housing Conservation and Improvement Continued	
22. Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas.	Current and ongoing
Program Category 3: Opportunities for Energy Conservations	
23. Utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences.	Current and ongoing
24. Continue to require that all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code. Encourage developers through a revised Subdivision Ordinance to employ additional energy conservation measures in an effort to exceed the minimum required standards.	Current and ongoing
25. Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program.	Current and ongoing
26. Assist in distributing information to the public regarding free home energy audits and other programs of the Imperial Irrigation District (IID).	Current and ongoing
Program Category 4: Equal Housing Opportunity	
27. Provide outreach material on state and federal fair housing laws and direct complaints of 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).	Current and ongoing
28. 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.	Current and ongoing
29. Provide reasonable accommodation for persons with disabilities that allow for administrative approval of handicapped accessible features.	Draft ordinance is under preparation

Table A-50 continued
City of Brawley
2008-2014 Housing Element – Evaluation of Program Accomplishments/Effectiveness

Program Description	Accomplishments/Effectiveness
Program Category 4: Equal Housing Opportunity Continued	
30. Enforce the handicapped accessibility of Federal fair housing laws that apply to all new multi-family residential projects containing four (4) or more units.	Current and ongoing
31. Add transitional housing and supportive housing within the code's definition section, and list as permitted uses within residential zone districts and clarify only subject to those standards that apply to other residential uses of the same type in the same zone.	Draft ordinance is under preparation
32. Identify emergency shelters as a permitted use in the General Commercial Zone as indicated by the vacant land survey preformed 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.	Complete
33. 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.	Current and ongoing
34. 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. Contact nonprofit builders and agricultural stakeholders to identify suitable and available sites for the 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.	Included in the Housing Program for the 2013-2021 planning period

Table A-50 continued
City of Brawley
2008-2014 Housing Element – Evaluation of Program Accomplishments/Effectiveness

Program Description	Accomplishments/Effectiveness
Program Category 5: Removing Constraints	
35. 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.	Current and ongoing
36. Periodically review (i.e., every 2 years) the performance of local lending institutions with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA).	Partially completed as part of the *2013-2021 Housing Element*
37. Periodically survey (i.e., every 5 years) other cities in the Imperial County area to ensure that local development fees are reasonable.	Complete
38. 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.	Current and ongoing
39. Encourage concurrent processing of entitlements to foster an environment conducive to business.	Current and ongoing
Program Category 6: Housing Affordability	
40. 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.	Current and ongoing A loan fund for mortgage write-down assistance was available
41. Continue to defer development fees for all proposed housing units affordable to lower income households.	Considered as requested
42. 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 housing development costs and to maximize development opportunities.	Complete
43. Evaluate for implementation of reduced parking requirement for residential projects serving special needs groups or located close to public transportation or commercial services.	Included in the Housing Program for the 2013-2021 planning period

Table A-50 continued
City of Brawley
2008-2014 Housing Element – Evaluation of Program Accomplishments/Effectiveness

Program Description	Accomplishments/Effectiveness
Program Category 6: Housing Affordability Continued	
44. 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.	Current and ongoing
45. 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.	Current and ongoing
46. Annually apply or support development and rehabilitation applications for State and Federal funding for affordable housing, including the following funding sources:	Current and ongoing
47. California Housing Finance Agency (CHFA): Assist in the production of new, affordable housing for purchase of moderate income, first-time homebuyers.	Current and ongoing
48. Partner with developers to provide technical assistance to pursue tax credits for the construction of affordable units in the City.	Current and ongoing
Program Category 7: Preserving Affordable Housing	
49. Actively support the Brawley and Imperial Valley Housing Authorities attempts to secure additional Section 8 rental assistance to lower income households.	Current and ongoing
50. Continue to utilize State and Federal funding sources such as the HOME Program to assist at-risk units.	Current and ongoing
51. 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.	Current and ongoing

Table A-50 continued
City of Brawley
2008-2014 Housing Element – Evaluation of Program Accomplishments/Effectiveness

Program Description	Accomplishments/Effectiveness
Program Category 7: Preserving Affordable Housing Continued	
52. 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.	Current and ongoing
53. Continue to monitor housing conditions throughout the City, while periodically (i.e. every 5 years) conducting formal housing condition surveys.	Current and ongoing
54. 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.	Current and ongoing
55. Continue and expand code enforcement efforts, as necessary, and explore new methods of eliminating unsightly property conditions in residential areas.	Current and ongoing 2009 – Revised ordinances for better enforcement 2010 – Updated Vehicle Abatement and Sign Ordinance
56. Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance.	Current and ongoing
57. Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas.	Current and ongoing

APPENDIX B

ORGANIZATIONS CONSULTED, DATA SOURCES & DEFINITIONS

City of Brawley
2013-2021 Housing Element of the General Plan
Appendix B-Stake Holders & Organizations Consulted, Data Sources & Definitions
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A. Community Stakeholders B-1

B. Other Organizations Consulted B-1

C. Data Sources B-1

D. Definitions B-3

A. COMMUNITY STAKEHOLDER INTERVIEWS

- Brawley Senior Center
- Campesinos Unidos, Inc.
- Department of Development Services – San Diego Regional Center
- Five Local Churches
- Imperial County Area Agency on Aging
- Imperial Valley Housing Authority
- Women Haven – Center for Family Solutions and Domestic Violence Shelter

B. OTHER ORGANIZATIONS CONSULTED

- California Housing Partnership Corporation
  Main Office
  369 Pine Street
  Suite 300
  San Francisco, CA 94104
  415-433-6804

- Southern California Association of Governments
  Main Office
  818 West 7th Street
  12th Floor
  Los Angeles, CA 90017-3435
  213-236-180

- State Employment Development Department
  Labor Market Information Division
  Customer Outreach Unit
  P.O. Box 826880, MIC 57
  Sacramento, CA 94280-0001
  916-262-2162

- State Independent Living Counsel
  1600 K Street, Suite 100
  Sacramento, CA 95814
  866-866-7452

C. DATA SOURCES

- 2000 and 2010 Census
- 2005-2009 American Community Survey

- California Department of Housing and Community Development, *Year 2013 Income Limits*, February 25, 2013
- California State Board of Equalization, *Assessors' Handbook Section 531, Residential Building Costs*, January 2010
- City of Brawley, *Downtown Specific Plan*, Parts 1 and 2
- City of Brawley, *General Plan*
- City of Brawley, *2008-2014 Housing Element*
- City of Brawley, *Service Area Plan (Final)*, November 2012
- City of Brawley, *Zoning Ordinance*
- Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), *Loan Application Register System (LARS)*, 2011
- HSH Associates, Financial Publishers, Interest Rates
- International Code Council (ICC), Building Valuation Data (BVD), August 2012
- Barbara Kautz, Goldfarb & Lipman LLP, *Select California Laws Relating to Residential Recovery Facilities and Group Homes*, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)
- Pacific West Association of Realtors Multiple List Service
- Realist property tax records available from Pacific West Association of Realtors
- Southern California Association of Governments, *5th Cycle Final Regional Housing Needs Assessment Allocation Plan,* adopted by the Regional Council on October 4, 2012
- Southern California Association of Governments, *Local Housing Element Assistance: Existing Housing Needs Data Report, City of Brawley*
- Southern California Association of Governments*, 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (adopted by SCAG Regional Council on April 4, 2012)*
- State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2013, with 2010 Benchmark* Sacramento, California, May 2013
- State Independent Living Council, *2009 Statewide Needs Assessment for People Living with Disabilities*, 40 pages

- Alene M. Taber, Esq., AICP and Michael J. Alti, Esq., Jackson, Demarco, Tidus & Peckenpaugh, *Residential Recovery Homes and Their Local Impacts*, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)

- U.S. Department of Housing and Urban Development, *2005-2009 CHAS (Comprehensive Housing Affordability Strategy)*

D. DEFINITIONS

Above Moderate Income: A household whose annual income is 120% or more of the Imperial County median income, adjusted by number of persons in the household.

Cost Burden: For lower income households, gross housing costs including utilities that exceed 30% of gross income

Crowding, Overcrowding: A housing unit containing more than one person per room, as defined by the U.S. Census Bureau, for which data are made available by the Census Bureau.

Developmental Disability: "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Disabled Person: A person who is determined to:
(1) Have a physical, mental or emotional impairment that:
(i) Is expected to be of long-continued and indefinite duration;
(ii) Substantially impedes his or her ability to live independently; and
(iii) 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 section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007)

Elderly: Persons 62 years of age or older.

Emergency Shelter: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (per Health and Safety Code 50801)

Extremely Low Income: A household whose annual income is between 0% and 30% of the Imperial County median income, adjusted by number of persons in the household.

Homeless person**:** According to HUD, a person is considered homeless only when he/she resides in one of the places described below at the time of the count.

- An unsheltered homeless person resides in place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.
- A sheltered homeless person resides in: An emergency shelter or transitional housing for homeless persons who originally came from the streets or emergency shelters.

Large family**:** Family of five or more persons.

Low Income: A household whose annual income is between 50% and 80% of the Imperial County median income, adjusted by number of persons in the household.

Moderate Income: A household whose annual income is between 80% and 120% of the Imperial County median income, adjusted by number of persons in the household.

Overpaying: Same as cost burden and severe cost burden

Severe Cost Burden: For lower income households, gross housing costs including utilities that exceed 50% of gross income

Small family: Family of two to four persons.

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, 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. (per Health and Safety Code 50675.14(b))

Transitional Housing: 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. (Per Health and Safety Code 50675.2(h))

Very Low Income: A household whose annual income is between 30% and 50% of the Imperial County median income, adjusted by number of persons in the household.