

City of Calipatria



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October 13, 2021

State Department of Housing and Community Development
c/o Land Use and Planning Unit
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: CITY OF CALIPATRIA ADOPTED HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD

To Whom It May Concern:

The City of Calipatria has attached the Adopted Housing Element 2021-2029 for HCD's review for compliance. Please note, the Site Inventory List (Appendix A in the Housing Element) has also been sent via email to sitesinventory@hcd.ca.gov as instructed by the Housing Element submittal process. The following is enclosed:

1. One (1) hard copy of the City of Calipatria Adopted Housing Element 2021-2029
2. One (1) original signed Resolution adopting the Housing Element 2021-2029
3. One (1) response letter to HCD's Preliminary Review letter dated October 1, 2021
4. One (1) USB with an electronic copy of the City of Calipatria Adopted Housing Element 2021-2029

Should any questions arise please contact George Galvan at The Holt Group, Inc. at (760) 337-3883 or via email at jgalvan@theholtgroup.net.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Romualdo Medina'.

Romualdo Medina
City Manager

Attachments: Adopted Housing Element 2021-2029
 • Appendix A – Site Inventory List
Signed Resolution
Response Letter
Electronic Copy (USB) of Adopted Housing Element 2021-2029

cc: George Galvan, AICP, Consultant City Planner
 Denise Marin, Assistant Planner, The Holt Group, Inc.

City of Calipatria



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October 13, 2021

Paul McDougall
Senior Program Manager
Housing and Community Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: RESPONSE LETTER FOR THE CITY OF CALIPATRIA 6TH CYCLE HOUSING ELEMENT – PRELIMINARY FEEDBACK LETTER

Dear Paul,

The City of Calipatria has been diligently working on finalizing the 6th Cycle Housing Element to ensure compliance with HCD's requirements. We would like to express our gratitude for your review of the City of Calipatria's Housing Element Draft. This letter is in response to the Housing Element sections needing clarification as identified in the Preliminary Feedback letter dated October 1, 2021.

A. REVIEW AND REVISION

Section: 6.0 Accomplishments Under the 2013-2021 Adopted Housing Element & 7.0 Housing Plan

1. The element must include a program-by-program review including the progress implementation, effectiveness of programs, and the appropriateness of actions moving forward. The element must also provide an evaluation of the effectiveness of past goals, policies, and related actions in meeting the housing needs of special needs populations.

Response: The City addressed these comment by including a current update on the existing policies and effectiveness for each program. The language also includes City's accomplishments and either the objectives were "met", "ongoing", or "unmet". The City also updated two programs that would be "deleted". Revisions can be found on pages 97-104 and 105-123.

B. HOUSING NEEDS, RESOURCES, AND CONSTRAINTS

Section: 3.0 Affirmatively Furthering Fair Housing (AFFH)

2. The element must include outreach, an assessment of fair housing, analysis of the sites inventory, identification, prioritization of contributing factors to fair housing issues and goals, and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity.

Response: *The City added a detailed analysis on the assessment of fair housing and analyzed the current housing issues and contributing factors. The section was updated to include County of Imperial data and City of Calipatria data. Data included an assessment on Integrations or Segregation Patterns, Racially or Ethnically Concentrated Areas, Access to Opportunities, Disproportionate Housing Needs, and Displacement. The Sites Inventory List (Appendix A) and Section 3.3 was also updated to include a realistic capacity and methodology on how the realistic capacity was determined. These revisions can be found on pages 36-53.*

Section: 2.4 Housing Stock Characteristics

3. The element should include additional information to estimate the number of units in need of rehabilitation and replacement.

Response: *Language was added to include findings from the previously conducted housing condition survey to identify number of units in need of rehabilitation. The section included a methodology on how the homes were assessed and categorized. The assessment concluded that 19 homes were in need of rehabilitation. These revisions can be found on page 33.*

Section: 2.4.3 Housing Tenure and Availability

4. The element identifies a vacancy rate of approximately 30 percent (p. 33). This figure is atypical and should be more closely evaluated for its impact on the housing stock and potential policies and programs.

Response: *The section was updated from 30% to 13.5% to reflect the accurate vacancy rate provided by the Department of Housing. These revisions can be seen on pages 33-32.*

Section: 2.4.3 Housing Tenure and Availability

5. The Calculation of the number of units by income group on the parcel list does not appear to be consistent with capacity assumption. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site

improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

Response: Table 35 has been modified to include realistic unit capacity by income group which included a change for R-1 from 582 units to 370 units. R-2 changed from 1,087 units to 336 units. R-3 changed from 25 units to 8 units. These revisions can be seen on page 88.

Section: 3.3 Sites Inventory

6. The sites inventory identifies City-owned sites. The element must include an analysis to demonstrate their suitability and availability in the planning period. Specifically, the analysis should address existing uses, any known conditions that preclude development in the planning period and the potential schedule for development.

Response: Language was added in section 3.3 Sites Inventory to include the City's plans with the surplus land and concluded that the 33 city-owned lots would be sufficient for single-family residential use. The section also included that the land would be intended to be sold to developers to construct affordable homes. These revisions can be seen on page 61.

Section: 3.3 Sites Inventory

7. Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, requires rezoning within three years. The element should clarify if sites were identified in prior planning periods and if so, which sites and include a program if utilizing previously identified sites in the current planning period.

Response: Language was added in section 3.3 Sites Inventory to include an analysis on any restrictions that may be preventing housing development. Although the vacant lots listed on the Site Inventory List (Appendix A) were previously used in two Housing Elements, the City did not identify any strict zoning laws that are restricting housing development. These revisions can be seen on page 61.

Section: 5.1 Zoning for a Variety of Housing Types

8. The element must clarify which zones permit emergency shelters, farmworker housing, low barrier navigation centers, and permanent supportive housing.

Response: This section was updated to include an accurate count for all vacant lots and were categorized by R-1, R-2, or R-3 and included the types of development that is permitted within the zones. A section for Low Barrier Navigations was also included and

included a description on the City's plan to update the Zoning Ordinance to include Low Barrier Navigations in R-3 and Mixed-Use Zones. These revisions can be found on page 85.

Section: 4.2.10 Building Permit Procedures and Code Enforcement

9. While the element includes various information on the cumulative impacts of fees on housing development (Table 27), it must also list and analyze planning fees such as fees for a conditional use permit, rezone or variance. The analysis must address impacts on housing cost and affordability.

Response: *Table 33 was added to include a list of all associated Planning Fees for all housing developments and included language on the permitting process and impacts on housing development. Revisions can be located on page 81.*

10. The element describes that multifamily and large single-family subdivisions are subject to Planning Commission or City Council review, but it should also analyze the typical procedures such as the number of hearings and approval findings for impacts on timing, cost, supply, and approval certainty.

Response: *A paragraph was included to explain how the City will incorporate new practices to comply with SB 35 and streamline the review of multi-family and single-family development projects. The section also included the turnaround time to review development projects and concluded that a two-week period is standard however may be longer depending on the extent of the project. Revisions can be located on page 81.*

11. The element must clarify whether there are written procedures to implement SB 35 (Chapter 366, Statutes of 2017) and add or modify programs to establish a procedure if necessary.

Response: *The section included language on how the City will incorporate new practices to comply with SB 35 and expedite the review process for housing development projects that are to serve the lower- and moderate-income families. Revisions can be located on page 81.*

12. The element must clarify whether the community complies with new transparency requirements for posting all zoning, development standards and fees or include programs as appropriate.

Response: *Language was added to include the fees for development standards (Table 33) and also included how the community has access to zoning codes. The section included that all zoning permit applications and standards can be obtained via email by the Calipatria Planning Department or at City Hall. Revisions can be located on page 81.*

Section: 4.2.5 Special Needs Housing Constraints

13. The element must include an analysis of potential constraints on housing for persons with disabilities. Specifically, personas with disabilities, group homes for seven or more persons, and the definition of family.

Response: *Language was added to include how the City will accommodate Group Homes of more than 7 people and how the Zoning Code will be updated to allow this use without a Conditional Use Permit. The section also included a definition of “family” per the Zoning Codes definition. Revisions can be found on pages 73-74.*

14. The element must identify the 2020 Point in Time Count for people experiencing homelessness in the City of Calipatria.

Response: *The City included language on how the Point in Time count was obtained. The City contacted the Imperial Valley Continuum of Care Council and received a total count of 10 people experiencing homelessness in the City. These revisions can be found on pages 73-74 and page 31.*

C. HOUSING PROBLEMS

Section: 7.0 Housing Plan

15. Programs must include definitive implementation timelines to demonstrate a “beneficial impact” in the planning period. Several programs include timelines such as “by the end of 2029”. These programs must be revised with discrete timelines.

Response: *This section includes updates on the timeline of the housing programs and were modified to include appropriate timeframes which included changes to Program #16, #13, and #8. The timeframes were modified from 2029 to 2023 and 2022. These revisions can be found on page 115, 119, and 120.*

Section: 5.0 Housing Plan

16. The element must include a program to incentivize and promote ADU development for low- and moderate-income households.

Response: *The section included language stating that ADU's are a permitted use within all residential zones, however, the City will update the development standards to reflect new state legislations that essentially provide flexibility to the conversion or creation of an ADU. Language was also added to include details on how the City will incentivize ADU's. Language was also added to the programs table to include a Zoning Ordinance update to include new and flexible development standards for ADU's. Revisions can be found on page 85, 100, and 114.*

Section: 6.2 Quantifiable Accomplishments of 2013-2021 RHNA Goals

17. The element does not address this requirement and must include quantified objectives estimating the number of housing units by income category, including extremely low-income that can be constructed, rehabilitated, and conserved over a five-year time period.

Response: *Table 38 on page 104 includes a list of the number of units by income category that were constructed in the previous housing element including extremely low-income that can be constructed, rehabilitated, and conserved over a five-year time period.*

Section: 1.6 Public Participation

18. While the element describes hosting two community workshops (p. 6), moving forward, the City should employ additional methods for public outreach efforts, particularly to include lower-income and special needs households and neighborhoods with higher concentrations of lower-income households.

Response: *Language added to this section to include a list of comments received from the community workshops which included the need for affordable housing and questions on rezoning commercial land to accommodate residential development. This section also included the City's methods for future plans for public outreach during the implementations of housing programs and continued efforts to encourage use of available housing programs. Revisions can be found on page 7.*

Section: 7.3 Housing Programs

19. The element must describe how the housing element is internally consistent with the rest of the general, including any information to demonstrate what was conducted to achieve and maintain internal consistency as part of this update. The element must include more specific discussion on how consistency across the general plan was achieved and how it will be maintained during the planning period.

Response: *A paragraph was included to include how the housing element is consistent with the General Plan and also included how the City will monitor housing programs and development projects to ensure it continues to comply with the General Plan. This section also includes how the City will continue to discuss findings for consistencies with the general plan at all public hearings. These comments can be found on page 110.*

We thank you for the opportunity to respond to comments. Should you have any questions, please feel free to contact me at (760) 337-2882 or via email at dmarin@theholtgroup.net.

Respectfully,



Denise Marin
Assistant Planer

Reviewed By,



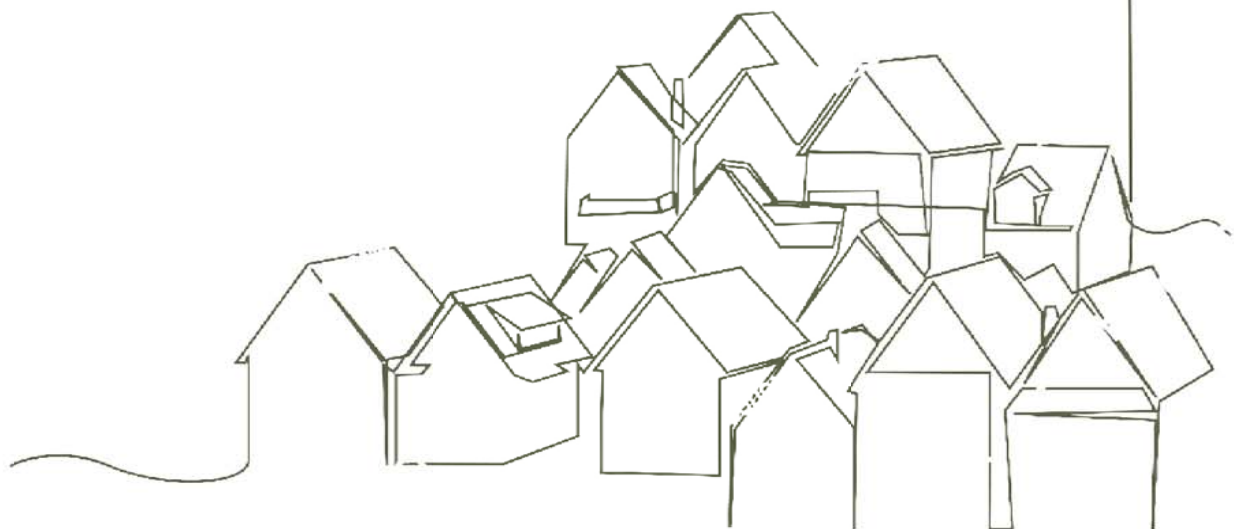
George Galvan, AICP
Consultant City Planer

Housing Element

2021-2029

Final
October 2021

Calipatria



The Holt Group

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1.0 INTRODUCTION

The Housing Element represents Calipatria's commitment to providing housing opportunities to meet the needs of all economic segments of the community. As part of the Calipatria 2035 General Plan, the Housing Element was developed to ensure that the City establishes a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all current and future residents of Calipatria. The 6th-Cycle Housing Element establishes policies that will guide the City's decision-making process and establishes an implementation program to achieve housing goals through the year 2029.

The 4th-Cycle of the Housing Element was established for the years 2006 through 2014 and was adopted in December 2008. The 4th-Cycle Housing Element was found in compliance by the California Department of Housing and Community Development (HCD) in January 2009. The 5th-Cycle of the Housing Element was submitted to HCD on June 30, 2017 and addressed revisions and submitted updated report on November 6, 2017. The City of Calipatria received a letter from HCD on August 6, 2018 and adopted the 5th-Cycle Housing Element on said date. The 6th-Cycle Housing Element will demonstrate to HCD that the City will continue to make efforts to implement housing programs and address housing goals and needs for the community through the year 2029. This Housing Element addresses the 2021-2029 planning period, which extends from October 2021 to October 2029. Because the City did not adopt the 5th Cycle 2013-2021 Housing Element within 120 days of the statutory due date, Government Code Section 65588(e) requires the City to adopt a subsequent mid-cycle update by October 2025.

1.1 BACKGROUND

Incorporated in 1918, the City of Calipatria is located in the northern portion of Imperial County, approximately 150 miles east of San Diego, 100 miles south of Palm Springs and 38 miles north of the United States-Mexico border. State Highway 111 bisects the City of Calipatria and serves as its main north/south arterial. The City of Calipatria can also be accessed by another major highway, via Highway 115 from the east. The Salton Sea is located approximately 5 miles to the northwest of Calipatria and is home to the Sonny Bono Wildlife Refuge, a favorite destination for bird watchers with over 400 species of birds having been documented along its shores.

Calipatria is a rural community with deep agricultural roots. Agricultural and government-based jobs account for more than half of the total jobs in the city. The City relies both on a strong employee base, generated by the Calipatria State Prison which opened in January of 1992, and on a secondary employment base tied to the agricultural industry. The Calipatria State Prison generates approximately 1,200 higher-paying jobs to the region. The City expected a substantial boost from the prison's presence in the community as it was anticipated that prison employees and their families would choose to live in Calipatria. However, according to the 2019 Census, the City's real population (excluding the prison population) decreased by 703 residents from 2012 to 2019. Prison employees and their families have

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chosen to reside outside of Calipatria, at least in part attributable to Calipatria's lack of attractive housing stock for higher wage earners. There has been little growth in single-family development over the last decade in Calipatria. Since 1998, the city has seen the construction of approximately 389 new single-family units, in contrast with 151 new multi-family units.

Despite the lack of a diverse housing stock for higher wage earners, the City is a pro-growth community with an abundance of low-cost land for housing development. The City Council has a strong desire to make affordable home ownership opportunities available to households of all income groups while providing upward mobility contributing to a higher quality of life. Calipatria residents also have a strong sense of community identity and the city experiences one of the lowest crime rates when compared to national and state averages. Based on 2019 statistics from the California Department of Justice and the Federal Bureau of Investigation Uniform Crime Reports, the City of Calipatria had zero incidents of violent crimes in comparison to 386.9 incidents per 100,000 for the nation and 423.1 for the state. Burglaries, thefts, and auto thefts committed by civilians were also significantly lower. The City strongly believes a diverse, affordable, and quality housing stock is the missing link for a well-balanced community. Given the lack of homeownership opportunities, and housing development to meet the needs of moderate- and upper- income households, the Goals, Policies, and Programs in this Housing Element will target these issues and address any challenges of housing options for all residents.

1.2 STATE POLICY AND AUTHORIZATION

Enacted in 1969, the State Housing Element Law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The purpose of the Housing Element of the General Plan is to ensure that every jurisdiction establishes policies, procedures and incentives in its land use planning and redevelopment activities that will result in the maintenance and expansion of the housing supply to adequately house residents currently living and expected to live in the city.

State 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 mechanisms that provide opportunities for housing development. As a result, housing policy in California rests upon the effective implementation of local general plans and, in particular, local housing elements. The Housing Element Law also requires that the Department of Housing and Community Development (HCD) review local Housing Elements for compliance with State law and to report the Department's written findings to the City.

California State law (Government Code Section 65580 through 65589) further mandates the contents of the Housing Element. This Housing Element is a comprehensive statement by the City of Calipatria of its current and future housing needs and proposed actions in order to facilitate the provision of housing for individuals at all income levels in accordance with state law. This housing element addresses the following contents mandated by Section 65583:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.
- An analysis and documentation of household characteristics, including the monetary amount households pay for housing compared to their ability to pay, the rate of overcrowding in households and the general housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment.
- 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.
- An analysis of any special housing needs, such as those of the elderly, persons with disabilities including developmentally disabled persons, large families, farmworkers, families with female heads-of-households, and families and persons in need of emergency shelter.
- An analysis of opportunities for energy conservation with respect to residential development.
- An analysis of existing assisted at-risk housing developments those are eligible to change from low- income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

1.3 AFFIRMATIVELY FURTHERING FAIR HOUSING

Section 65583 of the Government Code requires that the Housing Element contain a program that affirmatively furthers fair housing opportunities and promotes housing throughout the community for all persons. In order to make adequate provision for the housing needs of all economic segments of the community, the Housing Element should include an assessment of fair housing and the identification of the City's fair housing goals, objectives and actions. In accordance with state fair housing and housing element law, the City intends to affirmatively further fair housing choice and promote equal housing opportunity.

The purpose of the Calipatria Housing Element Update is to provide a document that is both useful for the community and in compliance with state law. This Housing Element continues to implement a planning program for the years 2021 through year 2029, to correspond with the Southern California Association of Governments' (SCAG) planning period under which the Regional Housing Needs Assessment (RHNA) has been allocated. (The RHNA is the basis for the Housing Needs Assessment in this document and further discussed in the following Section, "The Fair Share Process").

- This planning program will include the following provisions pursuant to Section 65583 of the State Housing Element Law: Identify actions that will be taken during the Housing Element planning period (in this case 2021-2029) to make sites available to accommodate the City's share of the regional housing need (as identified by SCAG in its RHNA).
- Assist in the development of adequate housing to meet the needs of very low-, low-, and moderate-income households.
- Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons.
- Preserve for lower income households the assisted housing developments utilizing available federal, State, and local financing and subsidy programs.
- Identify agencies and officials responsible for the implementation of the various actions in the Program.

1.4 THE "FAIR SHARE" PROCESS

The provision of decent and adequate housing is a statewide goal. Therefore, an effective local housing element must adequately address the existing and future housing needs by including a "fair share" allocation of the projected statewide need, as determined by the regional Council of Governments (COG). The Southern California Association of Governments (SCAG) is the responsible entity for preparing the Regional Housing Needs Assessment (RHNA) for the Imperial County. The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of each jurisdiction's General Plan. In essence, the RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The current planning period covered under this Housing Element is October 15, 2021 through October 15, 2029.

SCAG determines the future housing needs primarily from the forecasted growth of households in a community—in this case, the households in Calipatria. Each new household created by a child moving out of their parent's home or by a family moving to a community for employment creates the need for a housing unit. The anticipated housing needed for new households is then adjusted to account for an ideal level of vacancies necessary to promote housing choice, moderate cost increase, to avoid the concentration of lower-income households and to provide for the replacement of housing (SCAG).

The Housing Needs Assessment examines key variables from the most recent U.S. Census to measure ways in which the housing market is not meeting the needs of its current residents. This is to ensure that the supply of housing meets the demand from citizens. Communities such as Calipatria utilize the RHNA

as a tool for land use planning, local resource allocation, and to address identified existing and future housing needs resulting from population, employment, and household growth. The RHNA housing needs projections for the City of Calipatria are considered the City's "fair share" of regional housing needs. It has been determined that 151 new housing units will be needed during the 2021-2029 ~~Plan-planning~~ period. ~~Section II of this Housing Element includes a detailed discussion of this quantitative allocation.~~

1.5 ORGANIZATION OF THE HOUSING ELEMENT

The Calipatria Housing Element is organized into the following key sections:

- A. **Introduction** provides an introduction to the Housing Element Law and the intent and purpose of the Housing Element document;
- B. **Housing Needs Assessment** is an analysis of the City's population, household data, employment base, and characteristics of the City's housing stock;
- C. **Constraints on the Provision of Housing** includes a review of potential constraints to meeting the City's identified housing needs;
- D. **Housing Opportunities** provides an evaluation of opportunities that will further the development and provision of adequate housing;
- E. **Evaluation of Accomplishments Under the Adopted Housing Element** evaluates of items that have been accomplished based on the Implementation Plan of the 5th Cycle Housing Element; and
- F. **The Housing Plan** is a statement of the Housing Plan to address Calipatria's identified housing needs, including housing Goals, Policies and Programs.

1.5.1 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Housing Element is only one of seven mandatory General Plan Elements required by State law. The Housing Element builds upon the other General Plan Elements and must be entirely consistent with the policies and proposals set forth by these comprehensive Elements. The City of Calipatria General Plan is comprised of the following elements: Land Use, Circulation, Noise, Safety, Conservation, Open Space, and Housing. As portions of the General Plan are amended in the future, all elements of the Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained. ~~Table 1—HOUSING ELEMENT POLICY~~, identifies the relationship between the Housing Element Goals, Policies and Objectives to other Elements of the Calipatria General Plan. The Housing Issue Area identifies the mandated contents and broader goals of the Housing Element. An "X" indicates that related Goals and Policies are contained in the corresponding General Plan Element.

TABLE 1 HOUSING ELEMENT POLICY					
Housing Issue Area	Land Use	Circulation	Conservation/ Open Space	Safety	Noise
Conserve & Improve Existing Housing Stock			X	X	
Identify Adequate Sites for Development	X	X	X	X	X
Provision of Affordable Housing	X				
Removing Constraints	X	X	X		

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1.6 PUBLIC PARTICIPATION

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

Members of the public attended public workshops on February 22, 2021 and March 23, 2021, 2021, and their comments were taken into consideration during the preparation of this document. Flyers of the public workshops and all meetings were posted at City Hall and published in the newspaper.

Additionally, notices of all public hearings and the availability of the Draft Housing Element document were sent to every resident of the City via the utility bill. Additional distribution was provided through the City website, local newspaper, and public events. Agencies and stakeholders that were provided a copy are noted below:

- Imperial County Planning Department
- Calipatria Unified School District
- California Rural Legal Assistance, Inc.
- Institute for Socio-Economic Justice
- Campesinos Unidos
- Center for Family Solutions
- HIRJ Holdings, LLC.
- Melon Properties, LLC.
- AMG & Associates
- Imperial County Planning & Development Services Department
- Imperial Valley Housing Authority

No written comments were received from reviewing agencies, stakeholders, or the public. Verbal comments were taken into consideration in the development of this Housing Element. Public participation in the development and review process of this Housing Element is detailed as following:

- **Community Workshop.** The first Housing Element Public Workshop was held at City Hall on February 22, 2021 to inform citizens of the intent and purpose of the Housing Element Update and the City's RHNA obligation. Public Notices for this workshop was posted on February 4, 2021. The Public Hearing Notice for the workshop was also published in the newspaper and mailed to the stakeholders listed above. This workshop was conducted in-person while practicing social-distancing requirements. Many of Calipatria's residents lack the resources or technical skills to participate in online meetings. In efforts to reduce barriers to participation, an in-person ~~in person~~-workshop was made available. Comments received at these Public Workshops were incorporated into the Housing Element accordingly. The following is a brief summary of the comments received:
 - There needs to be more single-family homes built to be affordable to the residents of Calipatria.
 - A number of comments were related to questions as to the reasons for lack of any kind of residential development in the City.
 - The City should look into the possibility of rezoning some of the commercial and industrial parcels on the east side of the city to allow for residential development.
- **Joint City Council/Planning Commission Study Session.** A joint work session was held on March 23, 2021 before the City Council and Planning Commission to solicit public opinion regarding the content of the Housing Element. This publicly noticed meeting discussed the 6th Cycle Update process and allowed the City's decision-makers to review data, receive public comment, and provide direction to staff on the content and policy of the Housing Element. This study was held virtually though Zoom while some members of the public attended in-person.
- The Draft Housing Element was made available for public review beginning on June 03, 2021. Notices regarding the availability of the Draft were posted at City Hall, published in the newspaper, and mailed to stakeholders. The Draft was presented to the Planning Commission on July 12, 2021 and to the City Council on August 10, 2021. Comments were received during the Public Hearings but no changes were required to be made in the Draft Housing Element. Furthermore, the City of Calipatria will continue to seek public outreach from stakeholders and residents of the community when implementing any program listed on Table 33 of Section 6.0 Accomplishments Under the 2013-2021 Adopted Housing Element. The City of Calipatria will coordinate with each other and hold public hearings for the community to provide input on new housing programs and provide informational brochures of existing housing programs available.

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- ~~A Public Hearing was held before the Calipatria Planning Commission on June 15, 2021 to review the draft Housing Element, and to solicit public opinion regarding the content of the Housing Element. A Public Hearing was also held on June 22, 2021 before the Calipatria City Council. The Public Notice for the Hearing was posted on June 9, 2021.~~
- ~~The Draft Housing Element Update was delivered to Calipatria City Hall for a forty five day review period beginning on June 23, 2021. The Public Notice of Availability of the Draft Housing Element Update was posted at both City Hall on the same date. The public review period for the Housing Element will end on August 7, 2021. Comments received are as follows: TBD~~

2.0 HOUSING NEEDS ASSESSMENT

A successful strategy for improving housing conditions must be preceded by an adequate analysis and assessment of the existing housing needs. Existing housing needs include current basic information such as population, households, and the type of housing available. In addition, the Needs Assessment examines key variables from the most current statistical data available to measure ways in which the housing market is not meeting the needs of current residents. A thorough community profile typically includes the following quantification and qualitative data and descriptive household information: population and demographics, such as age, sex, race and ethnicity; total number of households and their characteristics; tenure characteristics which compares the number of owner and renter households in the community; and an assessment of housing affordability, housing stock characteristics, and housing needs from special populations. The following information is presented within this section:

- **Population and Demographics** (including a discussion on population growth, population projections, age of population, and race and ethnicity of population);
- **Household Characteristics** (including a discussion on household type and composition, household tenure characteristics, household size and incidence of overcrowding, employment trends and income, household income and housing affordability, housing affordability by tenure, and special needs groups);
- **Special Needs Groups.** The State Housing Element Law defines “special needs” groups to include persons with disabilities, including developmentally disabled, the elderly, large households, female-headed households with children, homeless persons, and farmworkers.
- **Housing Stock Characteristics** (including a discussion on existing housing stock, the age and condition of housing stock, housing tenure and availability, the housing market, and any assisted housing at risk of conversion to Market Rate).

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2.1 POPULATION AND DEMOGRAPHICS

The existing and future housing needs of a community are largely determined by examining the forecasted growth of the number of households within a community. This growth potential is primarily established through assessing population projections taking into consideration on community demographics, such as age, income and ethnicity. These projections are used to determine the adequacy of available housing and the ideal level of vacancy needed to promote housing choice and affordability among the different types of households in the community.

2.1.1 Population Trends

Factors used to project the population growth in a community include historical growth trends. The City of Calipatria experienced a significant population growth following the opening of the Calipatria State Prison in 1992. The population increased 171% with a population of 7,289 persons in 2000 compared to 2,690 in 1990. Between 2000 and 2010, the population only increased by 5.7%. Population growth has since been stagnant.

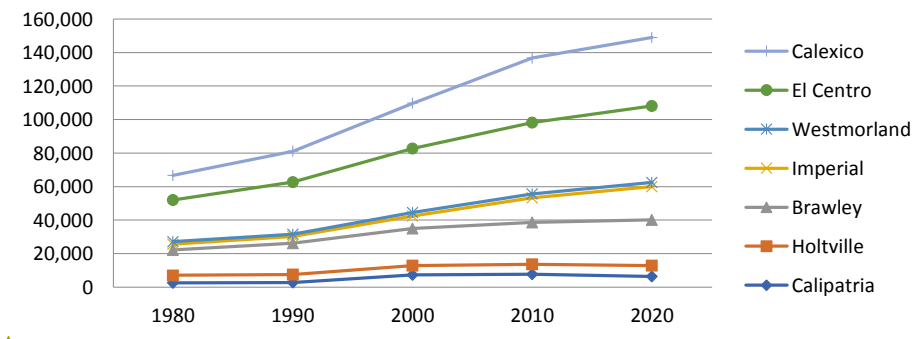
The current estimated population is 6,509 persons according to the California State Department of Finance population projections. This estimate is based on an increase of only one dwelling unit in 2017 but with the average household size increasing from 3.62 persons per household in 2012 to 3.76 persons per household in 2020. Calipatria's non-institutionalized population decreased from 4,372 residents in 2012 to an estimated 3,945 residents in 2020 which constitutes a 3% decrease.

TABLE 2
CITY OF CALIPATRIA
POPULATION GROWTH TRENDS 2011 - 2021

Year	Dwelling Units	Household Size	Prison Population	Residential Population
2011	1,121	3.56	4,086	3,582
2012	1,121	3.62	4,372	3,635
2013	1,121	3.66	3,611	3,464
2014	1,121	3.69	3,625	3,850
2015	1,121	3.73	3,652	3,747
2016	1,121	3.75	3,671	3,837
2017	1,122	3.77	3,696	3,859
2018	1,122	3.78	3,472	3,666
2019	1,122	3.78	3,189	3,669
2020	1,122	3.76	2,898	3,945
2021	1,122	3.69	2,926	3,583

Source: 2021 Data is based on the E-5 Population and Housing Estimates for Cities, Counties and the State, 2012-2020, California Department of Finance Data

FIGURE 1
CITY OF CALIPATRIA AND SURROUNDING JURISDICTIONS
POPULATION GROWTH 2013-2021



Source: 2011-2019 American Community Survey

Table 3 below depicts the population growth among cities within Imperial County between 2010 and 2020. As the table illustrates, the City of Calipatria experienced growth rates similar only to the County as a whole, but much lower than the fastest growing city in Imperial County, the City of Calexico, with an average annual growth rate of .6%.

TABLE 3 CITY OF CALIPATRIA AND SURROUNDING JURISDICTIONS POPULATION TRENDS 2010-2020					
Jurisdiction	2010	2020	Numeric Change	Percentage Change	Average Annual Growth Rate
Brawley	24,953	27,349	2,396	9.6%	.96%
Calexico	38,572	40,896	2,324	6%	.6%
Calipatria¹	7,705	6,509	-862	-11%	-1%
El Centro	42,598	45,657	3,059	7%	.7%
Holtville	5,393	6,359	966	18%	2%
Imperial	14,758	19,907	5,149	35%	3.5%
Westmorland	2,225	2,346	121	5%	.5%
Imperial County	174,528	188,777	14,249	8%	.8%

Source: 2019 U.S. Census and State of California, Department of Finance 2011-2020

¹Includes an institutionalized (prison) population of approximately 2,926 persons.

2.1.2 Population Projections

Calipatria's total population has been decreasing since 2010 according to population projections prepared by the Department of Finance. The total population in 2010 was 7,705 and in 2020 the population was 6,509. The population in group quarters (prison) is decreasing and the total residential population went from 3,541 persons in 2010 to 3,583 in 2020 at an average growth rate of .11% per year. Based on this growth, Calipatria's residential population is expected to be 3,586 in 2030.

2.1.3 Age of Population

The age structure of the population is an important factor in evaluating housing needs and projecting the direction of future housing development. Different age groups have distinct housing preferences, family types, household sizes, incomes, and lifestyle choices. For example, younger individuals living alone (between 20 and 34) and senior citizens over 65 typically need and/or desire apartments, condominiums, and smaller, more affordable housing units. The population between 35 and 65 makes up the majority of the market for single-family homes and condominiums. Understanding and evaluating the age characteristics of a community enables the City to address these distinct needs for the current population and for its citizens as they move through each stage of life.

As illustrated in **Table 4**, the population of Calipatria, excluding prison population, has similar age distribution when compared to the state, with the 20 to 24 age group having the largest

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percentage difference of the population with the city at 2% and the state at 6%. This is approximately 4% less than the same age group category in the State's population. The percent of persons under the age of 5 was higher in Calipatria compared to the state (8% versus 6%). The largest age groups in the City are between the ages of 5 to 19 and 25 to 44. This data suggests that the large early age population in Calipatria will need smaller, more affordable housing, while the middle-aged population will demand more moderate and above-moderate priced housing.

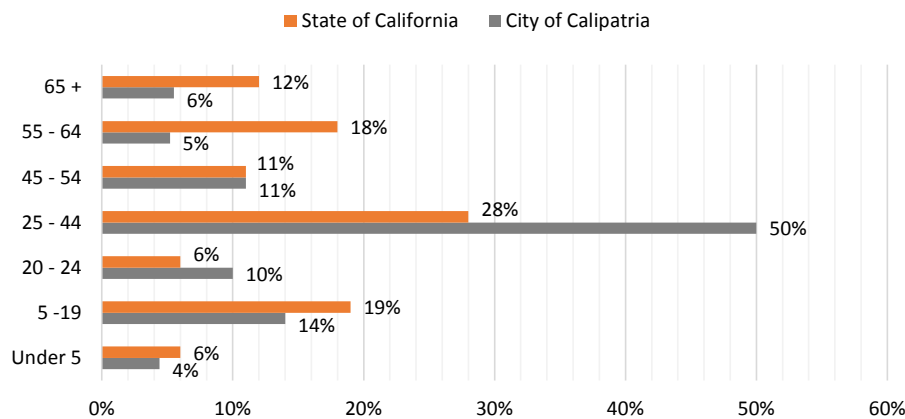
TABLE 4
CITY OF CALIPATRIA AND STATE OF CALIFORNIA
AGE OF RESIDENTS 2019

Age Range	City of Calipatria		Residential Population ²		Statewide	
	Number	Percent	Number	Percent	Number	Percent
Under 5	323	4.4%	320	8.0%	2,377,839	6%
5-19	1,028	14%	1,019	26.9%	7,557,721	19%
20-24	741	10%	76	2.0%	2,638,791	6%
25-44	3,689	50%	1,056	27.9%	11,334,963	28%
45-54	828	11%	599	15.8%	4,614,817	11%
55-64	383	5.2%	364	9.6%	7,255,030	18%
65+	403	5.5%	355	9.4%	4,834,998	12%
Total	7,395	100%	3,789	100%	40,614,159	100%

Source: 2011-2019 American Community Survey

²Residential population age range extrapolated from data provided by the State Department of Corrections for Calipatria State Prison

FIGURE 2
CITY OF CALIPATRIA AND STATE OF CALIFORNIA
POPULATION BY AGE GROUP 2019



Source: 2011-2019 American Community Survey

2.1.4 Race & Ethnicity

Racial and ethnic composition may have implications for housing needs to the extent that difference groups typically have different household characteristics, income levels, and cultural backgrounds that may affect their need and preferences for housing. Recent studies have also suggested that different race and ethnic groups differ in their attitudes toward and/or tolerance for “housing problems” as defined by the Federal Department of Housing and Urban Development (HUD), including overcrowding and cost-burden. According to these studies, the perceptions regarding housing density and overcrowding, as well as cultural practices of living with extended families tend to vary among different racial and ethnic groups. ²

The racial and ethnic composition of Calipatria residents has seen a significant change from 2010 to 2019 **Table 5**. For the purpose of analyzing population demographics in the community, the prison population was not excluded. The number of Hispanic or Latino residents of any race increased from 5,714 residents in 2010 to 5,597 residents in 2019, comprising a total of 77% of the Calipatria population in 2010. There were more White residents in 2010 (1,134) than in 2019 (430), while the number of Blacks/African Americans decreased by 811 from 2010 to 2020 and Asian/Pacific Islanders increased significantly from 0 to 98.

TABLE 5 CITY OF CALIPATRIA RACE & ETHNICITY 2010-2019				
Race/Ethnicity	2010		2019	
	Persons	Percent	Persons	Percent
Non-Hispanic or Latino³	1,239	17.78%	1,798	24.3%
White	6,367	91.6%	2,870	38.8%
Black or African American	19	0.3%	1,161	15.7%
American Indian	86	1.2%	74	0.9%
Asian	0	0%	69	.9%
Native Hawaiian and Other Pacific Islander	0	0%	47	.6%
All others⁴	0	0%	333	4.5%
Hispanic or Latino (of any race)	5,714	82.2%	5,597	75.7%
Total	6,953	100%	7,395	100.0%

Source: Total population is 6,953 (U.S. Census 2010) and 7,395 (U.S. Census 2019). This includes the population that institutionalized.

³ The Non-Hispanic population numbers are estimates based on 2019 Census data regarding race/ethnicity for the total population, and race/ethnicity for the institutionalized population in Calipatria.

⁴ Other includes two or more races in the 2010 and 2019 Census data.

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2.2 HOUSEHOLD CHARACTERISTICS

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. The Census further defines family-households consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. Skilled nursing facilities, residential care facilities, dormitories, and other group living situations are not considered dwelling units, and persons living in them are not considered households; rather, these are group quarters.

Information on household characteristics is important to understand the growth and changing needs of a community. Many household characteristics may contribute to the diverse need for housing, some of which are described in this section: projected households, household type, household size, and household income. Typically, a community with more families, larger households, and households with children need and/or desire larger units and ownership opportunities. Communities that have a higher percentage of senior citizens typically need and/or desire smaller, accessible, and affordable units.

2.2.1 EXISTING HOUSEHOLDS AND COMPOSITION

Calipatria experienced an increase in the number of households year after year in the periods between 1990 and 2010, but the rate of increase started to decline in 2011. In 2015, the total household growth decreased by 11% compared to 2014.

Year	Number of Households	Numerical Change	Annual Percentage Change
1990	767		
2000	961	176 194	24 25.3%
2010	1,121	968 160	11% 16.6%
2011	1,121	3990	-2.1% 0%
2012	1,121	2020	-1.5% 0%
2013	1,121	510	1.3% 0%
2014	1,121	570	11% 0%
2015	1,121	6890	11% 0%
2016	1,121	360	1% 0%
2017	1,122	291	19% .089%
2018	1,122	400	37% 0%
2019	1,122	0129	13% 0%
2020 ⁵	1,122	60	5% 0%

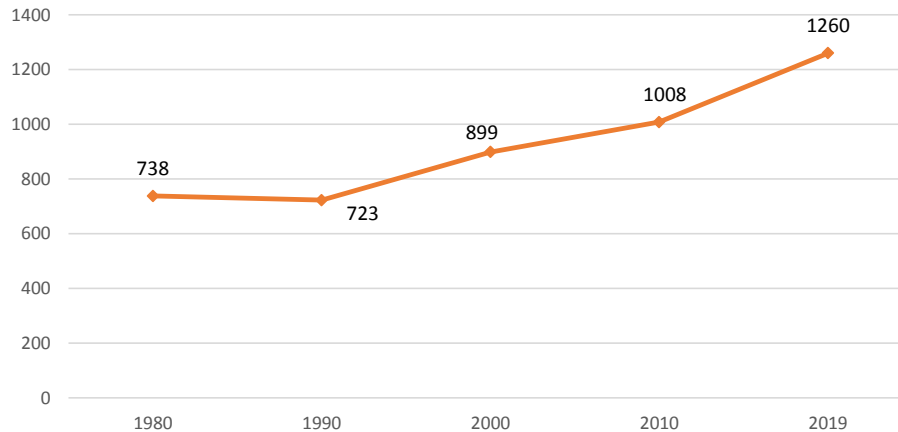
Source: 2011-2019 American Community Survey

⁵2020 Data is based on the E-5 Population and Housing Estimates for Cities, Counties and the State, 2012-2020, California Department of Finance Data

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**FIGURE 3
CITY OF CALIPATRIA
1980-2019 HOUSEHOLD GROWTH**



Source: 2011-2019 American Community Survey

While the number of households shows the amount of housing stock needed, the type of housing needed can be determined by household composition. Housing needs generally vary by household type or composition. Families, for example, typically prefer and occupy single-family homes while seniors tend to occupy smaller rental units. **Table 7** illustrates the composition of households in the City of Calipatria. Forty-six percent of households in Calipatria are considered family-households, a proportion slightly larger than that found in Imperial County (20%). Family-households tend to have a higher number of household members than non-family households. Single-person households, typified by seniors or young adults, tend to reside in apartment units or smaller single-family homes. The high percentage of family-households in Calipatria indicates that a larger number of units with several bedrooms will be required to accommodate the housing needs of Calipatria residents.

**TABLE 7
CITY OF CALIPATRIA
HOUSEHOLD COMPOSITION 2019**

Family Status	Number of Households	% Total Households
Nonfamily Households	193	14
Family Households	576	43
Married-Couple Family	365	27
Female-Headed	211	15
Total	1,345	100%

Source: 2011-2019 American Community Survey

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2.2.2 HOUSEHOLD TENURE CHARACTERISTICS

Tenure, for the purpose of this analysis, refers to whether a household owns or rents. Housing tenure is an important indicator of the supply and cost of housing. Low ownership rates suggest an inadequate supply, or high cost of housing while high ownership rates suggest affordability and availability. **Table 8** provides the number and the percentage of homes in Calipatria whose occupants either own or rent their homes. In 2019, approximately 51% of Calipatria residents owned the units they occupied, while 49% rented. From 2010 to 2019, homeownership rates declined by 14%. According to the 2019 Census, the rate of homeownership in Calipatria is slightly lower than that of the County (55.5%), and the Cities of Calexico (55.9%), Imperial (74.4%), Holtville (58%), Brawley (53.6%), El Centro (56.1%), Westmorland (38.9%). Please refer to **Table 9**.

TABLE 8 CITY OF CALIPATRIA HOUSEHOLDS BY TENURE 2010 AND 2019				
	2010		2019	
	Number	Percent	Number	Percent
Owner	1,211	65%	451	51%
Renter	656	35%	430	49%
Total	1,867	100%	881	100%

Source: 2011-2019 American Community Survey

Homeownership is a significant step in ensuring future financial stability. According to www.infoplease.com, the homeownership rate in the United States reached 66.9%, and for the state of California 56.1% in 2010. Calipatria's homeownership rate in 2019 was well below this national average. Household tenure further allows us to assess homeownership opportunities for different household types and sizes. For example, in 2019 the average household size of renter-occupied units (4.44 persons) was slightly higher in Calipatria than the average household size of owner-occupied units (3.07 persons). This data suggests that larger families may have more difficulty in obtaining homes of their own. Age could also be considered an indicator of home ownership opportunities. In Calipatria, of the 51.2% of owner-occupied units, 48.8% had household owners over the age of 45 suggesting reasonable home affordability for older populations, over the age of 45.

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TABLE 9 COUNTYWIDE HOUSEHOLDS BY TENURE IN 2019		
	Number	Percent
Imperial County of Imperial		
Owner	26,722	55.5%
Renter	21,460	44.5%
Total	48,182	100%
City of Holtville		
Owner	828	58%
Renter	594	41.8%
Total	1,422	100%
City of El Centro		
Owner	9,509	56.1%
Renter	7,426	43.9%
Total	16,935	100%
City of Brawley		
Owner	3,854	53.6%
Renter	3,338	46.4%
Total	7,192	100%
City of Westmorland		
Owner	245	38.9%
Renter	385	61.1%
Total	630	100%
City of Calexico		
Owner	5,014	55.9%
Renter	3,962	44.1%
Total	8,976	100%
City of Imperial		
Owner	3,258	74.4%
Renter	1,123	25.6%
Total	4,381	100%

Source: 2011-2019 American Community Survey

Homeownership is a significant step in ensuring future financial stability. According to www.infoplease.com, the homeownership rate in the United States reached 66.9%, and for the state of California 56.1% in 2010. Calipatria's homeownership rate in 2019 was well below this national average. Household tenure further allows us to assess homeownership opportunities for different household types and sizes. For example, in 2019 the average household size of renter-occupied units (4.44 persons) was slightly higher in Calipatria than the average household size of owner-occupied units (3.07 persons). This data suggests that larger families may have more difficulty in obtaining homes of their own. Age could also be considered an indicator of home-ownership opportunities. In Calipatria, of the 51.2% of owner-occupied units, 48.8% had household owners over the age of 45 suggesting reasonable home affordability for older populations, over the age of 45.

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2.2.3 HOUSEHOLD SIZE AND INCIDENCE OF OVERCROWDING

It is important to understand that the size of a household will change over time due to unpredictable circumstances such as marriage, divorce, growth of family, job movement, etc. New births, which impacts household size, are also an important factor in determining housing need. According to the U.S. Census, the average household size in 2010 in Calipatria was 3.51 persons per household. By 2019, the U.S. Census reported that the persons per household had increased to 3.74. This makes the City's average among the highest in ~~Imperial County~~the Imperial County and ~~slightly~~slightly higher than the County's average household size of 3.59. Only the City of Calexico and the City of Westmorland have higher average household numbers with 4.65 and 3.45 persons per household.

Larger households have special housing needs as they tend to have higher incidences of overcrowding and may identify a need for larger units. "Overcrowded" is defined as 1 to 1.5 persons occupying a room, excluding bathrooms, kitchens, hallways, and porches. "Severely overcrowded" is defined as more than 1.5 persons occupying a room. Overcrowding usually results from a lack of availability or affordability of appropriate housing units.

According to the ~~2010~~-2019 American Community Survey (ACS), as illustrated in **Table 910**, 7.0% of occupied housing units within the City of Calipatria are overcrowded. The state of California has an overcrowding rate of ~~8.2~~%, whereas the City of Calipatria's is 7.0%. Approximately 326 occupied housing units (19.4%) in the City had more than three bedrooms (the minimum size considered large enough to avoid most overcrowding issues), 171 of these units (52.4%) were occupied by renters. The construction of larger multi-family units (Cottonwood Creek, Casa del Sol, and Villa Esperanza Apartments) has helped overcrowding for renters to some extent. The need for larger housing units of those wishing to own, however remains a priority.

TABLE 10 CITY OF CALIPATRIA AND STATE OF CALIFORNIA OVERCROWDED HOUSEHOLDS 2019				
Persons per Room	City of Calipatria		State of California	
	Households	Percent	Households	Percent
1.00 or less	816	93	11,970,478	91.8
1.01 to 1.50	33	3.7	688,128	5.3
1.51 or more	32	3.6	385,660	3
Total	881	100%	13,044,266	100%

Source: 2011-2019 American Community Survey

Overcrowding conditions tend to impact renters less than owners. **Table 110** indicates the number and the percentage of overcrowded homes in Calipatria by tenure (occupants either own or rent their homes). According to the 2010-2019 ACS, there were no incidences of overcrowding in owner-occupied homes, but 15% of all renter-occupied household are overcrowded or severely overcrowded. As a whole, only 8% of all households are in overcrowded conditions.

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TABLE 11 OVERCROWDED HOUSEHOLDS BY TENURE 2019						
Persons per Room	Owner		Renter		Total	
	Households	Percent	Households	Percent	Households	Percent
City of Calipatria						
	Owner		Renter		Total	
1.00 or less	451	100%	365	84.9%	816	92%
1.01 to 1.50	0	0%	33	7.7%	33	4%
1.51 or more	0	0%	32	7.4%	32	4%
Total	451	100%	65	100%	881	100%
Total Overcrowded	0	0%	495	15.1%	65	8%
Imperial CountyCounty of Imperial						
	Owner		Renter		Total	
1.00 or less	25,173	94.2%	18,284	85.2%	43,457	90.2%
1.01 to 1.50	1,332	5.0%	1,976	9.2%	3,308	6.9%
1.51 or more	217	0.8%	1,200	5.6%	1,417	2.9%
Total	26,722	100%	21,460	100%	48,182	100%
Total Overcrowded	1,549	5.8%	3,176	14.8%	4,725	9.8%
State of California						
	Owner		Renter		Total	
1.00 or less	6,928,580	96%	5,153,931	86.8%	12,082,511	91.8%
1.01 to 1.50	217,052	3%	470,925	7.9%	687,977	5.2%
1.51 or more	73,110	1.0%	314,275	5.3%	387,385	2.9%
Total	7,218,742	100%	5,939,131	100%	13,157,873	100%
Total Overcrowded	290,162	4%	13.2%	1,075,362	8.2%	

Source: 2011-2019 American Community Survey

2.2.4 EMPLOYMENT TRENDS AND INCOME

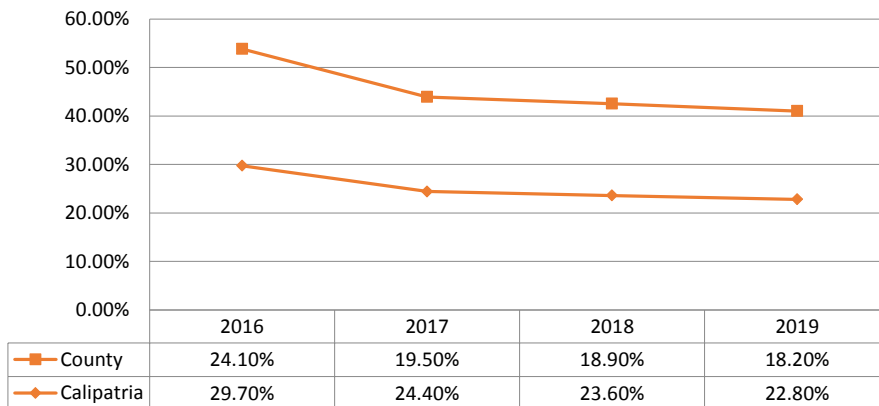
Employment is an important factor affecting needs within a community. Employment generates income, which leads to effective housing demand and housing choices. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. The types of jobs can also affect housing needs and demand (such as in communities with military bases, government facilities, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when there are high levels of unemployment.

In April 2020, a total of 49,400 of the population in the Imperial CountyCounty of Imperial was employed with nonfarm jobs. In addition, a total of 19,000 of the population was employed by government jobs, as reported by the California Employment Development Department (EDD). The EDD also shows that the occupations with the fastest job growth in Imperial County are nurse practitioners, slaughterers and meat packers, production workers, personal care aides,

and other service workers. The Imperial Valley Economic Development Corporation (IVEDC) shows potential growth in agribusiness, manufacturing, and renewable energy industries over the next 50 years.

Despite this potential for growth, unemployment continues to be a significant issue for Imperial County. According to the ~~Bureau of Labor Statistics~~ California Employment Development Department the Unemployment Rate in ~~Imperial County~~ the County of Imperial for 2019 was ~~11.3~~ 22.8%, while the state unemployment rate was ~~5.1~~ 7.7% in 2021. ~~(comparable to the US unemployment rate of 6.3%)~~. Calipatria's unemployment rate is higher than that representative of the County rate which was ~~as high as 22.5~~ 18.2% in ~~2020~~ 2019 (Figure 4).

FIGURE 4
CITY OF CALIPATRIA
UNEMPLOYMENT RATE 2016-2019



Source: California Employment Development Department (EDD) - Imperial County Historical Data for Unemployment

~~Imperial County~~ The County of Imperial is targeting growth industries to strengthen its economy and to decrease the rate of unemployment. Growth in employment sectors can only occur if there is a significant labor force available that can fill those jobs. The labor force is defined as the working-age population, 16 years of age or older, who are employed or are seeking employment. Approximately 19% of the City of Calipatria's eligible population was participating in the labor force in 2019. This is lower than the percentage for ~~Imperial County~~ the County of Imperial, at 51% and approximately 44% greater than the national average of 63%.

The majority of the labor force that were employed in Calipatria in 2019 were in the production, transportation, and material moving industry as shown in **Table 124**. This accounts for 33% of the employed residents. Other major areas of occupation include farming, forestry, and fishing, and sales and office. It is important to note that each industry comprises many occupations. For

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example, someone working in the Agricultural Industry could work in a sales, service, transportation, or farming occupation.

TABLE 12
CITY OF CALIPATRIA
EMPLOYMENT PROFILE 2019

	City of Calipatria		Imperial County of Imperial	
Occupations of Residents	Persons	Percent	Persons	Percent
Sales/Office	100	19%	4,310	16%
Management/Professional	39	7%	4,098	15%
Service	91	17%	8,431	32%
Production/Transportation/Material Moving	175	33%	5,471	21%
Construction/Extraction/Maintenance	14	3%	3,071	12%
Farming/Forestry/Fishing	110	21%	1,200	5%
Total	529	100%	26,581	100%

Source: 2011-2019 American Community Survey

The Management/Professional occupations were typically the highest paid occupations in the County, while Farming/Fishing/Forestry occupations typically the lowest paid as shown in **Table 1213**. When comparing the occupation composition of Calipatria to the average yearly salaries of various occupations in ~~Imperial County~~the County of Imperial, a larger proportion of Calipatria residents are employed in occupations with lower yearly average salaries relative to the County of Imperial. Therefore, the median household income of Calipatria (\$36,883) was 76% of the County's median income (\$49,500) in 2020.

TABLE 13
~~IMPERIAL COUNTY~~COUNTY OF IMPERIAL
AVERAGE YEARLY SALARY BY OCCUPATION 2019

Occupations	Average Salary
Sales/Office	\$65,485
Managerial/Professional	\$47,172
Service	\$36,819
Production/Transportation/Material Moving	\$46,151
Construction/Extraction/Maintenance	\$49,843
Farming, Fishing, and Forestry	\$26,724

Source: State Employment Development Department, 2019

Income is the most important factor affecting housing opportunities available to a household, determining the ability to balance housing costs with other basic necessities. While housing choices, such as tenure (renting versus owning) and location of residences are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

According to the **2015-ACS2019 American Community Survey**, 227 households (25%) in Calipatria had incomes lower than \$15,000, while 303 households (33.4%) earned less than \$25,000 (**Table 1314**). Approximately 30% of City households (270) earned incomes between

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\$25,000 and \$49,999. The remaining ~~324~~336 households (37%) had an income of over \$50,000. A large number of households earning lower incomes are likely contributing to the high incidence of overpayment and overcrowding in Calipatria discussed further in this section.

In comparison with the state of California, the City of Calipatria's median household income in ~~2015~~2019 was significantly lower (\$36,883 in Calipatria versus \$80,440 in California). As previously stated, Calipatria's median household income was also lower than that of the County of Imperial which ranks eighth the lowest household incomes in the ~~s~~State at \$48,472.

TABLE 14 CITY OF CALIPATRIA AND STATE OF CALIFORNIA HOUSEHOLD INCOME DISTRIBUTION 2019				
Household Income	Calipatria		California	
	Households	Percent	Households	Percent
Less than \$10,000	111	12.2%	601,685	5%
\$10,000 to \$14,999	116	12.8%	490,306	4%
\$15,000 to \$24,999	76	8.4%	1,279,691	12%
\$25,000 to \$34,999	78	8.6%	897,875	8%
\$35,000 to \$49,999	192	21%	1,306,618	12%
\$50,000 to \$74,999	185	20%	2,016,079	19%
\$75,000 to \$99,999	69	7.6%	1,645,318	15.2%
\$100,000 to \$149,999	69	7.6%	2,284,679	21%
\$150,000 or more	13	1.4%	3,043,972	28%
Total	909	100%	10,826,648	100%

Source: 2011-2019 American Community Survey

2.2.5 HOUSEHOLD AFFORDABILITY AND OVERPAYMENT

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for US Department of Housing and Urban Development (HUD) provides detailed information on housing needs by income level for different types of households. CHAS further defines housing problems to include housing costs to be a burden when households pay greater than 30% of their income towards housing costs (including utilities). When housing costs exceed 30%, there is limited income for other necessities such as food, clothing, and health care.

The prevalence of overpayment in Calipatria varies significantly by tenure and income. In 2019, approximately 96% of homeowners had monthly housing costs greater than 30% of their income and approximately 72% of renters who had monthly housing costs greater than 30% of their income. Distinguishing between renter and owner housing overpayment is important because, while homeowners may overextend themselves financially to afford the option of home purchase, the owners always retain the option of selling the home. Renters, on the other hand, are limited to the rental market and are generally required to pay the rent established by the market.

While overpayment affects owners and renters at a different rate, it also disproportionately affects renter-households with lower incomes in Calipatria. Upper-income households are

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generally capable of paying a larger proportion of their income for housing; therefore, estimates of housing overpayment generally focus on lower-income groups. **Table 14-15** displays estimates for overpayment in 2019 taken from the State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data. “Extremely Low” income households have a median household income that is less than 30% of ~~the Imperial County’s~~ Imperial’s median. “Very Low” income households make between 30% and 50% of the County’s median household income. “Low” income households make between 51% and 80% of the County’s median household income, while “Moderate and Above-Moderate” income households make more than 80% of the County’s median household income. In 2019, all renters overpaying for housing costs were in the very low and extremely low-income level with the housing cost-burden being more than 30% of their household income. Housing costs have increased between 2010 to 2019, but income has only marginally increased over the same time period. In **Table 15**, the total percentage of renters who are overpaying is 24% of all ~~999-881~~ households within the City of Calipatria. Using the same data, 14% of owners within the City are overpaying.

TABLE 15 CITY OF CALIPATRIA HOUSEHOLD OVERPAYMENT BY INCOME AND TENURE				
Income Category	Renters Overpaying		Owners Overpaying	
	Households	Percent	Households	Percent
Extremely Low Income (<30%)	165	77%	70	54%
Very Low Income (>30% to <=50%)	50	23%	10	8%
Low Income (>51% to <=80%)	0	0	35	27%
Moderate & Above Moderate Income >80%	0	0	15	12%
Total	215	100%	130	100%
Percent of all Households	24%		14%	

Source: 2013–2017 Consolidated Planning/CHAS data

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

2.2.6 REGIONAL HOUSING NEEDS ASSESSMENT

An overview of the Regional Housing Needs Assessment (RHNA) or “fair share” of housing needs for all income groups, was provided in the introduction of this Housing Element. Local governments and Councils of Governments (COGs) are required to determine existing and future housing needs for the region. The RHNA must be approved by the California Department of Housing and Community Development (HCD) through an extensive consultation process that occurred through a period of approximately two years. The City of Calipatria is a member of the

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Southern California Association of Governments (SCAG) who is the COG responsible for preparing the RHNA for six counties in the Southern California region which includes ~~Imperial County~~the County of Imperial.

The RHNA is based upon projected household growth, plus a certain amount of units needed to account for normal and appropriate level of vacancies and the replacement of units lost to conversion or demolition. In allocating the region's future housing needs to jurisdictions, SCAG took the following factors into consideration:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower-income households; and
- Geological and topographical constraints.

In September 2020, SCAG adopted a Regional Housing Needs Assessment (RHNA) for its member jurisdictions. **Table 16** provides a breakdown of Calipatria's share of future regional housing needs distributed amongst four income categories: Very Low-, Low-, Moderate- and Above Moderate-Income. As indicated by the table, the regional share of housing needs allocated to the City of Calipatria is 151 new units over the 8-year planning period (October 15, 2021 through October 15, 2029).

TABLE 16 CITY OF CALIPATRIA RHNA BY INCOME CATEGORY			
Income Category	Income Range	No. of Households	% of Households
Very Low	0% - 50% MHI ⁷	36	24%
Low	51% - 80% MHI	21	14%
Moderate	81% - 120% MHI	16	10%
Above Moderate	>121% MHI	78	52%
Total		151	100%

⁷ MHI = Median Household Income (\$49,500 for ~~Imperial County~~the County of Imperial)

Source: Final Regional Housing Need Allocation adopted by SCAG Regional Council 8/17/11 and 2011-2015 ACS Median Income for ~~Imperial~~the County of Imperial.

It is important to note that SCAG does not utilize the same income limits as HUD. -HUD assigns an "Extremely Low" income category. According to the HUD income limits, the Extremely Low-income category is described as 30% below the median household income; however, SCAG's "Very Low" income category includes all households earning less than 50% of the median income. Based on the City of Calipatria's needs, it is anticipated that 50% of the SCAG "Very Low" income category will be utilized for Extremely Low-income households which amounts to 18 households.

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The City of Calipatria would be able to accommodate the needs of extremely low-income households within its inventory of available sites. The RHNA goal of 36 units for very low-income residents can be met through the construction of a new apartment complex. A 30,000 square-foot, single-story apartment can be built to accommodate 37 residential units at 700 square feet per unit. This single-story building would be less than the 60% maximum lot coverage allowed in the R-3 zone and there would be sufficient remaining land area to accommodate the required 84 parking spaces. If larger units are needed, the zone allows for two-story development. Additional undeveloped parcels are available in the downtown zones.

2.3 SPECIAL NEEDS GROUPS

Certain segments of the population may have more difficulty in finding decent, affordable housing because of special circumstances such as employment and income, family characteristics, disability and household characteristics. These segments of residents in Calipatria may consequently experience a higher prevalence of housing overpayment (cost-burden), overcrowding, or other housing problems. The State Housing Element Law requires that the needs of these groups be addressed in the Housing Element. The law defines “special needs” groups to include persons with disabilities, including developmentally disabled, the elderly, large households, female-headed households with children, homeless persons, and farmworkers. This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services that may be available to address their special housing needs.

Table 17 depicts the most prevalent special needs groups as the elderly, disabled and large families (households comprising 5 or more members). According to the 2019 Census, 23.2 % of all households in Calipatria are comprised of senior heads-of-household (age 65 and older). This is slightly lower than the State’s 24.7%. ~~There are currently no specialized housing units in Calipatria specifically designed to accommodate seniors and therefore, some of the programs listed in Section 7 seek to remedy this need.~~ The 2010 Census identified approximately ~~47~~33.3% of households as being large. The City currently has three affordable apartment projects designed to accommodate large lower income families (with at least 3-bedroom units available). In accordance with state law, a percentage of these units must also accommodate those with physical disabilities.

TABLE 17 CITY OF CALIPATRIA SPECIAL NEEDS GROUPS 2019						
Special Needs Groups	Owners	Renters	Total Households	Total Persons	Total Percentage (%) out of Households	Total Percentage (%) out of Population
Elderly (Age 65+)	142	55	197	--	22.3%	
Large Households (5+)	108	186	294	--	33.3%	
Disabled	--	--	--	790	--	22%
Female-Headed Household	82	129	211	--	24%	
Farmworkers	--	--	--	157	--	4.2%
Homeless	--	--	--	910	--	0.3%

Source: 2011-2019 American Community Survey

Source: Point in Time Counts provided by the Imperial County Continuum of Care Council – 2020 Counts

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2.3.1 ELDERLY HOUSEHOLDS

Many senior-headed households have special needs due to their relatively low incomes and disabilities or physical limitations. Many seniors live alone and may have difficulty maintaining their homes, and people aged 65 and over are usually retired and living on a fixed, limited income. Seniors are more likely to have high health care costs, stretching their limited incomes available for housing. Many seniors also rely on public transportation; especially those with disabilities.

In 2019, there were 197 households in Calipatria where the householder was 65 years of age or older, comprising 18% of the City's total households. This is just below the state's (24.7 percent) and County's (27.1%) proportion of total households. Of these senior households, the majority (157 households) own their homes, while the remainder (147 households) rent their homes. The 2019 Census listed 46 seniors who had a disability that was characterized as either a physical disability or a disability that restricts their ability to move freely outside of the home and/or limits their ability to care for themselves.

The housing needs of elderly persons can be addressed through the development of smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

2.3.2 LARGE HOUSEHOLDS

Large households are defined as those consisting of five or more members. These households are included as a special needs group because of the often-limited supply of adequately sized and affordable housing units in a community. In order to save for other basic necessities such as food, clothing and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding.

An estimated 294 large households lived in Calipatria in 2019, comprising 26% of all households in the City (**Table 17**). The housing needs of large households are typically met through larger units. Among occupied housing units in Calipatria in the year 2019, 294 were large units (with four or more bedrooms) that could accommodate large households. Among these large units, 108 were occupied by owners, while 186 were occupied by renters.

To address overcrowding, communities can provide incentives to facilitate the development of affordable housing with three or more bedrooms to meet the needs of large households. Oftentimes, the shortage of large rental units can be alleviated through the provision of Section 8 rental assistance which is provided by the Imperial County Housing Authority. Section 8 assistance can enable large families to rent units they otherwise cannot afford. Overcrowding for large families can be alleviated via affordable ownership housing opportunities, such as mortgage subsidies and self- help housing.

2.3.3 PERSONS WITH DISABILITIES

Physical, mental, and/or development disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled and developmentally disabled persons often have special housing needs related to potentially limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with a disability.

The 2019 Census defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. The Census defines sensory and physical disabilities as "long-lasting conditions." Mental, self-care, go-outside-home and employment disabilities are defined as conditions lasting six months or more that makes it difficult to perform certain activities. Some residents suffer from disabilities that require living in a supportive or institutional setting. The living arrangements of disabled persons however depend on the severity of the disability. Many live at home independently or with other family members. To maintain independent living, disabled persons may need assistance. This can include special housing design features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Services are typically provided by both public and private agencies.

According to the 2011-2019 American Community Survey, a total of 790 persons with a disability resided in Calipatria, representing 24% of the non-institutionalized population over this age. State and federal legislation require that a specified number of units in new or rehabilitated multi-family apartment complexes be accessible to individuals with limited physical mobility. The City of Calipatria contracts with the Imperial County Building Division enforce these mandates. In addition, the City has historically made Community Development Block Grant (CDBG) funds available for the removal of architectural barriers in residences occupied by physically handicapped individuals. Additional CDBG funds are also available through the County.

2.3.4 PERSONS WITH DEVELOPMENTAL DISABILITIES

Senate Bill (SB) 812, which took effect in January 2011, requires an analysis of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. Having a disability may impede a person from working and therefore income is often limited. As a special needs group, persons with developmental disabilities often have difficulty finding safe and affordable housing, which is vital to their stability. Housing-accessibility modifications, proximity to services and transit, and availability of group living opportunities represent some of the considerations that are important in serving this group. As previously noted, the 2011-2019 American Community Survey determined that approximately 24% of Calipatria residents (790)

reported a disability, however the statistic does not provide a representative sample of individuals with “developmental disabilities.” The San Diego Regional Center, which provides community, based services to people with developmental disabilities, reported in 2015 to have served 43 residents of the City of Calipatria (4% of total disabled residents). Housing types appropriate for people living with a developmental disability include rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special homeownership programs, HUD housing, and SB 962 homes which are specialized homes staffed with nursing services. The Villa Esperanza Apartments have four ADA units available within the City of Calipatria.

2.3.5 FEMALE-HEADED HOUSEHOLDS

Because of the relatively lower household-incomes and higher living expenses, female-headed households are more likely to have difficulty finding affordable, decent, and safe housing. These households often require special consideration and assistance, as a result of their greater need for affordable housing, accessible day care/childcare, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, and often while earning limited incomes. An estimated 211 female-headed households with children lived in Calipatria in 2019, representing 19% of all households.

2.3.6 FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or season agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-around basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening. Determining the true size of the agricultural labor force is problematic. For instance, the government agencies that track farm labor do not consistently define farmworkers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field). Farmworkers are typically categorized into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year-round by the same employer while a seasonal farmworker works on average less than 150 days per year and earns at least half of his/her earned income from farmwork. Migrant farmworkers are seasonal farmworkers who have to travel to do the farmwork so that he/she is unable to return to his/her permanent residence within the same day.

According to the United States Department of Agriculture, there were 7,934 permanent, seasonal and migrant farmworkers working on 363 farms located within Imperial County (2019 Census of Agriculture). The majority of the farms (60%) employ less than 10 employees – accounting for 9.3% of the farmworker population. Large farm operators account for 40% of the farms in Imperial County but employ 90% of all farmworkers (**Table 18**). It is important to note that some of seasonal and migrant farmworkers employed during the peak harvest seasons (between Fall and Spring) are categorized as employees that are employed for less than 150 days, therefore do not have a significant demand for local housing needs. Farm labor contractors recruit these legal immigrant and border-commuter workers at the Calexico, CA/Mexicali ports of entry each day and take workers to the fields in buses between 5 and 6 AM. There are some related but more permanent agricultural jobs that are “busier” during high season. Most of the equipment operators, irrigators, and other regular or year-round workers employed on Imperial Valley farms live in the Imperial County and earn an annual income (estimated as a low-income level), allowing many of them to own homes in the area.

It is also important to note that the number of seasonal farmworkers reported by the USDA may be inflated. There is no noted discounting for duplicating seasonal workers that work year-round with different farms. Double counting is thus likely for seasonal jobs held by the same worker during different times and at different farms.

TABLE 18 COUNTY OF IMPERIAL HIRED FARM LABOR 2017		
	Farmworkers	Farms
Farm Operations with less than 10 Employees		
Permanent	564	145
Seasonal (e.g., less than 150 days)	309	104
Total	873	249
Farm Operations with more than 10 Employees		
Permanent	4,070	107
Seasonal (e.g., less than 150 days)	2,991	294
Total	7,061	103

Source: USDA 2017 Census of Farmworkers.

Determining the accurate number of agricultural workers living in Calipatria is problematic as the data available is limited because of the City’s relatively small size. According to 2019 Census statistics, 202 residents of Calipatria identified themselves as employed in the farming, forestry, or fishing occupations in 2010. According to the State Employment Development Department, farmworkers earned a mean annual wage of \$24,602.00 in Imperial County in 2017. The Calipatria housing needs assessment for this special needs group relies on these two primary statistical factors (number of residents and income). Most farmworkers would need housing subsidies or other forms of assistance to obtain adequately sized and affordable housing. And because of their low incomes, farmworkers have limited housing choices and are often forced to live with other households to afford rents, which in turn leads to overcrowding.

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In addition to overcrowded conditions, it is estimated that some farmworkers also live in substandard housing which are generally unsuitable for occupancy.

Farmworker housing needs can be met in a variety of ways, including housing for migrant and seasonal/short-term farmworkers in farm-related group housing facilities or permanent long-term housing. Farmworkers in Calipatria are experiencing a slow decline due to the fallowing of agricultural land in the surrounding fields and conversion of agricultural land to non-agricultural uses such as solar energy fields. Given the importance of agriculture and its labor force, the need for adequate farmworker housing continues to be important for Calipatria. It should be noted that farmworker housing over the past decade, however, has transitioned from temporary to permanent. Historically, migrant workers in California lived in farm labor camps throughout unincorporated rural areas on the farmlands for which they worked. However, in Imperial County, as more and more farms utilize farm labor contractors to supply agricultural labor from across the international border, migrant workers, along with the housing facilities they once utilized, have diminished. According to the 2017 Census of Agriculture, the total hired migrant farm workers were 1,057.

Housing needs for full-time residents are best met through the provision of permanent affordable housing. Since 2002, Campesinos Unidos has worked in partnership with the California Conservation Corps (CCC) to rehabilitate dozens of low-income homes occupied by agricultural workers in Calipatria. Rehabilitation through the CCC's weatherization program included, among other things, roof repair or replacement, shower head and faucet replacement, and window replacement to make these units more energy efficient and reduce the cost of housing. However, many farmworker families still live in overcrowded conditions. Under the Housing Goals and Policies in Section 7 of this Housing Element, Goal #5 and Housing Program Policy #22 establishes the priority of farmworker families for the provision of City CDBG and HOME grants and low-interest loans for the rehabilitation and expansion of existing substandard units.

2.3.7 HOMELESS PERSONS

Homelessness is a continuing national problem that persists within local cities and communities in Imperial County. The City of El Centro is the largest community in Imperial County and serves as the service center for the homeless and others requiring support services. Three of the five emergency shelters are located in El Centro, CA. Womanhaven, Inc. (d.b.a Center for Family Solutions) operates two emergency shelters in El Centro for women and children with a total of 31 beds, and Catholic Charities operates the House of Hope, a woman's shelters with 27 beds. Catholic Charities operates the Our Lady of Guadalupe Shelter for men in Calexico, CA with 50 beds. The Neighborhood House Shelter, also in Calexico, has a capacity of 46 beds for women and children. It is estimated that the emergency shelters within the County of Imperial, as of 2017, have a total number of 154 beds available at any given time for the homeless.

These shelters provide medical, dental, legal, educational, social, transportation, and mental health services for its clients. Additional support includes educational classes in Spanish and English, English as a Second Language, computer skills, driver's education, and a children's program. Womanhaven Inc. Center for Family Solutions and Volunteers of America-, located in the City of El Centro, offer transitional housing assistance (they operate 14 transitional shelter apartments for women and children). There is also the City of Calexico's Neighborhood House Women's Transitional Housing with 4 separate studios each consisting of four beds each. Additional homeless support services in the Imperial Valley are provided by the Salvation Army, Imperial County Department of Public Health, Imperial County Social Services, Imperial Valley Food Bank, Clinicas de Salud del Pueblo, Campesinos Unidos Inc., Imperial Valley Behavioral Health Services, Access to Independence, and Sure Helpline Crisis Center. It is estimated that there are approximately 24 transitional housing units in the Imperial County able to support approximately 70 persons.

The number of homeless persons in rural areas is difficult to track as those persons do not always sleep outside or in visible spaces. The Imperial Valley Continuum of Care Council (IVCCC) oversees the needs and services of the homeless population in Imperial County. IVCCC identified approximately 193 sheltered and 1,334 unsheltered "chronically homeless" persons in the Imperial County in their 2020 Point in Time Count. IVCCC offered no breakdown of homeless persons for individual cities. Members of the IVCCC organize service events for the homeless population, organize the annual point in time count of homeless individuals, and distribute a listing, in English and Spanish, of local organizations and agencies that provide services to the homeless.-City Staff contacted the Imperial Valley Continuum of Care Council for data on the point in time counts for Calipatria and received a count of approximately 10 individuals experiencing homelessness in the City. The City of Calipatria will continue to provide assistance to the homeless population, participate in the Imperial Valley Regional Task Force on Homelessness, and process referrals. Although there are currently no emergency shelters located in the City of Calipatria, nor is it anticipated that development of a shelter is warranted at this time, the City of Calipatria wants to ensure that any future demand for emergency housing be facilitated in compliance with sState law. However, with the extremely low incidence of homeless persons reported in Calipatria, it is unlikely that the City will find the need to open an emergency shelter during the current pPlanning pPeriod.

2.4 HOUSING STOCK CHARACTERISTICS

The attributes of available housing stock, including new housing growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important factors in determining the housing needs. Housing is subject to the gradual physical deterioration over time that may result from poor maintenance or deterioration from natural causes. A deteriorated housing stock can discourage reinvestment, depress neighborhood property values and impact the overall quality of life in a community. Thus, maintaining and improving the existing housing stock has always been an important goal for the City of Calipatria. For the purpose of this analysis, a housing unit is defined as a house, apartment, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and that have direct access from the outside of a building or through a common hall.

2.4.1 HOUSING STOCK COMPOSITION

According to the California Department of Finance Population and Housing Estimates for Cities and Counties, in 2020, approximately 876 single-family homes (78%) of the existing housing stock in Calipatria is comprised of 875 single-family units, while the 185 (17%) units are comprised of multi-family units multi-family units comprised 17%, and 32 (5%) units are mobile homes, comprised 5%. Mobile homes outside of a mobile home park are treated and permitted the same way as a traditionally constructed dwelling unit. Multi-family units made up approximately 17% of the overall housing stock growth between 2010 and 2019 period (Table 19).

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TABLE 19 CITY OF CALIPATRIA HOUSING STOCK BY TYPE 2010-20192020				
Type	2010		2020	
	Units	Percent	Units	Percent
Single-Family	875	78%	876	78%
Multi-Family	185	17%	185	17%
Mobile Homes	61	5%	61	5%
Total	1,121	100%	1,122	100%

Source: E-5 Population and Housing Estimates for Cities, Counties and the State, 2012-2020, California Department of Finance

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2.4.2 AGE AND CONDITION OF HOUSING STOCK

The age and condition of housing stock is another important indicator of housing condition within a community. All built structures are subject to gradual physical deterioration with the passage of time. Lack of proper or regular maintenance can also lead to housing deterioration. The prevalence of deteriorated housing stock can discourage reinvestment within a community, depress neighboring property values and eventually impact the community's quality of life.

Structures typically require major maintenance items within 25-30 years of being built. These can include new plumbing, roofing, foundation repairs, and other similar costly work.

The age of Calipatria's housing stock is generally comparable to that of the County of Imperial's. There is a significant number of homes (213 homes or 35% of homes) that are approaching 50 years or older and are more likely to require major rehabilitation (Please refer to Table 20). On September 2, 2021, a housing condition survey was conducted by the City, to determine the current condition of the City's housing stock. A windshield survey was conducted on all homes to visually assess the physical condition of the homes to determine which housing units were in need of major repair. City Staff drove down all of the streets within the City of Calipatria and wrote down all addresses and Assessor's Parcel Numbers for houses that were in need of repair. The selected homes were then categorized by the extent of repair needed which were listed as either minor, moderate, or substantial repair. The 2021 survey identified that a total of 19 homes were in need of rehabilitation. This constitutes for 2% of the existing housing stock that are in need of repair. Rehabilitation includes roof repair and paint restoration. The survey further identified that 9 of the total homes in need of repair and rehabilitation were vacant. To prevent further deterioration, the City of Calipatria will continue to promote the existing Housing Rehabilitation Program to encourage residents to utilize these resources.

TABLE 20 CITY OF CALIPATRIA AGE OF HOUSING STOCK				
Calipatria			Imperial County	
Year Built	Number	Percent	Number	Percent
1939 or earlier	43	7%	1,435	3%
1940-1959	47	8%	7,818	13%
1960-1979	123	20%	14,806	25%
1980-1999	118	20%	19,296	33%
2000-2009	261	43%	10,686	18%
2010 or later	10	2%	4,244	7%
Total	602	100%	58,285	100%

Source: 2019 U.S. Census & Building Permit Records between 2010 and 2019

2.4.3 HOUSING TENURE AND AVAILABILITY

Housing tenure (whether a unit is owned or rented) and vacancy rates are also important indicators of the supply and cost of housing. Vacancies are an important housing market indicator in that the vacancy rate often influences the cost of housing and reflects the match between housing demand and availability. A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, a vacancy rate of 2% for ownership housing and 5% for rental housing is considered necessary to balance demand and supply for housing. According to the California Department of Finance 2020 Data, the City of Calipatria had a total of 970 occupied-units, which equates to a 13.5% total vacancy rate. Please refer to Table 8 for details

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on occupancy by tenure. It is important to note, Table 8 contains data from the 2019 American Community Survey from the U.S. Census Data.

2.4.4 HOUSING MARKET

The cost of housing is in an indicator of the extent of housing problems within a community and the extent of affordability of the various economic segments of the community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost--burden and overcrowding. The extent of new housing development in comparison with population and household growth are major determinants of home sale prices. An increase in population usually requires a corresponding increase in housing development. However, this has not always been the case in the County of Imperial. Population in County of Imperial has seen a slight housing growth since 2008, while the City of Calipatria has remained slightly stagnant except for multi-housing development. Several goals to encourage housing development and diversity are incorporated into the housing plan in Section 7.

2.4.5 PRESERVATION OF ASSISTED AND AT-RISK RENTAL HOUSING

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

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

There are currently three publicly assisted housing projects located in the City that provide a total of 184 affordable housing units. No units within these developments area are at-risk of converting to market rate rents in the 6th Cycle Housing Element Planning Period of 2021-2029. **Table 21** below identifies the total assisted units, the earliest date of conversion, and vacant units as of June 2021:

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TABLE 21 CITY OF CALIPATRIA INVENTORY OF ASSISTED RENTAL HOUSING					
Project Name / Funding Date	Assisted Units	Funding Sources	Earliest Date of Conversion	At Risk Status	Vacancies
Villa Esperanza 2008	71	LIHTC (4% Allocation)	2063	No	0
Cottonwood Creek Apartments 2006	32	LIHTC (4% Allocation)	2036	No	0
Casa del Sol Family Apartments	81	LIHTC (9% Allocation)	2054	No	0
1999					
Total	184				

Source: Imperial Valley Housing Authority and California Tax Credit Allocation Committee (CTCAC), 2017

TABLE 22 CITY OF CALIPATRIA AVERAGE MONTHLY RENT 2021			
	1 BR	2 BR	3 BR
Price Range ⁸	\$490-\$742	\$585-\$829	\$674-\$919

Source: Rental Survey, Apartments.com, 2021

⁸ The monthly rent price range is income based and monthly rent may vary

TABLE 23 CITY OF CALIPATRIA MARKET OVERVIEW 2018 - 2021				
Home	April 2021	April 2020	April 2019	April 2018
All properties ⁹	\$172,000	\$145,000	\$143,000	\$139,000

Source: Zillow and Trulia.com, April 2021

⁹ The total number of properties sold was not available with the sales data.

Conversion Potential: The multi-family apartments within the City of Calipatria will be monitored in conformance within the State of California Housing Element Law which requires cities to prepare an inventory of all assisted housing units that are available or at-risk to convert to non-low income housing due to termination of subsidy contract, mortgage prepayment, and /or expiring use restrictions.

Under federal law, tax credit projects must remain affordable for at least 30 years; however, California law generally requires a 55-year extended use period for 9% tax credit projects. As such, the Casa del Sol Family Apartments which was a 9% tax credit project will not be at risk of conversion until the year 2054. However, given that the Cottonwood Creek Apartments were a 4 % tax credit recipient, the apartments will be at risk of conversion in 30 years from the funding date, or in the year 2036. Bonita Homes and Winter Garden Homes are single-family units owned by the Imperial Valley Housing Authority and none of these units will be at risk of converting to market rates during this planning period.

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3.0 AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

3.1 OUTREACH

As part of the Housing Element Update, the City of Calipatria held public workshops and study sessions to receive input from the local community. These workshops were held in person and broadcasted via a zoom call for residents that are not able to attend the sessions in person. A notice for each workshop was posted in the local newspaper and on the doors of City Hall. Furthermore, residents were given the opportunity to provide comments via mail or email. While there were no comments relating to Affirmatively Furthering Fair Housing (AFFH) were received, demographic and economic data suggests there are a fair number of housing issues within the City.

3.1.1 Barriers to Participation

Although the City of Calipatria made efforts to engage with the community through public participation, the City of Calipatria faced some barriers resulting from the shift in public interactions to virtual meetings due to the Covid-19 pandemic. The City of Calipatria took extra precautions to ensure the health and safety of the community by holding virtual meetings during the Planning Commission and City Council meetings. Unfortunately as a result of this, the City of Calipatria may not receive as much public participation due to lack of access to the internet or a computer.

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3.2 ASSESSMENT OF FAIR HOUSING

The California Rural Legal Assistance, Inc. (CLRA) is a nonprofit law firm that provides free civil legal services to extremely low- and low-income residents in rural counties, including the County of Imperial. The CLRA receives its majority of revenue through federal and state funds operated by the California Bar Association. The City of Calipatria ensures that all fair housing complaints are reported to the CLRA or the Civil Rights Division of the Department of Housing and Economic Development (HCD).

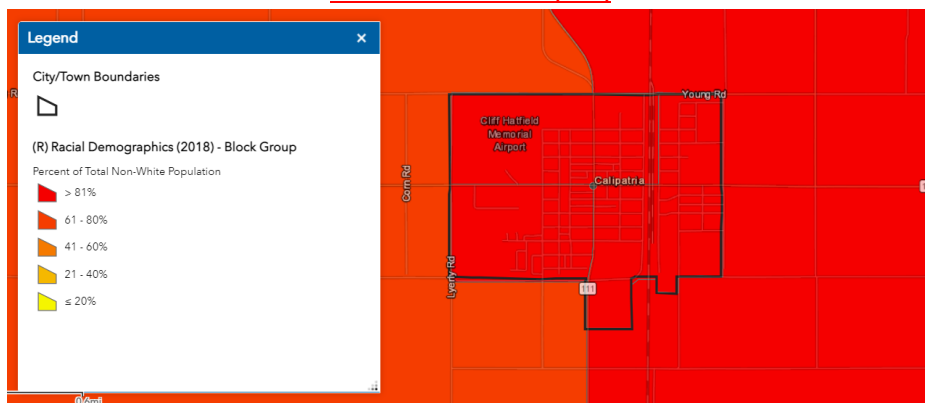
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According to the AFFH Data Viewer Tool, monitored by the Department of Housing and Community Development, there were less than .01 Fair Housing Enforcement and Outreach cases filed per every 1,000 population within the County of Imperial in 2010. The following sections encompass fair housing issues current within the City and a systematic approach on how the City will ensure the community is well informed on the Fair Housing Program.

3.2.1 INTEGRATION OR SEGREGATION PATTERNS

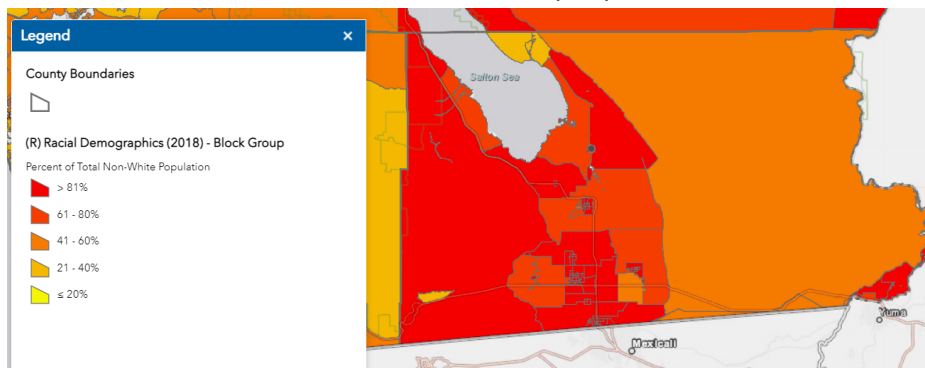
Race and Ethnicity. The City of Calipatria is primarily comprised of minorities with the Hispanic population representing a significant portion. According to Figure 5, the total non-white population within the City is greater than 81%. A high concentration of the non-white population is also prevalent within the County of Imperial (Figure 6), ranging from approximately 61-80% of the population.

FIGURE 56
CITY OF CALIPATRIA
RACIAL DEMOGRAPHICS (2018)



Source: AFFH Data Viewer

FIGURE 56
CITY OF CALIPATRIA
RACIAL DEMOGRAPHICS (2018)



Source: AFFH Data Viewer

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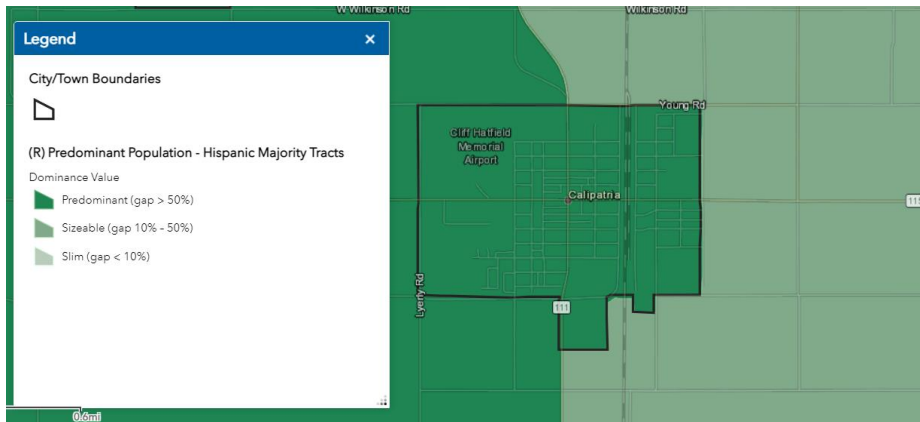
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Furthermore, Hispanics represent more than 50% of the total population (**Figure 7**) within the City of Calipatria. This high percentage can be a result of the County of Imperial being within close proximity to the United States Mexican Border. This concentration is similarly equivalent to the population data for the County of Imperial as presented on **Figure 8**. It is important to note, that the AFFH Data Viewer did not provide any data for other races or ethnic groups due to the populations being relatively low to register on the data tool.

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FIGURE 7
CITY OF CALIPATRIA
PREDOMINANT POPULATION

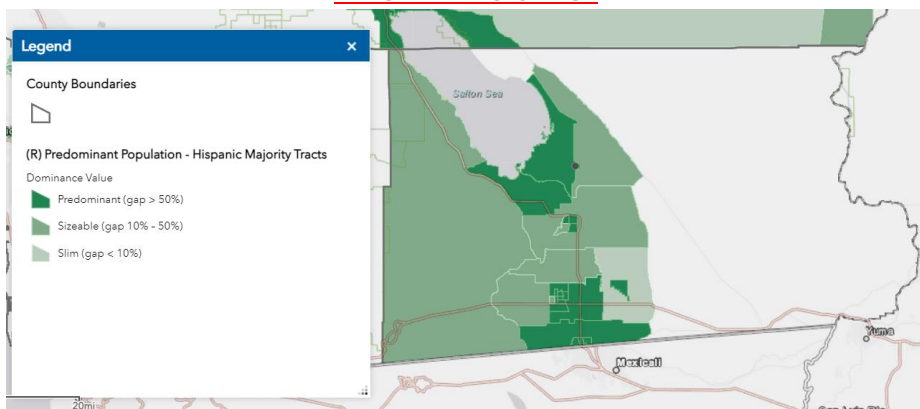


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FIGURE 8
COUNTY OF IMPERIAL
PREDOMINANT POPULATION

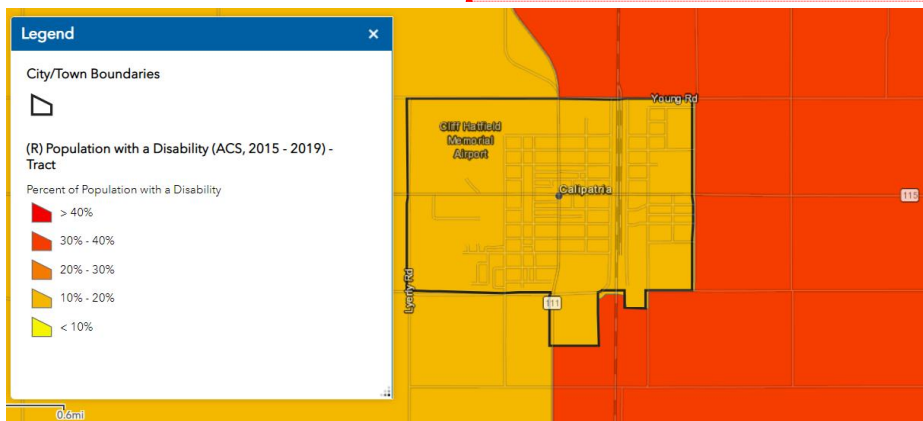


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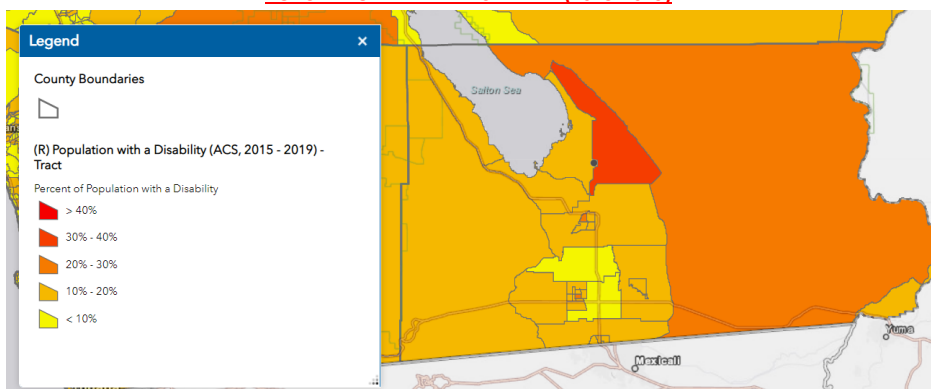
Persons with Disabilities. Often times, people with a disability require special accommodations relating to housing needs. Disabilities limit earning capacity and present barriers in accessible living conditions. People with a disability also tend to have higher medical costs. According to the 2019 American Community Survey, 197 households (22.3%) are occupied by an elderly person(s). This same data also shows that approximately 22% of the total residential population of 3,583 has a disability. The AFFH Data Viewer also presents similar data with approximately 10%-20% of the population having a disability (**Figure 9**). The County of Imperial also has similar percentages of persons with a disability as shown in **Figure 10**.

FIGURE 9
CITY OF CALIPATRIA
POPULATION WITH A DISABILITY (2015-2019)



Source: AFFH Data Viewer

FIGURE 10
CITY OF CALIPATRIA
POPULATION WITH A DISABILITY (2015-2019)



Source: AFFH Data Viewer

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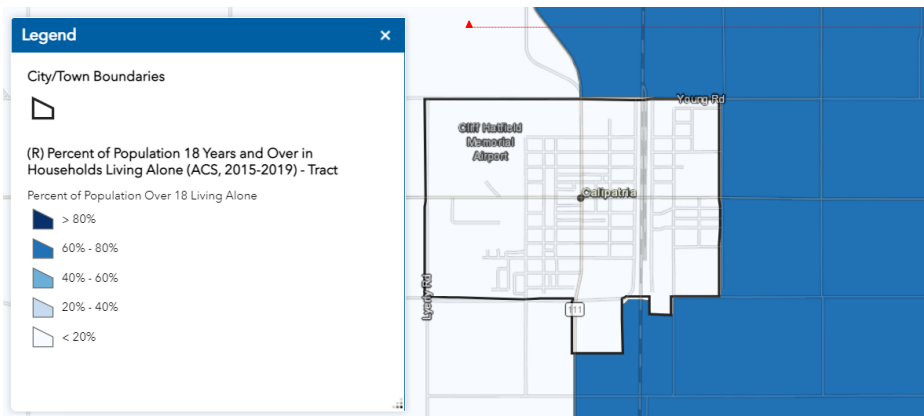
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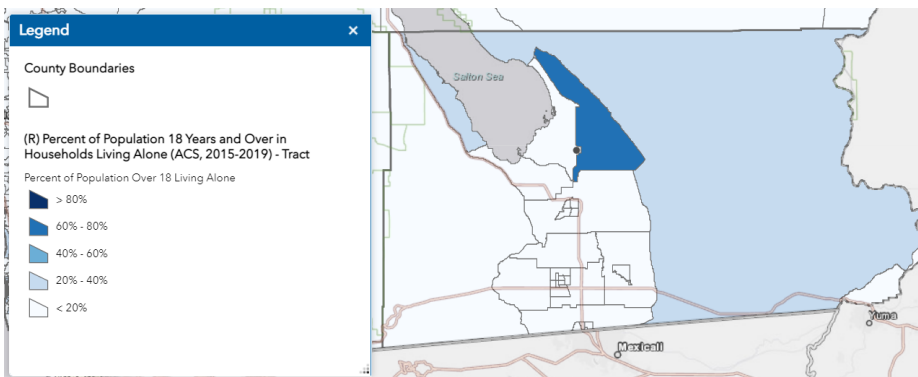
Familial Status. Familial status refers to the relationships of people who are living together. An example of familial status could be children under 18 years of age and the household marital status. In this case, the City presented data on the percentage of individuals over the age of 18 who are living alone, which was found to be less than 20% (**Figure 11**). This trend is consistent with that of the County of Imperial with the majority of tracts having less than 20% of adults over the age of 18 who are living alone. The data presents a slight concentration in the northern eastern portion of the County of Imperial (**Figure 12**).

FIGURE 11
CITY OF CALIPATRIA
POPULATION LIVING ALONE (2015-2019)



Source: AFFH Data Viewer

FIGURE 12
COUNTY OF IMPERIAL
POPULATION LIVING ALONE (2015-2019)



Source: AFFH Data Viewer

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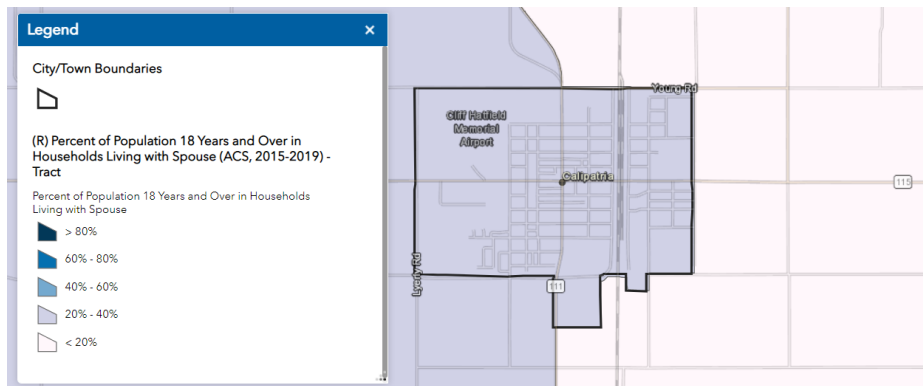
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The data gathered for the population of adults living with a spouse is slightly contrary from the previously assessed population group. Approximately 20%-40% of the population of adults lives with their spouse in the City of Calipatria. (Figure 13). On the contrary, the County of Imperial has a higher concentration with the majority of tracts having 60%-80% of adults living with a spouse (Figure 14).

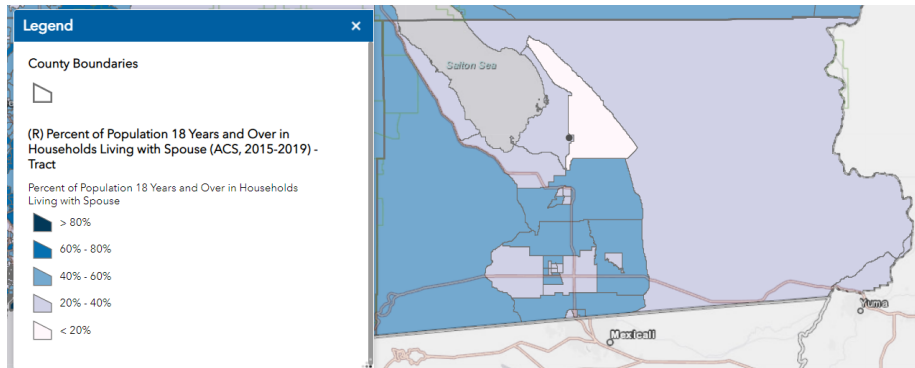
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FIGURE 13
CITY OF CALIPATRIA
POPULATION LIVING WITH SPOUSE (2015-2019)



Source: AFFH Data Viewer

FIGURE 14
COUNTY OF IMPERIAL
POPULATION LIVING WITH SPOUSE (2015-2019)

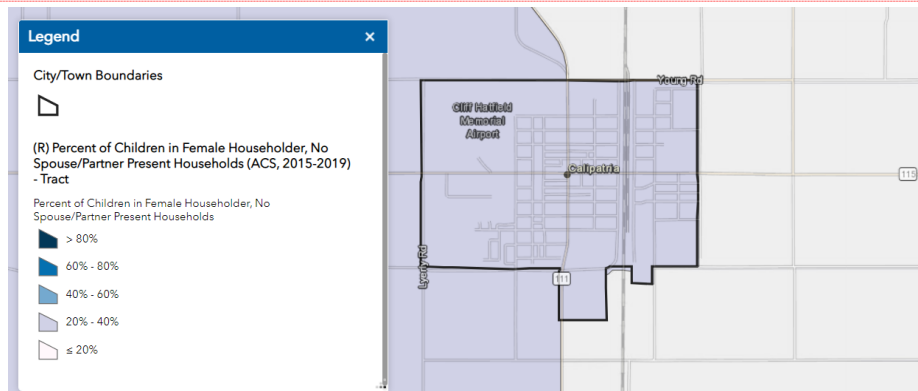


Source: AFFH Data Viewer

Single parent households, particularly female-headed families, often times require special assistance such as accessibility to daycare, healthcare, and other supportive services. According to the 2019 American Community Survey, approximately 24% of the households are identified to be occupied by a female householder, with no spouse or partner present. This percentage is higher than the County of Imperial's female-headed households of 19.1%, according to the same source. The AFFH Data Viewer identifies the percentage of children living in a female-headed household with no spouse present as 20%-40% of the population (Figure 15) in the City of Calipatria. Figure 16 presents the similar trend for the County of Imperial.

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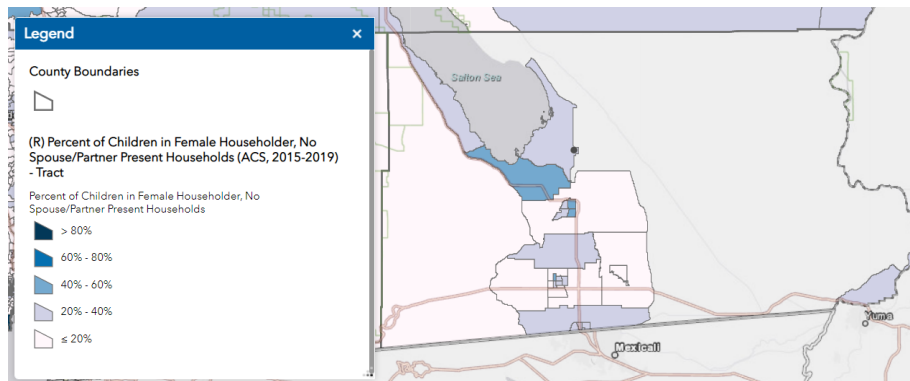
FIGURE 15
CITY OF CALIPATRIA
POPULATION OF FEMALE-HEADED HOUSEHOLDS – NO SPOUSE (2015-2019)



Source: AFFH Data Viewer

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FIGURE 16
COUNTY OF IMPERIAL
POPULATION OF FEMALE-HEADED HOUSEHOLDS – NO SPOUSE (2015-2019)



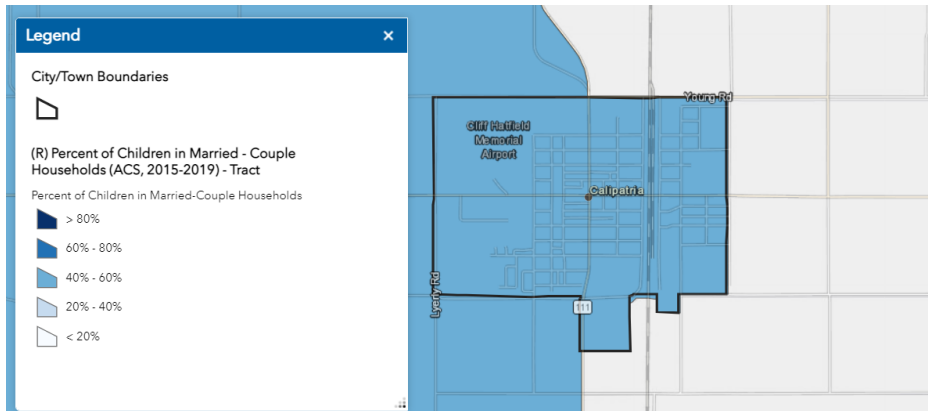
Source: AFFH Data Viewer

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The contrary can be said when identifying the percentage of children living with a married couple. There is a higher concentration of married-couple households within the City of Calipatria, which is represented as 60%-80% of the population (Figure 17). The County of Imperial is represented by a higher percentage of married-couple households with the majority of the tracts ranging from 60% to more than 80% of the population (Figure 18).

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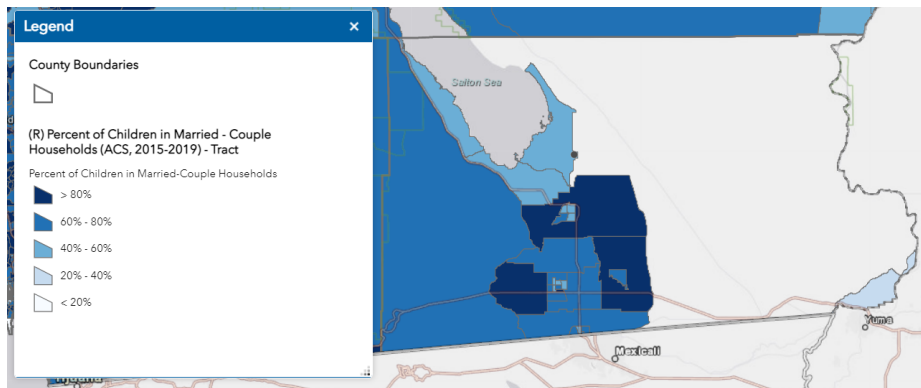
FIGURE 17
CITY OF CALIPATRIA
POPULATION OF MARRIED-COUPLE HOUSEHOLDS (2015-2019)



Source: AFFH Data Viewer

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FIGURE 18
COUNTY OF IMPERIAL
POPULATION OF MARRIED-COUPLE HOUSEHOLDS (2015-2019)



Source: AFFH Data Viewer

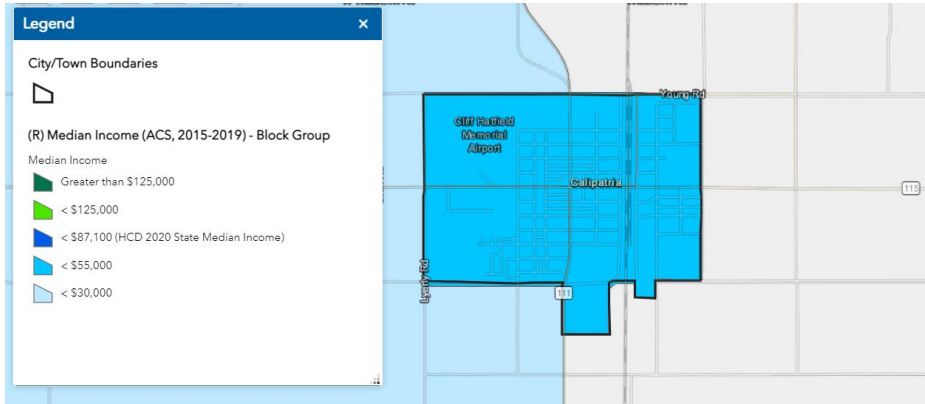
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Income. According to the 2019 American Community Survey, the median household income (MHI) for the City of Calipatria is \$36,883, which is lower than the County of Imperial's MHI which is \$48,472. This data is depicted on **Figure 19** and **Figure 20**.

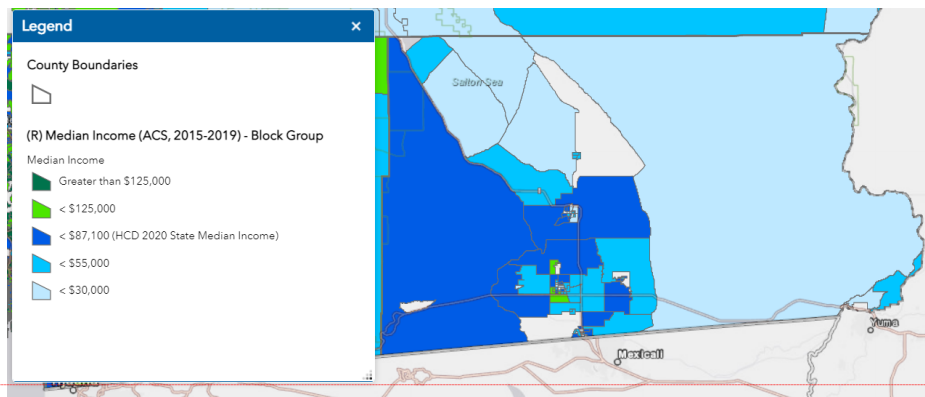
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FIGURE 19
CITY OF CALIPATRIA
MEDIAN INCOME (2015-2019)



Source: AFFH Data Viewer

FIGURE 20
COUNTY OF IMPERIAL
MEDIAN INCOME (2015-2019)



Source: AFFH Data Viewer

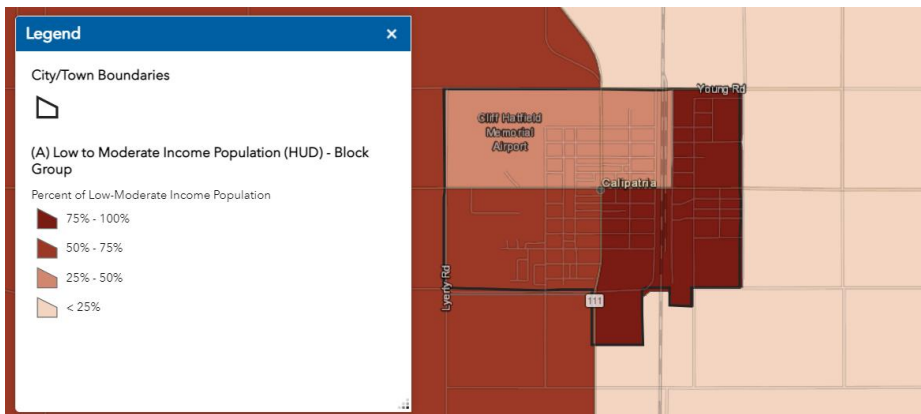
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Figure 21 identifies the income distributions throughout the City of Calipatria. The data concentrates on the income distributed to low- to moderate-income household groups (groups that have an Area Median Income (AMI) of 80% or less). The low- to moderate-income population groups within the County of Imperial are slightly lower according to **Figure 22**.

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FIGURE 21
CITY OF CALIPATRIA
LOW TO MODERATE INCOME POPULATION

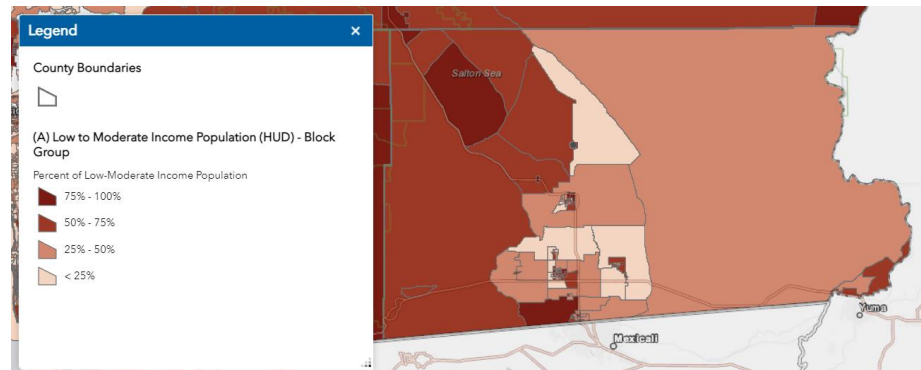


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FIGURE 22
COUNTY OF IMPERIAL
LOW TO MODERATE INCOME POPULATION



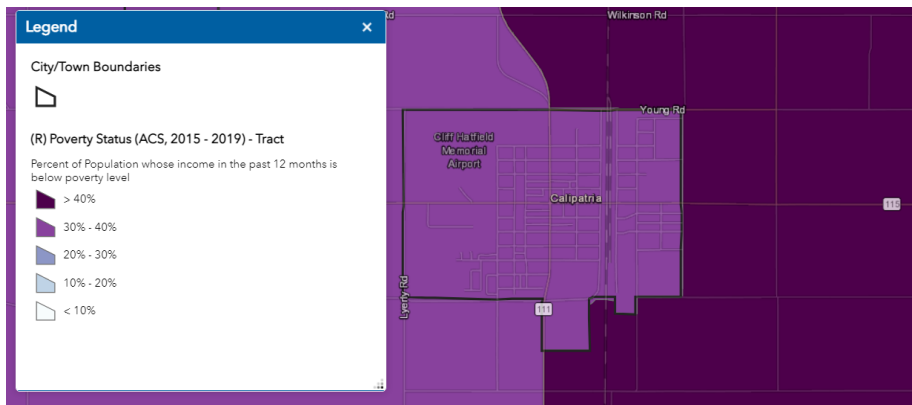
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Source: AFFH Data Viewer

The City of Calipatria is predominately a low income community. According to **Figure 23**, approximately 30%-40% of the population lives below the poverty level. This data is comprised of those whose income was below the poverty level within the past 12 months. **Figure 24** shows the distribution of the population, within the County of Imperial, who live below the poverty line. The population living below the poverty line appears to be evenly distributed throughout the County of Imperial.

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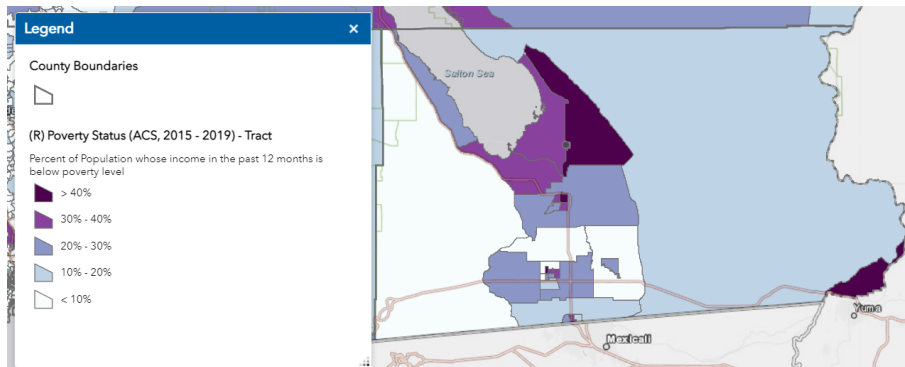
FIGURE 23
CITY OF CALIPATRIA
POVERTY STATUS (2015-2019)



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Source: AFFH Data Viewer

FIGURE 24
COUNTY OF IMPERIAL
POVERTY STATUS (2015-2019)



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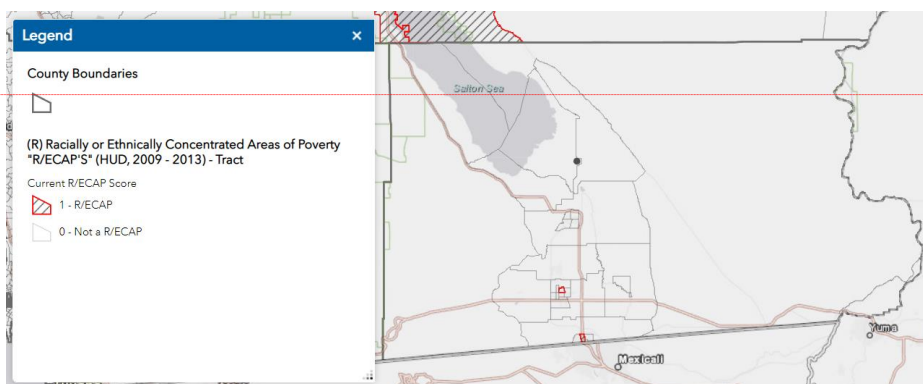
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3.2.2 RACIALLY OR ETHNICALLY CONCENTRATED AREAS (R/ECAPS)

Racially or Ethnically Concentrated Areas of Poverty. Race and ethnicity is often correlated with poverty. By examining the distribution of poverty within a region and looking closely at racial and ethnic areas, communities are able to identify concentrated areas of poverty, also referred to as (R/ECAPS) by the U.S. Department of Housing and Urban Development (HUD). Racially or ethnically concentrated areas (R/ECAPS) are defined as metropolitan or micropolitan areas having a non-white population of 50% or more and 40% or more of the population lives at or below the federal poverty line or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. According to **Figure 25**, HUD does not identify any areas within the City of Calipatria as a R/ECAP as of 2013. Furthermore, **Table 24** provides median income data for non-white residents within the City of Calipatria and the County of Imperial.

FIGURE 25
COUNTY OF IMPERIAL
R/ECAPS (2009-2013)



Source: AFFH Data Viewer

TABLE 24 CITY AND COUNTY MEDIAN HOUSEHOLD INCOME BY RACE & ETHNICITY 2019				
Race/Ethnicity	CITY OF CALIPATRIA		COUNTY OF IMPERIAL	
	MHI	Population	MHI	Population
Black or African American	--	6.4%	\$30,917	2.2%
American Indian	--	0%	\$48,295	1.1%
Asian	--	0%	\$87,356	2.0%
Native Hawaiian and Other Pacific Islander	--	2.4%	--	0.1%
All others	\$36,442	8.3%	\$43,362	22.8%
Hispanic or Latino (of any race)	\$36,724	78.5%	\$44,026	78%
All Households	\$36,883		\$47,622	

Source: 2019 American Community Survey 5-Year Estimates

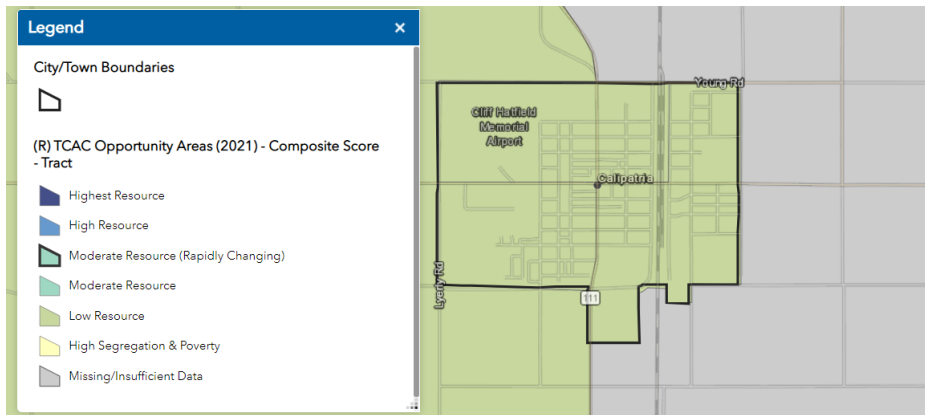
Note: The 2019 American Community Survey does not present data for categories shown as "--".

3.2.3 ACCESS TO OPPORTUNITIES

The City aims to facilitate access to opportunities for all of City's residents in relation to transit, educational facilities, and employment centers. The California Tax Credit Allocation Committee (TCAC) Opportunity Map collects a variety of indicators that measure economic mobility, environmental factors, and educational attainment domains. The TCAC/HCD Opportunity Map for the City of Calipatria is illustrated by Figure 26. Table 25 shows the domain scores for each of the City's census tracts. As seen on Figure 27, the City of Calipatria falls within a low resource community. When analyzing the composite score for the County of Imperial, the southern portion of the County of Imperial has a high concentration of a low resource community. This data is shown on Figure 27.

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FIGURE 26
CITY OF CALIPATRIA
TCAC OPPORTUNITY AREAS (2021)



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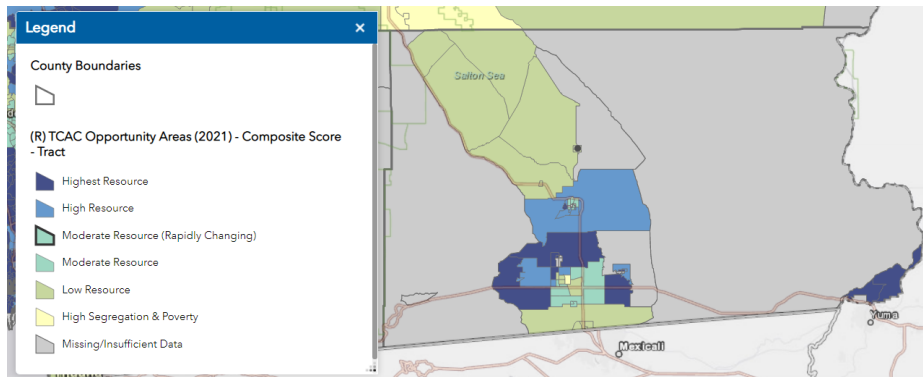
Source: AFFH Data Viewer

TABLE 25 CITY OF CALIPATRIA CENSUS TRACTS BY TCAC OPPORTUNITY DOMAIN					
Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
060250101024	0.20	0.46	0.10	-0.46	Low Resource
060250101023	0.12	0.46	0.10	-0.52	Low Resource
060250101022	0.15	0.46	0.10	-0.52	Low Resource

Source: AFFH Data Viewer

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FIGURE 27
COUNTY OF IMPERIAL
TCAC OPPORTUNITY AREAS (2021)



Source: AFFH Data Viewer

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Employment. As shown on Table 12 of this Housing Element, the majority of the labor force that was employed in the City of Calipatria was in the production, transportation, and material moving industry, specifically 33% of the employed residents. According to the California Employment Development Department (EDD), the Unemployment Rate was 22.8% in 2019. Although the Unemployment Rate has decreased since the 2016 rate of 29.78%, the number of individuals not included in the active labor force has remained higher than the County of Imperial's rate since 2016. A detailed list of this data is presented in Figure 4 of section 2.2.4 – Employment Trends and Income.

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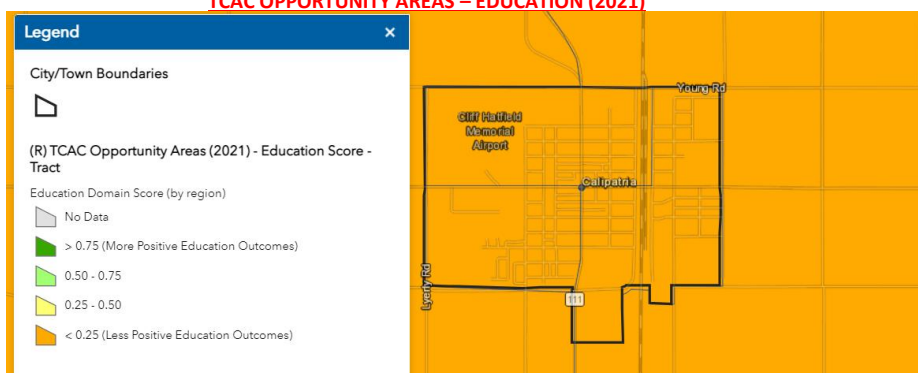
Education. The City of Calipatria Unified School District has 4 schools within its district. These include Calipatria High School, Bill E. Young Jr. Middle School, Fremont Primary School, and Grace Smith School (located outside Calipatria and not generally attended by residents of Calipatria). Table 26 shows the educational attainment by age group in 2019. This data shows that the educational attainment rates were highest between the ages of 25-44 in 2019.

Educational attainment is an important factor when analyzing opportunities as it correlates with wealth disparities. When analyzing the TCAC Opportunity Map (Figure 28), the majority of the City of Calipatria has a very low education score. Children within the city have a less positive educational outcome since 2021. When compared to other cities in the County of Imperial, the City of El Centro (central portion of the county), City of Calipatria, and the City of Calexico (southern portion of the county) have less of a positive education outcome (Figure 29). Figure 29 also shows the cities of Imperial, Brawley, and Holtville have the most positive education outcome. This data may indicate that environmental factors hinder proficient educational opportunities.

TABLE 26 CITY OF CALIPATRIA EDUCATIONAL ATTAINMENT BY AGE GROUP 2019		
Subject	Number of persons	Percentage
18 to 24 years		
Less than high school graduate	362	41.2%
High school graduate, some college, or associate's degree	516	58.7%
Bachelor's degree or higher	0	0%
Total by Age Group	878	100%
25 to 34 years		
Less than high school graduate	852	40.5%
High school graduate, some college, or associate's degree	1,238	58.9%
Bachelor's degree or higher	12	0.6%
Total by Age Group	2,102	100%
35 to 44 years		
Less than high school graduate	555	35%
High school graduate, some college, or associate's degree	1,032	65%
Bachelor's degree or higher	0	0%
Total by Age Group	1,587	100%
45 to 64 years		
Less than high school graduate	389	32.1%
High school graduate, some college, or associate's degree	769	63.5%
Bachelor's degree or higher	53	4.4%
Total by Age Group	1,211	100%
65 years and over		
Less than high school graduate	197	48.9%
High school graduate, some college, or associate's degree	185	45.9%
Bachelor's degree or higher	21	5.2%
Total by Age Group	403	100%

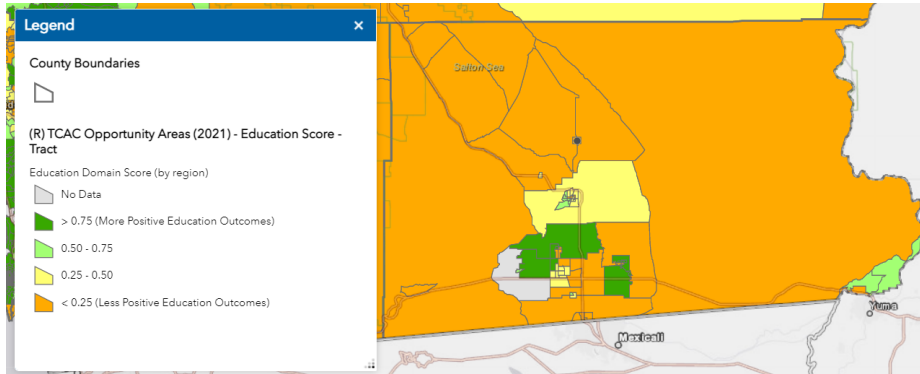
Source: 2019 American Community Survey

FIGURE 28
CITY OF CALIPATRIA
TCAC OPPORTUNITY AREAS – EDUCATION (2021)



Source: AFFH Data Viewer

FIGURE 29
COUNTY OF IMPERIAL
TCAC OPPORTUNITY AREAS – EDUCATION (2021)

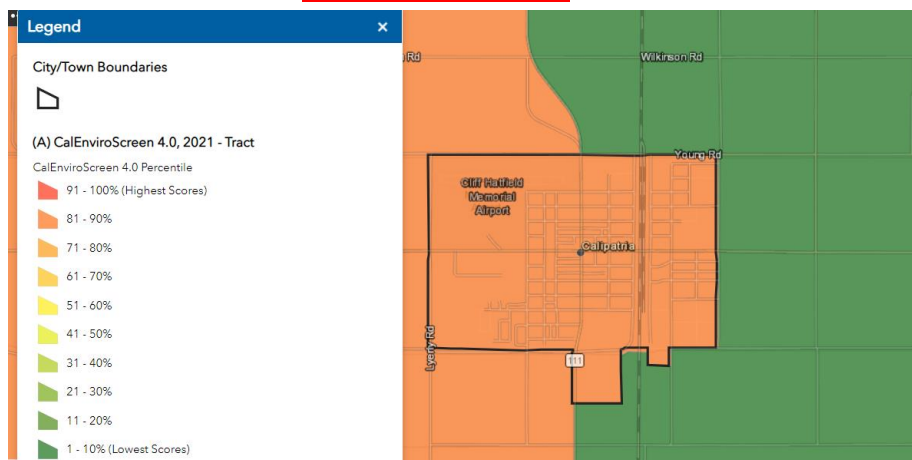


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Environmental. The CalEnviroScreen index was developed by the California Office of Environmental Health Hazard Assessment and shows pollution burden levels. The scoring system takes into account the number of pollution sources and the socioeconomic characteristics and health status of the community. Communities with a higher score are disproportionately burdened by pollution sources and are more vulnerable to it. According to **Figure 30**, the City of Calipatria falls within the 81-90 percentile of the CalEnviroScreen 4.0 index which indicates a significant pollution burden and vulnerability for the residents.

FIGURE 30
CITY OF CALIPATRIA
CALENVIROSCREEN 4.0 (2021)



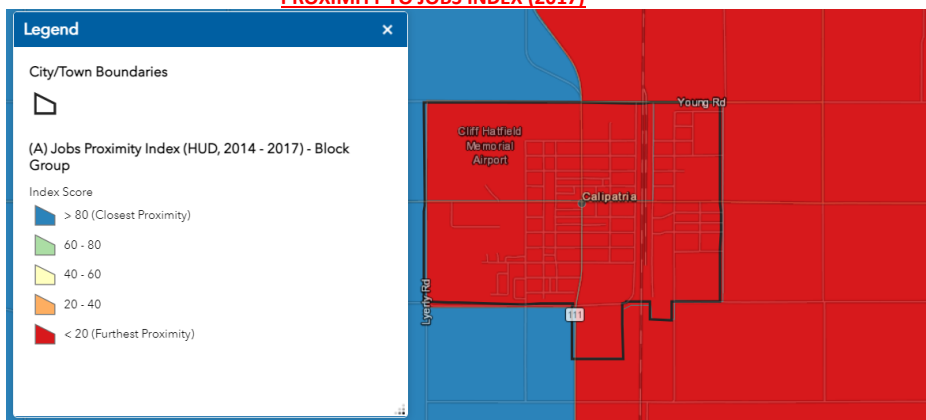
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Proximity to Jobs. Having access to jobs and effective public transportation helps facilitate a good quality of life and improved life outcomes. The Jobs Proximity Index quantifies the accessibility of a given census block group as a function of its distance to all job locations within a region. According to the AFFH Data Viewer, the City of Calipatria has a Jobs Proximity Index of less than 20 meaning the community has the furthest proximity to jobs (Figure 31). Furthermore, this data indicates the residents have a longer commute to job opportunities. In comparison to the County of Imperial, the City of Calipatria has the significantly lower job opportunity index scores than the other cities within the county (Figure 32).

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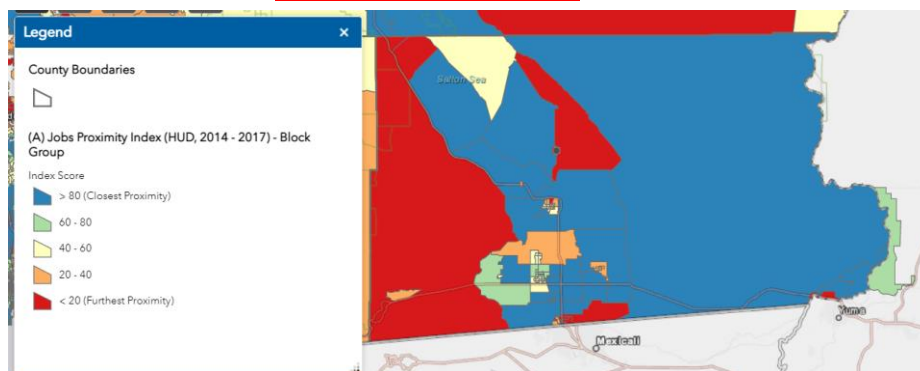
FIGURE 31
CITY OF CALIPATRIA
PROXIMITY TO JOBS INDEX (2017)



Source: AFFH Data Viewer

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FIGURE 32
COUNTY OF IMPERIAL
PROXIMITY TO JOBS INDEX (2017)



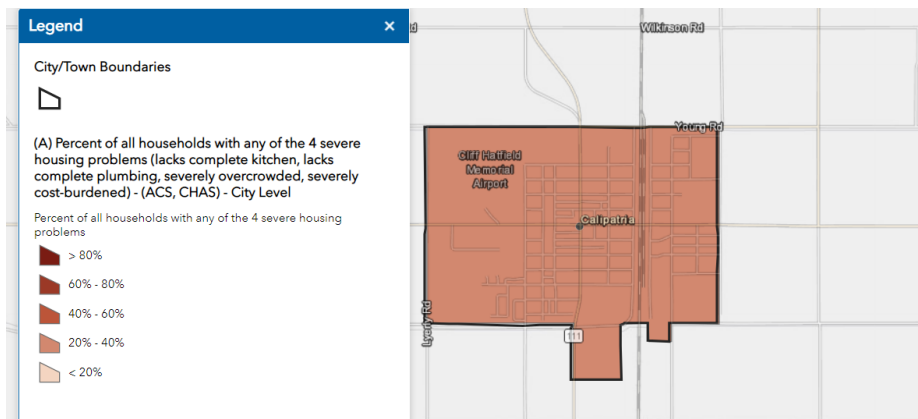
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3.2.4 DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT

Disproportionate housing needs occur when significant disparities exist in the proportion of members of a protected class experiencing a housing need compared to the proportion of individuals not in a protected class. This section will provide a thorough analysis on the housing needs within the City of Calipatria. These housing needs are categorized as cost-burden, overcrowding, substandard housing and displacement risk. Many of these housing needs can be assessed using data from the HUD Comprehensive Housing Affordability Strategy (CHAS), which uses American Community Survey Data to analyze housing problems. The housing problems include housing cost-burden, severe housing costs burden, overcrowding, and housing units with physical defects. According to the AFFH Data Viewer, the City of Calipatria has approximately 30.69% of households with at least one of the four housing problems classified in the previous section. More specifically, **Figure 33** categorizes these housing problems as any home that lack a complete kitchen, plumbing, are severely overcrowded, and/or severely cost-burdened. All other jurisdictions within the County of Imperial are categorized within the same percentile of 20%-40%, similar to the City of Calipatria, with the exception of the City of Imperial (less than 20%).

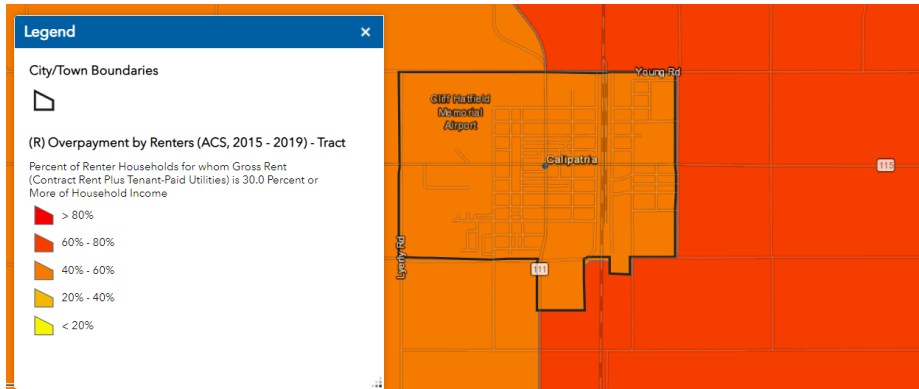
FIGURE 33
CITY OF CALIPATRIA
HOUSEHOLDS WITH HOUSING PROBLEMS



Source: AFFH Data Viewer

Cost-Burden. According to HUD, a household is considered “affordable” if housing costs (including rent and utilities) are no more than 30% of a household’s monthly income. Any household that has housing expenses over 30% are considered to be cost-burdened. According to **Figure 34**, the percentage of renter occupied households within the City of Calipatria that have housing costs more than 30% is between 40%-60%. On the contrary, these figures are lower than that of owner occupied households, which is between 20%-40% (**Figure 35**).

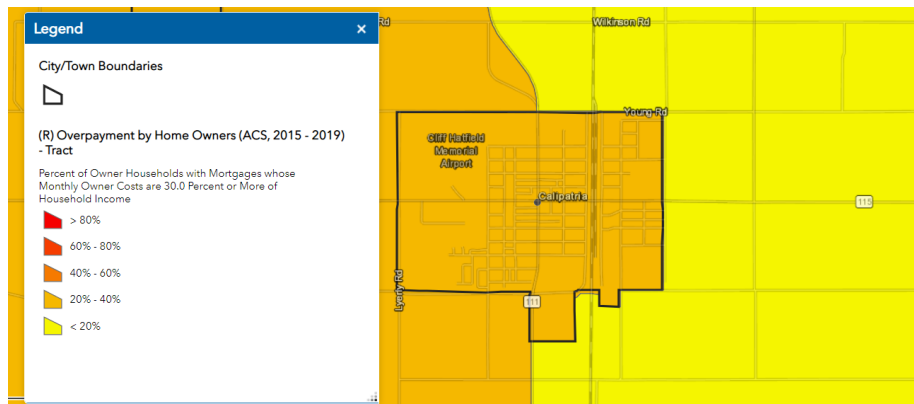
FIGURE 34
CITY OF CALIPATRIA
RENTER OCCUPIED – OVERPAYMENT (2015-2019)



Source: AFFH Data Viewer

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FIGURE 35
CITY OF CALIPATRIA
OWNER OCCUPIED – OVERPAYMENT (2015-2019)



Source: AFFH Data Viewer

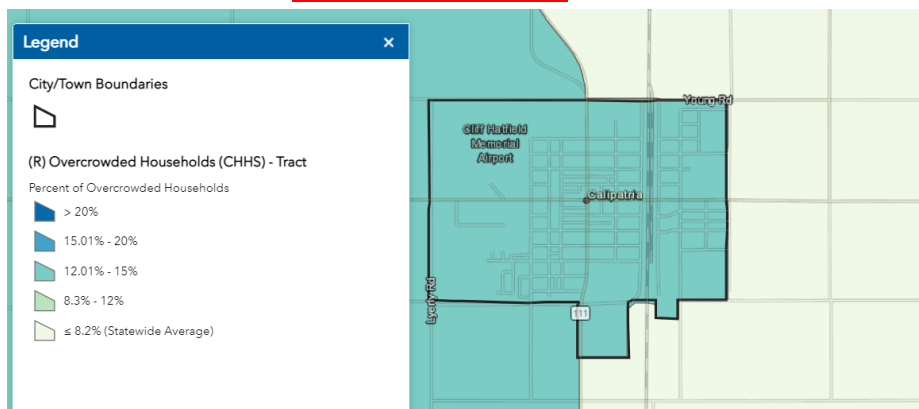
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Overcrowding. Overcrowding of residential units, in which there is more than one and a half persons per room, can be a potential indicator that households are experiencing economic hardships and may be struggling to find affordable housing. **Figure 36** indicates that 13.43% of households within the City of Calipatria are overcrowded. Additionally, there is a similar trend for overcrowded households within the County of Imperial (**Figure 37**). Please refer to section **2.2.3 Housing Size and Incidence of Overcrowding** for a detailed analysis.

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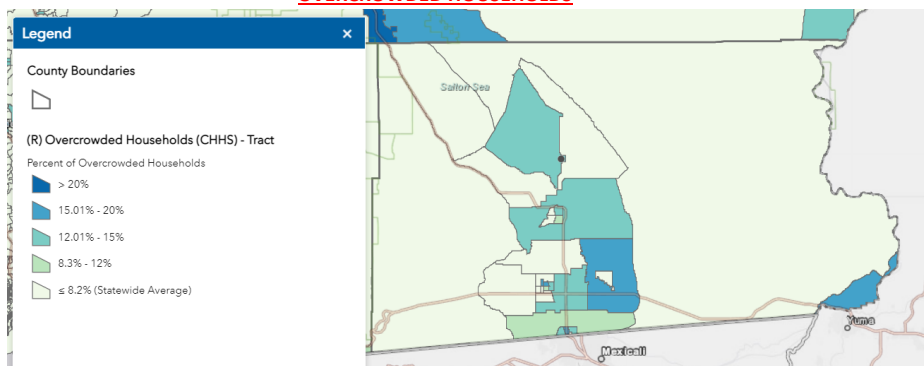
FIGURE 36
CITY OF CALIPATRIA
OVERCROWDED HOUSEHOLDS



Source: AFFH Data Viewer

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FIGURE 37
COUNTY OF IMPERIAL
OVERCROWDED HOUSEHOLDS



Source: AFFH Data Viewer

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Age of Housing Stock. According to the 2019 American Community Survey, approximately 213 homes (35%) of the housing stock were constructed more than 50 years ago and will require substantial rehabilitation. Regionally, the County of Imperial has 24,059 (41%) homes that were constructed more than 50 years ago. As mentioned in the previous section, the City of Calipatria conducted a windshield survey to assess the current conditions of the homes. The survey identified that a total of 19 homes were in need of rehabilitation. This constitutes 2% of the existing housing stock that are in need of repair. Rehabilitation includes roof repair and paint restoration. The survey further identified that 9 of the total homes in need of repair and rehabilitation were vacant. The City of Calipatria has an ongoing program for housing rehabilitation and has implemented goals to continue to support the community and provide informational handouts on the Housing Rehabilitation Program.

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Displacement. Preventing displacement is vital to ensuring fair housing in the City of Calipatria. Displacement occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in. While there is no single metric to track displacement, it can be measured through several types of data that are indicators of displacement risks. One indicator can be a jurisdiction's median household income. Using the AFFH Data Viewer, the City of Calipatria was identified as a vulnerable community (Figure 38). This is also seen throughout the County of Imperial (Figure 39). Areas identified as a sensitive community contain populations that could be vulnerable to displacement, according to the UC Berkley Urban Displacement Project (Figure 37 & 38), if they meet the following criteria of displacement pressures:

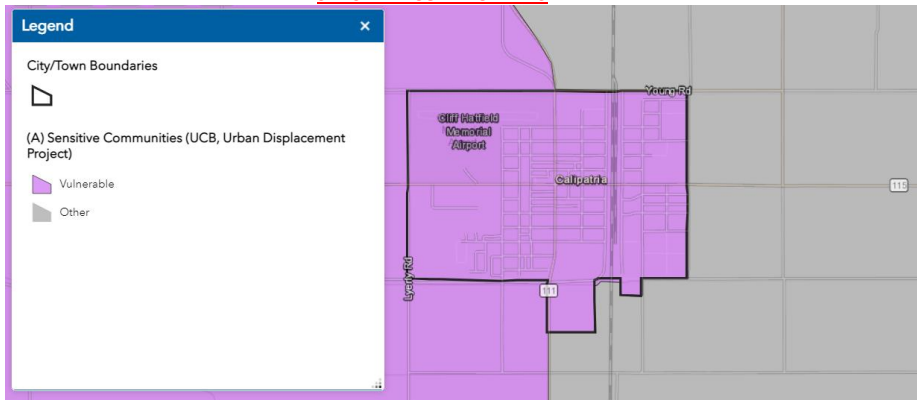
1. Proportion of very low-income residents was above 20% in 2017; and
2. The census tract meets two of the following:
 - a. Share of renters is above 40 percent;
 - b. Share of people of color is above 50%;
 - c. Share of very low-income households (50% AMI or below) that are also severely rent burdened households is above the county median;
 - d. Nearby areas have been experiencing displacement pressures

Although the City of Calipatria is identified as a sensitive community, Table 27 compares key indicators, as identified above, with the County of Imperial. As seen on Table 27, the City of Calipatria's median household income has increased by 19% since 2014. Over the past 5 years, the median household income within the city has only increased. Similar trends are seen throughout the County of Imperial, with the median household income increasing by 20% in 2016. Although the County of Imperial experienced a -1% change in the total median household income in 2019, this figure does not signify a cause for concern as the median household income figures have increased within the City of Calipatria. Using this same data, the total household occupancy characteristics have not seen a change since 2017. Although the numbers of households have increased, the percentages of owner and renter proportions have not changed as of 2019. Furthermore, the City of Calipatria will closely monitor these risks during the 2021-2029 Planning Period and ensure that existing affordable housing remains affordable to the lower income community.

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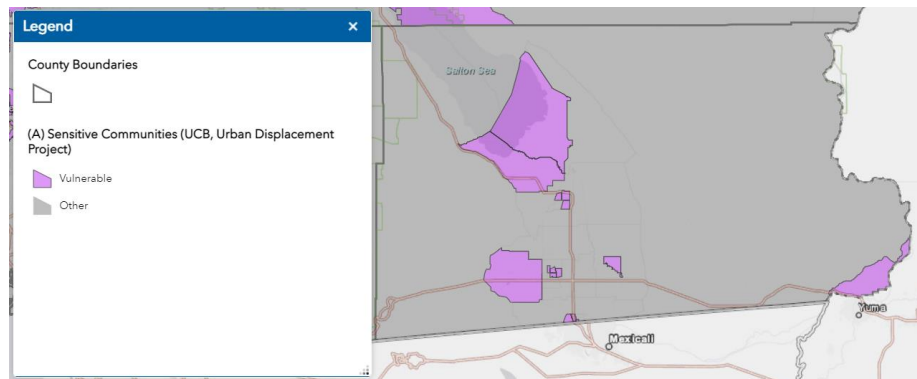
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FIGURE 38
CITY OF CALIPATRIA
SENSITIVE COMMUNITIES



Source: AFFH Data Viewer

FIGURE 39
COUNTY OF IMPERIAL
SENSITIVE COMMUNITIES



Source: AFFH Data Viewer

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TABLE 27
SUMMARY OF DISPLACEMENT RISK
Households by Tenure 2017-2019

	2017		2019		Percentage Change
Owner	<u>485</u>	<u>51%</u>	<u>451</u>	<u>51%</u>	<u>0%</u>
Renter	<u>462</u>	<u>49%</u>	<u>430</u>	<u>49%</u>	<u>0%</u>
Total¹⁰	<u>947</u>	<u>100%</u>	<u>881</u>	<u>100%</u>	

City of Calipatria			County of Imperial	
	Total	Annual % Change	Total	Annual % Change
2014	<u>\$30,911</u>		<u>\$39,290</u>	
2015	<u>\$31,019</u>	<u>0.3%</u>	<u>\$40,852</u>	<u>4%</u>
2016	<u>\$34,800</u>	<u>12%</u>	<u>\$49,095</u>	<u>20%</u>
2017	<u>\$35,486</u>	<u>2%</u>	<u>\$47,211</u>	<u>-4%</u>
2018	<u>\$35,842</u>	<u>1%</u>	<u>\$48,984</u>	<u>4%</u>
2019	<u>\$36,883</u>	<u>3%</u>	<u>\$48,472</u>	<u>-1%</u>

Households Overpayment by Income and Tenure (2017)								
Income Category	City of Calipatria				County of Imperial			
	Owner		Renter		Owner		Renter	
	HH	%	HH	%	HH	%	HH	%
Extremely Low Income (<=30%)	<u>70</u>	<u>54%</u>	<u>165</u>	<u>77%</u>	<u>2,235</u>	<u>21%</u>	<u>5,600</u>	<u>38%</u>
Very Low Income (>30% to <=50%)	<u>10</u>	<u>7%</u>	<u>50</u>	<u>23%</u>	<u>2,425</u>	<u>23%</u>	<u>4,135</u>	<u>28%</u>
Low Income (>50%- <=80%)	<u>35</u>	<u>27%</u>	<u>0</u>	<u>0%</u>	<u>4,020</u>	<u>37%</u>	<u>3,685</u>	<u>24%</u>
Moderate & Above Moderate Income >80% to <=100%	<u>15</u>	<u>12%</u>	<u>0</u>	<u>0%</u>	<u>2,100</u>	<u>19%</u>	<u>1,445</u>	<u>10%</u>
Total	<u>130</u>	<u>100</u>	<u>215</u>	<u>100</u>	<u>10,780</u>	<u>100</u>	<u>14,865</u>	<u>100</u>
Percent of all Households¹¹	<u>14%</u>		<u>19%</u>		<u>19%</u>		<u>26%</u>	

Source: 2019 American Community Survey
2013-2017 Consolidated Planning/CHAS Data

¹⁰ Totals shown in the table are figures from the American Community Survey and differ from the total households previously used from the California Department of Finance of 1,122 households.

¹¹ Percent of all Households is calculated using Table E-5 Population and Housing Estimates from the California Department of Finance. City of Calipatria 2017 Data (1,122) and County of Imperial 2017 (57,401)

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The SCAG Regional Data Platform (RDP) was created by Southern California Association of Governments (SCAG), along with ten member agencies from across the region, to provide a modern system for holistic planning across the region, fostering a more sustainable and equitable future for Southern California. The platform is an online tool for SCAG and local jurisdictions to access data necessary for local general plan development and general decision making by monitoring transportation, land development trends, housing and economic growth, and sustainability conditions. The platform also features a data-driven collaboration hub for local jurisdictions to engage with stakeholders for individual projects, such as local and regional land use planning, active transportation planning, greenhouse gas reduction strategies and development impact assessments. The platform was utilized to analyze the City's demographic data mainly focusing on racial disparities that may have an impact of obtaining fair housing.

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The Dissimilarity Index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across a general area. The index score can range in value from 0%, indicating complete integration, to 100%, indicating complete segregation. An Index number above 60 is considered to show high similarity and a segregated community. According to the SCAG RDP Tool, the City of Calipatria has a dissimilarity index score of 89 which indicates that the City has alarmingly high similarity and segregation. This can be attributed to Calipatria's low number of minority groups as shown on **Table 24** below. According to the Department of Finance, in 2020, the City of Calipatria had a total of 970 occupied households. Of those 970 only 591 of those households were occupied by minority groups which were Black/African American (37), American Indian (13), Asian (17), Pacific Islander (2), and Other Race (522). The low number of minority occupied household groups can be attributed to the lack of affordable housing and support provided by the City of Calipatria.

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Race/Ethnicity	2010		2019	
	Persons	Percent	Persons	Percent
White	6,367	91.6%	2,870	38.8%
Black or African American	19	0.3%	1,161	15.7%
American Indian	86	1.2%	74	0.9%
Asian	0	0%	69	.9%
Native Hawaiian and Other Pacific Islander	0	0%	47	.6%
All others ¹⁰	0	0%	333	4.5%
Non-Hispanic or Latino ¹¹	1,239	17.78%	1,798	24.3%
Hispanic or Latino (of any race)	5,714	82.2%	5,597	75.7%
Total	6,953	100%	7,395	100.0%

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Source: Total population is 6,953 (US Census 2010) and 7,395 (US Census 2019)

¹⁰ Other includes two or more races in the 2010 and 2019 Census data.

¹¹ The Non-Hispanic population numbers are estimates based on 2019 Census data regarding race/ethnicity for the total population, and race/ethnicity for the institutionalized population in Calipatria.

3.2.2 RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50% or more. The U.S. Department of Housing and Urban Development's R/ECAP GIS mapping tool confirms that all census tracts within Calipatria have a R/ECAP value of 0, indicating that the census tracts within the City do not meet the defined parameters for a racially or ethnically concentrated area of poverty as defined by HUD.

3.3 SITES INVENTORY

A primary goal of the sites inventory assessment is to ensure available sites for lower-income housing are located equitably across the City of Calipatria. Potential sites for housing and lower income housing have been identified throughout the City predominantly on existing community plans and zoning. A detailed listing of all vacant parcels listed by zoning designation and the number of dwelling units that can be built can be found in **Appendix A, Figure 40 in Section 4.0 Constraints on Housing Production** shows locations of various vacant and underutilized sites suitable for residential development. The majority of these sites are able to meet the very-low and low-income households identified RHNA. The most notable sites for low- and very low-income units are listed on **Table 28** below. The realistic capacity and the distribution of lower-, moderate-, or above-moderate-income unit capacity was determined by the following factors:

- Assessing surrounding jurisdiction's previous multi-family housing development projects
- Development trends seen within the vicinity of the existing vacant lot
- Number of units created for housing projects with similar acreage
- Assessing surrounding property values

City Owned Sites. The Site Inventory List (Appendix A) identifies various city-owned vacant sites. The City of Calipatria owns 33 vacant sites and intends to sell the surplus land for single-family residential use. One of the city-owned properties can accommodate approximately 146 single family homes. The City is in the process of partnering with a developer to construct new homes within these parcels. The City intends to use various funding opportunities to make these homes affordable to low- and moderate-income families.

Site Used in Two Consecutive Housing Elements. The sites listed on the Site Inventory List have been used in two previous Housing Elements. Although accommodations are required per section 65583.2(c) of the Government Code for sites that have been used in two consecutive Housing Elements, the City of Calipatria does not identify any strict restrictions from the current Zoning Code that restrain housing development. All identified sites allow residential units by right per section 2.12 of the Calipatria Zoning Code. The available sites are suitable for a variety of housing types which include single-family, multi-family housing, farmworker housing, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

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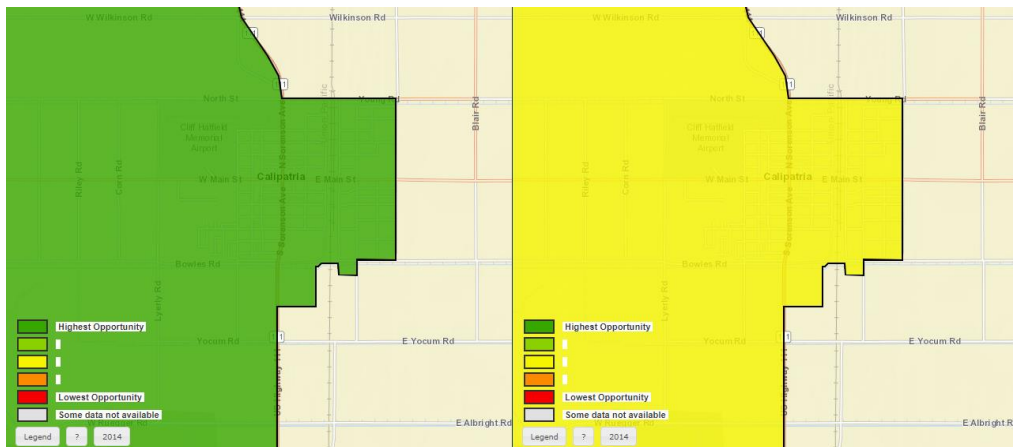
**TABLE 28
VACANT RESIDENTIAL SITE CAPACITY**

Assessor's Parcel Number	Zoning Designation	Allowable Units	Realistic Capacity ¹²	Acreage
023-485-007	R-1	72	91	19
023-485-006	R-1	32	15	4
023-280-002	R-1	224	146	27
023-270-001	R-2	575	151	25
023-115-001	R-2	150	94	6.56
023-155-001	R-2	288	60	12.55

Source: Inventory conducted by the City of Calipatria, 2021

¹² The "realistic capacity" is determined by the units constructed in previous housing development projects within the City of Calipatria and surrounding jurisdictions.

the entirety of the City of Calipatria is classified as a high opportunity zone which indicates that the city has a high level of relative opportunities that people are able to achieve in regards to housing. While the entirety of Calipatria is classified as a high area for housing opportunities, the same cannot be said for the level of opportunity in regards to people, which is shown in yellow. This level of opportunity can be attributed to the City's small number of minority groups and the lack of available resources.



3.3.1 DISPARITIES IN ACCESS TO OPPORTUNITY

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both "people" and "place" components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.

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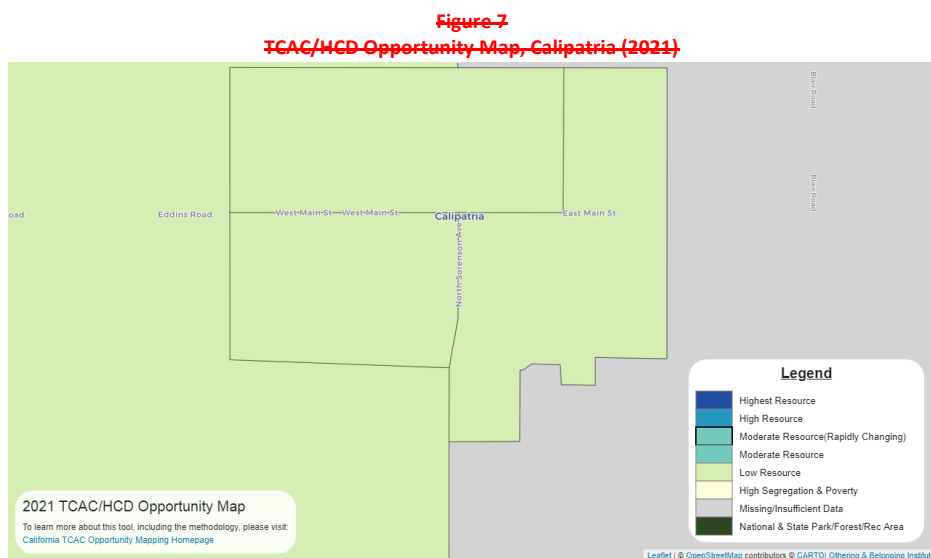
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Additionally, the Department of Housing and Community Development together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further fair housing goals (as defined by HCD). The task force developed the TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20% to the "High Resource" designation. Each region then ends up with 40% of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 7**, the majority of Calipatria is classified as low resource. In order to gain additional understanding, the City will conduct the proper outreach in order to get an accurate understanding of the opportunities available for these areas. If the data determined that there is a lack of resources, the City anticipates working with these areas to provide as much resources as possible.



California Tax Credit Allocation Committee and Department of Housing and Community Development 2021

3.3.2-1 FUTURE GROWTH NEED

The City of Calipatria's future growth need is based on the RHNA production of 36 very-low and 21 low-income units ~~within during~~ the 2021-2029 planning period. ~~Table 28 above shows that there are suitable sites that can accommodate~~ ~~Figure 6 shows that both existing affordable units and vacant parcels able to accommodate~~ low-income units ~~are well proportionately dispersed distributed~~ throughout the community ~~and do not~~ ~~which does not~~ present a geographic barrier to obtaining affordable housing. This demonstrates the ~~City of Calipatria's~~ City's ability to accommodate the anticipated future affordable housing needs of the community. ~~With~~ ~~the~~ The current vacant parcels coupled with the City of Calipatria's ~~updating the Zoning Ordinance to allow flexible allowing the~~ development ~~standards~~ ~~offer~~ ~~Accessory Dwelling Units (ADU), the City of Calipatria City~~ can expect to produce enough housing opportunities for all racial and income groups. ~~In order to make housing more affordable, the City of Calipatria implemented programs such as the self-help program and first-time-homebuyer program during the previous planning period to help residents with housing costs and will continue to encourage residents to utilize these support tools during the 2021-2029 planning period. The City has also passed various zoning amendments to allow farmworker housing, emergency shelters, transitional and supportive housing, and single-room occupancy units. These amendments help to further the availability of low-income housing in the City of Calipatria. Future plans include actions to allow the development of Accessory Dwelling Units (ADU's) within residential zones.~~

3.3.3-2 EXISTING NEED

As described in the future housing needs section, the ~~City of Calipatria~~ City has enough vacant parcels for the production of low- and very-low-income units, however, a severe lack in funds/resources and potential developers presents a serious impediment for the production of affordable housing. Without sufficient funding and developer interest, the ~~City of Calipatria's~~ City can expect the number of overcrowding households to continue increasing. In order to solve this issue, the ~~City of Calipatria~~ City held discussions with developers over what issues they face when looking to develop in Calipatria and what the ~~city~~ City can do to ease the burden. Developers were also invited to the Housing Element Update workshops in order to receive valuable input on the potential of vacant lots located within the ~~City of Calipatria~~ City. After several discussions, the city has found that lack of funding and strict zoning restrictions are the main factors driving developers away. In order to attract potential developers and facilitate housing production, the ~~City of Calipatria~~ City provides assistance to developers who plan on applying for potential funding sources. The ~~City of Calipatria~~ City also plans to amend certain zoning restrictions such as setbacks and densities to facilitate future developments. The ~~City of Calipatria~~ City has recently taken action on 6 proposed single-family homes that the developer proposes to be for low income families. The planned project will assist the ~~City of Calipatria~~ City with supplementing 6 of the 36 RHNA numbers for very low income houses needed.

3.3.4 ANALYSIS OF SITES PURSUANT TO AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. A detailed listing of all vacant parcels listed by zoning designation and the number of dwelling units that can be built can be found in **Appendix A**.

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While the cultural differences between minority and non-minority groups has an effect on the City's total overcrowded households, a link was found between Calipatria's cost of housing and number of overcrowded households. According to the Consolidating Planning/CHAS data provided by the U.S. Department of Housing Policy and Research, 24% (215 households) of all renter households are overpaying for housing and 14% of all owner households are overpaying for housing (refer to **Table 15 Household Overpayment by Income and Tenure**).

In order to make housing more affordable, the City of Calipatria implemented programs such as the self help program and first time homebuyer program to help residents with housing costs. The City has also passed various zoning amendments to allow farmworker housing, emergency shelters, transitional and supportive housing, and single room occupancy units. These amendments help to further the availability of low income housing in the City. Future plans include actions to allow the development of Accessory Dwelling Units (ADU's) within residential zones.

3.3 FAIR HOUSING GOALS AND ACTIONS ~~3.3.5 FAIR HOUSING AND GOALS~~

The City will continue to implement and improve policies to help provide equal housing opportunities and assistance to minority groups and groups with disabilities. Once an outreach program has been determined, the City of Calipatria will post information regarding the program on their website and hand out brochures to residents. The goal of the program will be to help the residents with developmental disabilities find assistance with housing or other forms of assistance. Goals have been implemented by the City of Calipatria during the 5th Cycle of the Housing Element Update to support equal housing opportunities for all community members. To ensure success of this goal, the City of Calipatria has begun working on implementing several programs a few of which include the Fair Housing Program, which aims to adequately refer housing complaints and promote equal housing laws and housing program and resource availability. Please refer to **Section 7.0 – Housing Plan of this Housing Element** for a detailed description of goals and programs the City of Calipatria has implemented, or in progress of implementing to ensure equal housing opportunities. With these goals, the City of Calipatria hopes to serve many residents of the lower income community. A few goals aimed for providing fair housing opportunities include:

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Goal 1 – Attract and support quality single-family housing development in order to meet the homeownership opportunity needs of Calipatria residents of all economic levels and segments of the community.

- **Program #4** – Rural Development Housing & Community Facilities Programs.
- **Program #6** – CDBG and HOME funding sources.

Goal 2 – *Encourage and promote housing diversity through a variety of housing types, including new and innovative designs, by removing governmental constraints where feasible and while maintaining quality standards, safety and a satisfying living environment for all income levels and segments of the community.*

- **Program #13** – Section 8 Rental Assistance Certificate/Voucher Program.
- **Program #14** – Preservation of Publicly Assisted Low Income Housing.

Goal 5 – Promote and support equal housing opportunities for all residents in Calipatria regardless of age, sex, race, marital status, ethnic background, income and other arbitrary factors and maintain an adequate Monitoring Program to ensure Housing Goals and Objectives are attained.

- **Program #19** – Fair Housing Program.
- **Program #20** – Homeless Referral Program.
- **Program #22** – Farmworker Prioritization for Housing Program.

4.0 CONSTRAINTS ON HOUSING PRODUCTION

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

4.1 NON-GOVERNMENTAL CONSTRAINTS

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment and can potentially hinder the production of new housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address such constraints. The section below analyzes these market constraints as well as the activities that the City can undertake to mitigate their effects.

4.1.1 LAND COSTS

The cost of raw land typically accounts for a large share of total housing production costs. Increased land costs appear to be one of the major contributing factors to the rapid rise in housing prices and rents the County of Imperial has experienced in recent years. Land costs vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (i.e. steep slopes, soil stability, seismic hazards or flooding) can be a factor driving up the cost of developable land. The National Association of Home Builders, estimates that the per square foot cost of a single-story home in the western region, including construction materials and labor, is approximately \$131 per square foot, depending on the size of the home. Excluding land costs, it is estimated that a three-bedroom single-family home of 2,000 square feet would have a minimum cost of approximately \$262,000 (including direct job costs, permits and utilities, plans and specs, and contractor markup).

Supply and demand are an important factor in land cost and the shortage of developable land can drive up the demand and cost of housing construction. While precise land costs are difficult to determine in Calipatria due to the limited number of real estate transactions, the last recorded sales in Calipatria, according to Imperial Valley Board of Realtors and Zillow.com, involved one vacant parcel for multi-family development and one vacant agriculture parcel sold

in 2017. There are currently four vacant residential parcels listed for sale in the Imperial County Association of Realtors' (ICAOR) website ranging in price from \$8,000 to \$36,000 with lot sizes ranging from 7,500 square feet to 11,223 square feet. There are no large parcels available for sale within the incorporated city limits, but there is currently a 2-acre parcel just outside the city boundary that is listed at \$85,000 (or \$42,500 per acre). This is much less expensive than the State average lot cost of \$85,139 per single-family lot (2015, National Association of Home Builders). This suggests that land costs in Calipatria are very low and not considered to be a significant constraint in providing for affordable housing.

4.1.2 CONSTRUCTION COSTS

Construction costs vary widely according to the type of development. Construction of multi-family housing is generally less expensive than single-family homes on a per-unit basis. However, wide variation within each construction type exists depending on the size of the unit and the number of amenities provided. Fireplaces, swimming pools, roof tiling, premium flooring, and other interior features can significantly increase construction costs.

The International Code Council (ICC) updates Building Valuation Data (BVD) every six months to provide the "average" construction costs per square foot. The square foot construction cost provided by the ICC does not include the price of the land on which the building is built. It does however take into account everything from site and foundation work to the roof structure and coverings. The February 2021 BVD shows that a Type VA wood-frame construction is approximately \$125 per square foot for multi-family residential development and \$139 per square foot for single family homes. A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, manufactured housing may provide for lower priced housing by reducing construction and labor costs.

Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders are able to take advantage of economies of scale. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing. The City of Calipatria adopted this practice as a formal policy in 2015 and no additional program is warranted at this time to mitigate.

4.1.3 CONSTRUCTION FINANCING

Until recently, debt capital was readily available for market-rate residential developments. Debt capital for affordable housing developments for low-income residents is generally less accessible due to the difficulty in securing financing and the layering of various funding sources. Typically, construction and permanent loans for these types of developments are almost never available for more than 80% of the future project value. Developers, therefore, must supply at least 20% or more of the project value. Upfront cash commitment may not be problematic for some

developers as long as the project can generate an acceptable net cash flow to meet the acceptable returns. However, most subsidized housing developers are usually required to obtain supplemental funds from grants or secondary financing if they are going to retain the housing as affordable to very low- and low-income households.

Low Income Housing Tax Credits (LIHTC) have become a critical source of capital for affordable housing developments targeting low- and very low-income households. Obtaining tax credit financing is limited and therefore highly competitive, so developers look for other forms of subsidies. The City utilizes a variety of funding sources to provide supplemental financing for subsidized housing developments, including the Home Investment Partnership Program (HOME), Community Development Block Grant (CDBG), and USDA. Although financing costs impact project feasibility, implementation of these programs will help offset some of the referenced challenges.

4.1.4 MORTGAGE FINANCING

The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and was implemented by the Federal Reserve Board's Regulation C. On July 21, 2011, the rule-writing authority of Regulation C was transferred to the Consumer Financial Protection Bureau (CFPB). Regulation C. Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance. The primary concern in a review of lending activity is to see whether home financing is generally available to all income groups in the community.

Mortgage interest rates in Imperial County have continued in a downward trend over the past two years while home prices are beginning to slowly increase. There was a total of 843 mortgage loans issued in Imperial County in 2019 for home purchases to be occupied by the borrower. Of those 843 loans, 771 were Conventional, 40 were FHA, 18 were VA, and 14 were USDA. (HMDA Records). This suggests that home loans are accessible to Imperial County residents looking to purchase a home in Calipatria. Therefore, mortgage financing is not considered a constraint to the access to housing.

4.2 GOVERNMENTAL CONSTRAINTS

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

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

4.2.1 LAND USE CONTROLS AND DEVELOPMENT STANDARDS

The General Plan is a strategic and long-term document identifying goals and policies that guide and direct the City in terms of implementing policies, programs, and resources, long-term. The Land Use Element is one of the seven mandatory elements and establishes the framework for all other elements inclusive of the Housing Element. As such, the Land Use Element of the Calipatria General Plan sets forth the policies that guide residential development in the City. The City of Calipatria last revised the General Plan Land Use Plan in 2013. The residential designations and their corresponding densities include the following:

Single Family Density Residential	3.0-8.0 du/ac
Medium Density Residential	11.0-23.0 du/ac
High Density Residential	16.0-29.0 du/ac

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The City's residential land use designations provide for the development of a range of housing types including single-family dwellings, mobile homes, manufactured housing, condominiums, and multi-family units at various densities. Therefore, the land use designations are not considered a constraint to residential development. In addition, the City adopted an ordinance to allow manufactured homes in all four residential zones which offers increased opportunities for affordable housing construction.

Zoning regulations are not restrictive and designed to protect and promote the health, safety, and general welfare of Calipatria residents and to preserve the character and integrity of existing neighborhoods. There is currently .87 acres zoned for R-3 residential which is

insufficient to meet the 2021-2029 housing goals for low-income housing. ~~The properties are further limited to one location which has deficient infrastructure. There are, however, numerous vacant properties in the mixed use zone that allows for commercial/multi-family uses with a Conditional Use Permit. Nonetheless, the low level of land available for High Density Residential is mitigated with a planned amendment to the Zoning Ordinance via Program #15 which initiates a zoning amendment to designate new R-3 Zones within the incorporated City Limits.~~

4.2.2 RESIDENTIAL DEVELOPMENT STANDARDS

The Calipatria Zoning Ordinance is the primary mechanism that regulates the type, location, density, and scale of residential development. The following is a list of zoning districts where residential development is allowed:

R-1 Single Family Residential Zone: The Single-family Residential Zone is intended for single-family dwellings and duplexes. This Zone allows for a supportive transition from rural low density residential areas into commercial or light industrial areas.

R-2 Medium Density Multifamily Residential Zone: The Medium Multifamily Density Residential Zone is intended for medium-density residential developments. The R-2 Zone provides for developments in the form of apartment buildings, triplexes, and condominiums with limited height.

R-3 High Density Multifamily Residential Zone: The High Density Multifamily Residential Zone is intended for high-density multiple story residential developments.

MHP Mobile Home Park Zone: The Mobile Home Park Zone is intended to provide for areas suitable for development of mobile home parks and travel trailer parks. This Zone implements the goals of the General Plan by providing a zone where the economical housing provided by the mobile home or travel trailer can be made available to persons of all socio-economic groups.

It should be noted that the Commercial Professional Transition (CP-T) Zone allows for the development of multi-family housing with a Conditional Use Permit. Residential mixed use projects (vertical and horizontal) are also allowed in the Downtown Core (DC) Zone and only require a Minor Use Permit. There are currently 1.08 acres zoned CP-T and 18.3 acres zoned DC. The zoning flexibilities expand residential opportunities beyond the traditional residential zone districts.

The Zoning Ordinance also regulates the physical development of land by imposing minimum standards on lot size, lot width, setbacks, and by placing maximum limits on lot coverage. These development standards are intended to ensure proper scale of development, maintain the small-town residential nature of the neighborhoods, and to protect residential uses from incompatible uses. **Table 24-29** summarizes the development standards for all residential zoning districts.

**TABLE 2429
RESIDENTIAL DEVELOPMENT STANDARDS**

Zoning District	Minimum Lot Size	Setbacks			Building Bulk		
		Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage	Max. Density
R-1 Single Family	5,000 SF	20'	5'	15'	35'	55%	8 du/ac
R-2 Medium Density	7,500 SF	15'	5'	15'	35'	50%	23 du/ac
R-3 High Density	7,500 SF	15'	5'	10'	40'	60%	29 du/ac
MHP Mobile Home Park	5 acres	5'	10'	10'	17'	60%	3,000 SF/ Space

The Zoning Code requires two off-street parking spaces for all single-family residences and duplexes. All other residential types (multi-family, SRO's, etc.) are required to provide one off-street parking per bedroom. Given the geographic location of the City of Calipatria- and the limited public transportation system, private vehicle is the major means of transportation for most. This parking standard is appropriate and generally consistent with the requirements of the region. However, to facilitate the development of senior and affordable housing, the City may consider reduced parking requirements as one of the regulatory concessions offered in conjunction with the density bonus provisions pursuant to State law.

4.2.3 FIRE FACILITIES

The Calipatria Fire Department is located at 125 N. Park Avenue. The Calipatria Fire Department provides fire suppression services to the City of Calipatria, as well as the unincorporated areas of Imperial County surrounding the city. The Department renews its contract with the County each year to cover approximately 250 square miles of unincorporated county land. In addition, the Department has aid agreements with El Centro and Niland Fire Districts. All new development requires fire hydrants and water main systems to be looped to provide steady water pressure.

The City of Calipatria has implemented goals to ensure multi-family development, commercial, and all residential housing development to be equipped with adequate water supply and fire access. The City of Calipatria has taken measures to prevent fire hazards by monitoring abandoned and vacant structures/sites for trash and other combustible materials.

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4.2.4 FLOOD HAZARD AND MANAGEMENT

The only area within the vicinity of the City of Calipatria that is identified as a floodplain is along the Alamo River located approximately one mile west of the City Limits. According to the Federal Emergency Management Agency (FEMA), the majority of the area within City Limits is within the Flood Zone X, which is characterized by a minimal risk of flooding and located outside the 100-year flood hazard area. The majority of localized flooding areas within City Limits are primarily located on the eastside of Calipatria, more specifically where the majority of the vacant sites from the presented inventory list are located. The City of Calipatria has made efforts to address flooding issues in these areas by seeking grant funds to improve the existing stormwater collection system. The City has recently applied for grant funds through the California Natural Resources Agency to install a new stormwater pipeline that will significantly improve the existing collection system and prevent further localized flooding in the eastern portion of the City of Calipatria.

4.2.4.5 SPECIAL NEEDS HOUSING CONSTRAINTS

Housing for Persons with Disabilities/Group Care Facilities: The City's Zoning Ordinance provides, pursuant to state law, the allowance of housing for persons with disabilities for six persons or less by right in all residential zones. This practice is consistent with The Lanterman Development Disabilities Service Act of California Welfare and Institutions Code. This Act declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. Under the State Lanterman Act, small residential facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. The use of property for the care of six or fewer persons with disabilities is a residential use for the purpose of zoning. A State-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or depended or neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones and any other zone where single-family homes are allowed, under the same conditions. The Calipatria Zoning Code defines "family" as a person living alone, or two or more persons living together as a single housekeeping unit, including necessary servants, in a dwelling unit, as distinguished from a group occupying a boarding house, lodging house, motel or hotel, fraternity or sorority house. The City of Calipatria allows for Group Care Facilities- serving less than six persons in all residential homes and in all commercial zones, by right, thus there are no current constraints to housing for persons with disabilities or any other group care facilities. The Zoning Code allows a Group Care Facility serving more than six persons only within the R-2 and R-3 Zones under a Conditional Use Permit. The City of Calipatria will reassess the requirement of the Conditional Use Permit to ensure the requirement does not pose any constraints on housing production and supply for people with disabilities. ~~These facilities are subject to the same development and management standards as other permitted uses in the residential R-1, R-2, and R-3 zones and in the CP, CP T, and DC commercial zones, as summarized in the Constraints Section of the Housing Element.~~

Per section 3.10.090 of the Calipatria Zoning Code, reasonable accommodation is provided to all applicants who have a disability as defined by the Americans with Disabilities Act to ensure equal housing opportunities. This process is done through a Minor Use Permit and approved by the City Manager with the following findings:

1. The housing, which is the subject of the request, will be used by an individual defined as disabled under the Acts;
2. The request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
3. That the requested reasonable accommodation would not impose an undue financial or administrative burden on the City; and
4. That there are no alternatives to the requested waiver or exception that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants.

The City of Calipatria has not identified any additional zoning or other land-use regulatory practices that could inadvertently discriminate against persons with disabilities and impede the availability of such housing for these individuals. For example, the City of Calipatria does not restrict occupancy of unrelated individuals in group homes. Also, the City permits housing for special needs groups, including for individuals with disabilities and developmental disabilities, without regard to distances between such uses or the number of uses in any part of the city. In addition, the Land Use Element of the General Plan does not restrict the siting of special needs housing.

Emergency Shelters and Transitional and Supportive Housing: Government Code Section 65583(a)(4) requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. In addition, Government Code Section 65583(c)(1) requires, "As part of the analysis of available sites, a jurisdiction must include an analysis of zoning that encourages and facilitates a variety of housing types...including emergency shelters and transitional housing." Chapter 633 of Statutes 2007 (SB2) as per Health and Safety Code 50801(e) offers the following definitions for emergency shelters, transitional housing and supportive housing:

Emergency Shelter: Emergency Shelter means 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.

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population 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.

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Transitional Housing: Transitional housing and transitional housing development means rental housing 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.

Calipatria's Zoning Ordinance clearly identifies "emergency shelters" and "supportive housing" as allowed uses in all residential zones and most commercial zones, including Commercial Professional (CP), Commercial Professional Transitional (CP-T) and Downtown Commercial (DC) districts. Emergency shelters and supportive housing are subject to the same development and management standards as other permitted uses in these zones. Parking requirements, fire regulations, and design standards should not impede the efficient use of R-1, R-2, R-3 and R-4 sites for emergency shelters, transitional housing and supportive housing. According to the Vacant Residential Site Inventory prepared for this Housing Element, approximately ~~120.35~~122.59 acres are currently vacant within the residential zones and can be utilized for developing a year-round emergency shelter or transitional and supportive housing. The R-2 and R-3 sites are typically best served by public services and facilities, including transportation.

Single-Room Occupancy (SRO) Units: The ~~s~~State recognizes the importance of single-room occupancy (SRO) units as a valuable form of affordable private housing for lower-income individuals, seniors, and persons with disabilities. SROs are typically a minimum of 250 square feet in size and include a kitchen and bathroom. In the City of Calipatria, SROs are allowed in all residential zones.

Accessory Dwelling Unit and Junior Accessory Dwelling Units: Accessory dwelling units (ADUs) are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Junior accessory dwelling units (JADUs) may share a bath, and typically have limited kitchen facilities. Accessory dwelling units may be an alternative source of affordable housing for lower-income households, seniors, family members, and live-in assistants enabling owners to age in place. ADUs and JADUs are currently allowed in all residential zones, but the City of Calipatria is currently in the process of updating the existing ADU and JADU ordinance to be consistent with state laws adopted in 2019 and to provide incentives for ADU's that can allow occupancy by lower and moderate-income households.

4.2.4-6 PLANNING FEES & ENVIRONMENTAL CONSTRAINTS

Residential developers are subject to a variety of fees to process permits and provide necessary services and facilities. Similar to other jurisdictions, projects are subject to Planning Department administration/processing ("planning") and environmental fees. These fees vary widely with each residential project as they are a result of numerous variables, such as the type of entitlements requested by the developer, the level of environmental evaluation (e.g., Exemption,

Negative Declaration, Mitigated Negative Declaration [MND], or Environmental Impact Report [EIR]), and the number of acres and units proposed for development.

For example, new residential projects on a single lot and not subject to a zone change or General Plan Amendment will not incur planning or environmental fees aside from a site plan review fee of \$100 for single family residential and \$300 for multi-family projects. Alternatively, a residential project on 50 acres with 300 lots and requiring the processing of a subdivision map, zone change/pre-zoning, general plan amendment, and annexation will likely warrant an EIR and may require substantial environmental studies such as an Air Quality Assessment, Traffic Study, Biological Study, Noise Study, etc. Said costs could become a constraint on housing affordability considering specialized environmental studies range from \$5,000 to \$35,000. All projects requiring environmental work require a minimum initial deposit payment that can be as low as \$1,000 for an MND or as high as \$15,000 for an EIR. Fees are charged at a cost based on time and material and may require additional deposits. Costs per lot are based on “economies of scale”: the addition of more lots (an increase in overall density) would result in a lower fee per unit. The planning and environmental fees for the City of Calipatria are comparable to the surrounding jurisdictions.

The City of Calipatria has not identified any significant environmental concerns for housing development because the City is not located within close proximity to any potentially hazardous zones associated with the natural environment such as earthquake faults, flood zones, wetlands, etc. The City of Calipatria is also not located within any environmentally sensitive areas. Typical to all jurisdictions in Imperial County, local environmental concerns can be tied to hydrology. Our local soils do not percolate at the rates that control run-off as required by the State, thus all new development is required to retain stormwater on-site before discharging into an approved conveyance system. These conditions typically demand the construction of an on-site retention basin that may take up land that could have been used for the development of housing units, thus decreasing the overall affordability of a site. These concerns are not just for the City of Calipatria and are experienced by all other jurisdictions in Imperial County. Unique to Calipatria is restrictions on density and height that may be imposed under the Airport Land Use Compatibility Plan for the Cliff Hatfield Memorial Airport. Outside of the City limits, the burrowing owl, a species of special concern, would be an environmental concern, however, the City of Calipatria has ample land for development within the incorporated City Limits and annexation of additional areas is not anticipated during this planning period.

4.2.5-7 INFRASTRUCTURE IMPROVEMENTS AND PUBLIC SERVICE CONSTRAINTS

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure such as street improvements; curb and gutters, and sidewalks; and street lighting. These improvements are typically required for major development projects where such

infrastructure do not exist. The City of Calipatria has adopted development standards that are typical and are not considered excessive or a constraint on housing development. For example, most residential subdivision projects would require on-site local residential streets for access into individual properties. For these local streets, the City of Calipatria would require a 60' Right-of-Way providing ample room for 6" of curb and gutter, 5' of sidewalk, two 8' parking lanes on either side of the street, and two 12' travel lanes. A collector street may be appropriate for larger developments and would require a 70' Right-of-Way to accommodate the same improvements required for a local street, plus a 12' turn lane.

The City of Calipatria may also require the installation of street lights, street name signage, stop signs, traffic lights, landscaping (in front yards, parks and public spaces), and public utilities including electric, gas, water, sewer and stormwater facilities, depending on the type of project. At a minimum the applicant/developer would need to install water and sewer connections to each new residence. Stormwater is typically required to be handled through an on-site stormwater conveyance system and on-site retention basins. For larger developments, the City of Calipatria may require that the applicant/developer set aside acreage within the project site for parks and/or school sites. Additional infrastructure information is provided in the City of Calipatria Standard Details and Specifications Manual. Street, park and open space improvements are often dedicated to the City of Calipatria, which is then responsible for their continued operation and maintenance. The cost of developing these facilities is borne by the developer, added to the cost of new housing units, and eventually passed onto the homebuyer or property owner. These required improvements are similar to those required for residential projects throughout the County of Imperial and State of California.

Potable water services are provided by Golden State Water Company (GSWC), a privately-owned utility, and the City of Calipatria has no control over the infrastructure requirements or fee structure. Golden State Water Company states that there is sufficient treatment capacity to serve new residential development within the City of Calipatria to serve the 2021-2029 RHNA goals.

Both water and wastewater systems are operating at less than fifty percent (50%) of their operating capacities. Priority will be given to low-income housing development. Treatment capacities and infrastructure needs are periodically analyzed as part of the City's Service Area Plan, the City's Capital Improvement Program, or as project specific demands arise with new development.

4.2.6-8 DEVELOPMENT FEES AND ANNEXATIONS

Impact fees, which are typically assessed on a per-unit basis, are often required to fund the cost of infrastructure and other public facilities that serve new housing developments. These fees may be on top of the off-site improvement requirements. Impact Fee Nexus Studies are required prior to the adoption of Development Impact Fees. These studies are prepared to

ensure that any adopted fees are reasonable and necessary to maintain adequate planning services and other public services and facilities in the community. Like most other jurisdictions, the City of Calipatria charges a variety of fees to cover the cost of processing permits and exactions to cover the costs of providing these necessary services and facilities. In general, these fees can be a constraint on housing development if they are excessive. Excessive fees can limit market rate affordability because the additional cost borne by developers is simply passed on to potential owners or tenants and contributes to the overall increased housing unit cost.

The current impact fee schedule for the construction of single-family and multi-family homes in the City of Calipatria are shown in **Table 2530**. The adopted fees are collected for fire protection and emergency services, police protection services, operation and maintenance of public parks, and off-site improvements. The amount collected by the City of Calipatria for these services is \$2,000 per dwelling unit, which substantially lower than other jurisdictions in the county. School fees in the amount of \$2.97 per square foot are also applicable.

TABLE 2530
DEVELOPMENT IMPACT FEES FOR THE CITY OF CALIPATRIA AND THE SURROUNDING JURISDICTIONS

	Calipatria	Imperial	El Centro	Brawley	Holtville
Single Family, Per Unit (2,500 SF)					
Administrative Facilities	-	\$253.91	\$932	\$16.17	\$96
Police Facilities	\$300	\$242.17	\$377	\$239.25	\$139
Fire Facilities	\$300	\$116.32	\$621	\$224.40	\$204
Park Facilities	\$200	\$1,504.92	\$1,288	\$1,096.26	\$88
Other Facilities	-	\$778.28	\$714	\$2,402.73	-
Water	\$0*	\$2,214	\$2,000	\$7,914	\$2,450
Sewer	\$1,200	\$1,845	\$2,000	\$6,451	\$2,444
Total Impact Fees	\$2,000	\$6,954	\$7,932	\$18,344	\$5,421
	Calipatria	Imperial	El Centro	Brawley	Holtville
Multi-Family, Per Unit					
Administrative Facilities	-	\$253.91	\$666	\$11.55	\$54
Police Facilities	\$300	\$242.17	\$269	\$179.52	\$103
Fire Facilities	\$300	\$116.32	\$444	\$168.30	\$150
Park Facilities	\$200	\$1,399.92	\$921	\$822.03	\$65
Other Facilities	-	\$602.83	\$510	\$1,688.28	-
Water	\$0 ¹²	\$2,214	\$2,000	\$5,275	\$3,957
Sewer	\$1,200	\$1,845	\$2,000	\$4,280	\$3,973
Total Impact Fees	\$2,000	\$6,674	\$6,810	\$15,294	\$8,302

*12 Water Services are provided by Golden State Water Company and impact fees are incorporated in user rates.

As demonstrated by **Table 25**, fees for development in Calipatria are much lower than in the rest of the Imperial County County of Imperial, even after incorporating these fees. Development of an area being annexed is also subject to additional Development Impact Fees by the County of Imperial as it too faces concerns with aging infrastructure particularly in the regional street system. Although the County of Imperial has its own Impact Fees established for development

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within unincorporated areas, development of recently annexed territory into the City or in vacant land proposed for annexation and development into the City is further subject to county-wide fees imposed by the County of Imperial in addition to the City fees. The County of Imperial prepared a Development Impact Fee Study in 2006, under which it was determined that the County of Imperial provides essential services to residents countywide that are attributed to public facilities and infrastructure services. The County of Imperial Development Impact fees are displayed in **Table 26-31** and are currently collected for all annexed property development.

TABLE 26-31
DEVELOPMENT IMPACT FEES FOR AREAS ANNEXED INTO CALIPATRIA

Land Use	City of Calipatria Development Impact Fees (incorporated areas)	County of Imperial Development Impact Fees (annexed territory)	Total Development Impact Fees (annexed Development)
Single Family Unit	\$2,000	\$1,349	\$5,393
Multi-family Unit	\$2,000	\$1,057	\$5,895
Mobile Home Unit	\$2,000	\$906	\$4,624

These development fees are needed to provide essential public facilities and although they do impact housing affordability, the fees from the City of Calipatria are lower than all other jurisdictions in the region and do not pose an unreasonable constraint. In addition to the fees that the County collects for areas annexed into the City of Calipatria, the County of Imperial Air Pollution Control District collects an Operational Development Fee of \$576 for each single-family residential dwelling unit and \$439 for each multi-family dwelling unit constructed in the County of Imperial unless acceptable pollution mitigation measures are incorporated into the project.

4.2.7.9 DEVELOPMENT PERMIT PROCEDURES

Development review and permit procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer. The following discussion outlines the level of review required for various permits and timelines associated with those reviews. **Table 27-32** outlines the different approvals or permits required for each type of residential use in each of the residential zones. The City of Calipatria Zoning Ordinance stipulates whether residential types are permitted uses, permitted with a conditional use permit, or prohibited. Permitted Uses are those uses that are allowed without discretionary review as long as the project complies with all development standards. Conditional Use Permits are required for certain residential projects which the City may view as desirable for the community, but which are not allowed as a matter of right within the zoning district and require a public hearing process for approval.

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X= Not Permitted (would require a Zone Change and possibly a General Plan Amendment)
P=Permitted (all development requires a site plan)
CUP = Conditional Use Permit
MUP = Minor Use Permit

The City processes residential projects, along with their related applications for entitlements (CUP, variance, zone change, General Plan amendment, annexation, etc.) and environmental review concurrently. In general, the development of one single-family unit only requires one step, the site plan review for approval. A subdivision project that proposes more than 4 single-family units will require, at a minimum, a site plan, a tentative and final map, and an environmental initial study. Multi-family projects often require a site plan review and an environmental initial study. If the applicant/developer for the multi-family project is requesting that the City approve the development without the development meeting minimum City

requirements (for example, requesting a reduction in the required amount of parking, landscaping, and/or setbacks), the developer/applicant will need to apply for a variance from the City. If the applicant/developer is seeking to develop uses that are not specifically allowed in the zone in which he is building, they may also have to apply for a Conditional Use Permit.

Upon completion of the initial City review and approval by the Planning Commission and/or City Council, the permit is submitted to the County of Imperial for building permit plan-check. Once a building permit is issued, the project proponent pays applicable fees and may begin construction. The entire process takes approximately two months for multi-family residential projects, and three to four months for larger single-family residential projects. The City works closely with developers to expedite approval procedures for single-family, multi-family, and subdivision projects so as not to burden the developer with unnecessary timing constraints. In addition, the City has no backlog of projects and public hearings can be scheduled in a timely manner. Therefore, Calipatria's development permit process does not impede new residential construction and the time it takes for plan checking by the County is out of the City's control.

4.2.8-10 BUILDING PERMIT PROCEDURES AND CODE ENFORCEMENT

The City of Calipatria has an agreement with the Imperial County Planning and Building Department for providing Building Services, including building permit application processing and inspection services. The County implements Title 24 provisions of the most current California Building Code for the City, which includes the Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code, California Fire Code, and the California Energy Code. While adding to the cost of residential development, enforcement of the California Building Code is necessary to ensure safety of current and future residents of Calipatria and therefore is not considered an unreasonable constraint on housing production. Table 33 below lists all associated planning fees for all types of development projects. All zoning requirements, development standards, and fees are accessible to the community and can be obtained at City Hall or can be requested via email by calling the City of Calipatria Planning Department. The City of Calipatria currently has a streamlined permitting process and aims to review all development permit reviews within a two-week turnaround time depending on the extent of the project. Site Plans for residential projects are thoroughly reviewed in a timely manner and the timing of approval relies on the accuracy of the submitted site plan and other pertinent projects documents. To ensure with compliance with SB 35 (Chapter 366, Statutes of 2017), the City of Calipatria will ensure all affordable housing projects will be approved or denied within 90 days after application submittal for projects 150 or fewer units, or within 180 days for larger projects. The City of Calipatria will update the Zoning Code to implement this turnaround time for all affordable housing projects.

Due to the increasing number of aging units in Calipatria, many of these units no longer conform to the new building code standards. There may be instances when severe neglect and deficiencies pose a serious safety concern. When a complaint is filed with the City, it is

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forwarded to the County's Building Inspector/Code Enforcement Officer to follow up on the complaint and determine if the California Building Code has been violated, or in need of enforcement, and the necessary steps to remedy the condition. Income-qualified homeowners are referred to the appropriate housing rehabilitation programs for assistance.

TABLE 33 CITY OF CALIPATRIA PLANNING FEES		
Permit Type	Fee	Deposit
Minor Zone Variance – valuations less than \$100,000	\$300	\$1,000
Major Zone Variance – valuations greater than \$100,000	\$300	\$5,000
Minor Conditional Use – valuation less than \$100,000	\$250	\$1,000
Major Conditional Use – project valuations greater than \$100,000	\$350	\$5,000
Zone Change & Pre-Zone	\$500	\$5,000
General Plan Amendment	\$500	\$5,000
Environmental Review – CEQA IS with a Negative Dec	\$300	\$1,000
Environmental Review – CEQA IS with a Mitigated Negative Dec	\$350	\$10,000
Environmental Review – CEQA IS with EIR	\$500	\$15,000
Tentative Parce Map (minor subdivision = less than 4 lots)	\$500	\$5,000
Tentative Subdivision Map (major subdivision = 5 or more lots)	\$1,000	\$10,000
Revised Tentative Parcel Map (minor)	\$400	Time & Material
Revised Tentative Parcel Map (major)	\$400	Time & Material
Final Parcel Map (4 or less lots)	\$350	Time & Material
Final Subdivision Map (5 or more lots)	\$750	Time & Material
Lot Line Adjustment	\$175	\$1,000
Site Plan Review/Plan Check	Residential Single Family \$100 Residential Multi Family \$300 Commercial/Industrial \$500	
Time Extension	\$200 Flat Fee	
Planning Commission Appeal to City Council	\$150 Flat Fee	
Street Alley Vacation	\$150	\$100
Condominium Conversion	\$300	\$5,000
Home Occupation Permit	\$75 flat fee	
Temporary Use Permit	Stationary \$100 Flat Fee Mobile \$150 Flat Fee	
Signs	\$60 Flat Fee	
Permit to Perform Work (fences, demolitions, etc)	\$20 Flat Fee	
Annexations	\$500 per acre	\$15,000
Off-site Improvements	3% of estimated cost of installation as approved by the City Engineer + \$10,00 deposit	
Encroachment Permit	Residential \$75 Flat Fee Business \$100 Flat Fee Utility Agencies \$500 Flat Fee	

Source: City of Calipatria, 2016 Planning & Engineering Review Fees

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4.2.9-11 PUBLIC POLICY CONSTRAINTS

Certain State and federal requirements may act as a barrier to the development of rehabilitation of housing, and affordable housing in particular. These include State prevailing wage requirements and Article 34 of the State Constitution.

State Prevailing Wage Requirements: The State Department of Industrial Relations (DIR) has recently greatly expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would now be construed to be paid for in part out of public funds and trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are not however required to pay prevailing wages:

- Residential projects financed through issuance of bonds that receive an allocation through the State;
- Residential projects that receive Redevelopment Agency Assistance; or
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates.

5.0 HOUSING OPPORTUNITIES

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in the City of Calipatria. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing need, the financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation and factors concerned with climate change as required by the Assembly Bill 32.

5.1 ZONING FOR A VARIETY OF HOUSING TYPES

As mentioned in the previous section, the City of Calipatria conducted an inventory of available sites to accommodate future housing and has included a detailed list of suitable sites with zoning designation and maximum units allowed as **Appendix A**. The City of Calipatria did not locate any available sites within the Mobile Home Park Zone, therefore the development of Mobile Home Parks is not feasible. The following is a breakdown of what type of housing may be accommodated on the available sites based off of zoning designations:

R-1 Low Density Single Family Residential Zone: According to the Site Inventory List, the City of Calipatria currently has **115** vacant lots suitable for R-1 Development. The realistic capacity of units for all R-1 zoned lots is 370 units~~582~~. Per the Calipatria Zoning Code, the types of housing that are permitted within the R-1 Zone are the following:

- Farmworker/Employee Housing
- Emergency Shelters
- Transitional & Supportive Housing
- Manufactured Home (required on a permanent foundation)
- Accessory Dwelling Unit

R-2 Medium Density Multi-Family Residential Zone: The Site Inventory List indicates that there are **234** vacant lots located within the R-2. Although there 24 vacant lots suitable for multi-family housing, there are 15 lots that are less than 10,000 square feet in size and therefore cannot support multi-family dwelling units. The realistic capacity of units ~~within the~~for all vacant lots that are within the R-2 Zone is ~~1,087~~336 units. Per the Calipatria Zoning Code, the types of housing that are permitted within the R-2 Zone are the following:

- Multi-Family Rental Housing
- Emergency Shelters
- Transitional & Supportive Housing
- Accessory Dwelling Unit ~~(Conditional Use Permit required)~~
- Manufactured Home (required on a permanent foundation)

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R-3 High Density Multi-Family Residential: The Site Inventory List indicates that there is only one vacant lot located within the R-3 Zone. The vacant lot is approximately .87 acres and can accommodate 258 housing units. Per the Calipatria Zoning Code, the types of housing that are permitted within the R-3 Zone are the following:

- Multi-Family Rental Housing
- Emergency Shelters
- Transitional & Supportive Housing
- Accessory Dwelling Unit ~~(Conditional Use Permit required)~~
- Single Room Occupancy (Conditional Use Permit required)
- Manufactured Home (required on a permanent foundation)

Low Barrier Navigation Centers. The City of Calipatria does not permit Low Barrier Navigation Zones, however, the City of Calipatria will update the current Zoning Code to allow the use of Low Barrier Navigations by right within the R-3 and Mixed-Use Zzones pursuant to Government Code section 65660.

Accessory Dwelling Units (ADUs). The use of ADU's are currently permitted within all residential zones. No additional permits are required, however, the Zoning Code currently has restrictions on the extent of the use and development standards are enforced. The City of Calipatria will update the current Zoning Code to reflect new legislative laws and flexibly of the construction of ADU's. The City of Calipatria has no record of proposed ADU's within the previous planning period, however, the City expects to see a rise for the upcoming planning period as a result of flexible development standards.

5.2 AVAILABILITY OF SITES FOR HOUSING

State law requires communities to demonstrate that sufficient land is available to accommodate their share of the region's need for housing. This section identifies the development potential on suitable land throughout the City based on those housing allocations. As previously discussed, the Southern California Association of Governments (SCAG) is responsible for developing the Regional Housing Needs Assessment (RHNA) for ~~Imperial Valley~~the County of Imperial, which assigns a share of the region's future housing need to each jurisdiction in the County. SCAG adopted the RHNA in March 2021 whereby the City of Calipatria is allocated 151 new units for its regional share of housing needs over an 8-year planning period spanning 2021 through 2029. **Table 30-34** shows the distribution of housing goals for the various income categories. Through this Housing Element, the City of Calipatria demonstrates the availability of adequate sites to accommodate the remainder of the RHNA.

TABLE 2831
HOUSING ALLOCATED TOWARDS RHNA GOALS

Income Category	RHNA
Very Low	36
Low	21
Moderate	16
Above Moderate	78
Total Units	151

Source: SCAG RHNA Goals, 2021-2029

Figure 398 shows all vacant parcels in the City of Calipatria where the Zoning Ordinance allow residential units to be built. There are a number of substandard R-1 lots that are less than 3,000 square feet in size and 25' in width. In an effort to promote diverse housing types, the City of Calipatria does allow homes to be built in these lots if they can meet building code requirements and setback requirements. For the purpose of this analysis however, the vacant substandard lots have been combined with adjacent parcels if they are owned by the same owner.

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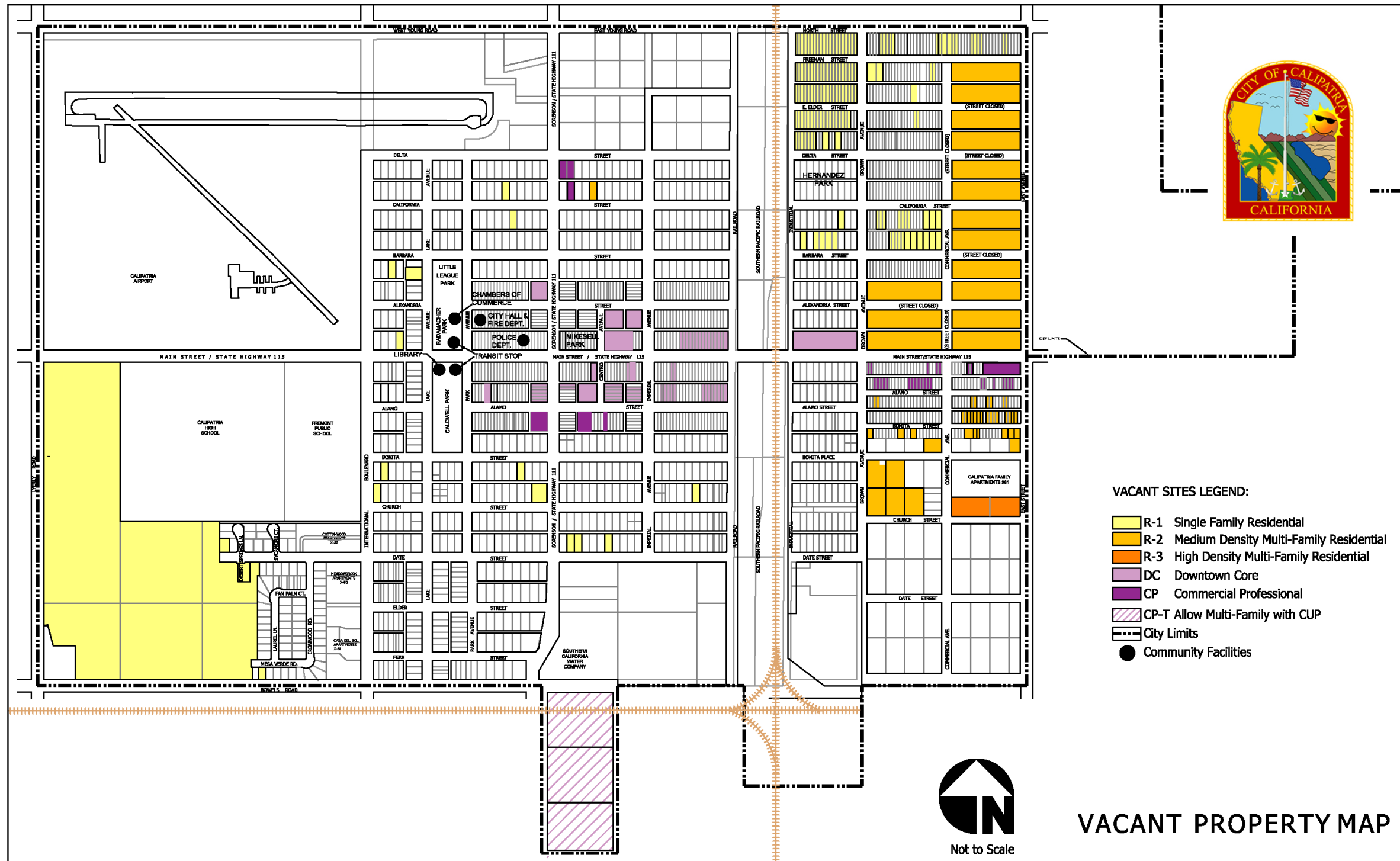
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FIGURE 40



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Larger R-1 parcels were calculated based on a net density of 3.5 units to account for roadways, public utility easements, and neighborhood retention basins. ~~The City owns approximately 19 acres at APN 023-485-007 known as Paseo del Sol Norte which has an approved Tentative Tract Map capable of supporting 130 single-family dwelling units.~~ The City of Calipatria owns 33 vacant sites and intends to sell the surplus land for single-family residential use. One of the city-owned properties can accommodate approximately 146 single family homes and is intended to be sold to low- and moderate-income families.

Residential Zone	Income Category	Maximum Density Permitted	Available Vacant Lots	Available Acreage	Realistic Unit Capacity
R-1 Single Family Residential	Above Moderate Moderate	8 DU/AC	115	72.8 acres	582 370
R-2 Medium Density Res.	Moderate Low	23 DU/AC	234	489.93 acres	1,087 336
R-3 High Density Residential	Low Very Low	29 DU/AC	1	.87 acres	258
MHP Mobile Home Park	Low Very Low	3,000SF/ space	0	0 acres	0
Total			13940	122.507 acres	1,694714

As shown in Table 2935, there are ~~49,348.9~~ acres that are available for medium density residential development. Although the maximum density permitted by the General Plan and the Zoning Ordinance for R-2 Zones is 23 dwelling units, there are 15 lots that are less than 10,000 square feet in size and therefore cannot support multi-family dwelling units. The remaining parcels are larger enough to accommodate multi-family units and were calculated based on the maximum density allowed. There is only one vacant parcel (located on East Church Street between Commercial Avenue and East Street) that is in the R-3 zoning district. This parcel can yield a total of 25 dwelling units at maximum density, ~~however, the realistic capacity is 8 units.~~

5.2.1 SITE INVENTORY AND ANALYSIS AND METHODOLOGY

The Housing Element requires all jurisdictions to identify suitable sites for all of housing. The City of Calipatria conducted a site inventory analysis to identify suitable sites for future housing. The analysis identified ~~13940~~ vacant lots with 124 of them to be classified as a “small site” as they are less than 0.5 acres. This analysis further identified that there are 4 vacant sites classified as a “large site”. The remaining 2 sites were classified as neither a “large site nor small site” as they are both less than 10 acres but not less than 0.5 acres. Through the site inventory (Appendix A), several sites were excluded as potential housing sites due to a small lot area (less than the minimum required lot size of 5,000 square feet). The site inventory analysis concluded that the majority of these sites are able to meet the very-low and low income households for RHNA. A detailed description of the types of housing (~~Single-single~~ and multi-family) that can be accommodated for the vacant lots is presented on- ~~Table 35~~Table 29.

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5.2.2 NONVACANT SITES ANALYSIS

Although the majority of properties within the City of Calipatria are suitable to accommodate Accessory Dwelling Units, there were no suitable “nonvacant sites” with the potential for additional development.

5.2.3 CAPACITY OF MIXED-USE SITES

There is a total of 5.14 acres in commercial zones are available where residential uses are allowed above commercial uses. Horizontal mixed use is also allowed if the residential use is located behind the commercial business. Only vacant parcels were analyzed as there are no existing multi-story commercial buildings and it would not be cost-effective to build on top of single-story buildings. Many of the vacant parcels, particularly those located on Main Street (Highway 115) are smaller parcels but can still accommodate one unit per parcel for a total of 8 dwelling units. There are two parcels (13.8 acres combined total) on the southern end of Sorenson Avenue (Highway 111) that is zoned CP-T which can support 207 units (calculated based on 15 units per acre). Altogether, a total of 207 units for low- and very low-income households can be supported in mixed-use sites.

5.2.4 ACCESSORY DWELLING UNITS

The City of Calipatria Zoning Ordinance allows accessory dwelling units (ADU’s) to be located in R-1, R-2, and R-3 zones. The Zoning Ordinance identifies ADU’s as second dwelling units. Section 2.26.100 of the Calipatria Zoning Ordinance further outlines the development standards related to second dwelling units. The maximum size for a detached second dwelling shall not exceed 1,200 square feet while an ADU attached to the primary residence shall not exceed 30% of the existing living area. There are no other development standards that are specific to ADU’s. While there are no specific requirements contrary to Government Code Section 65852.150 and other related State Law, the City [of Calipatria](#) will continue to review new legislation for continued compliance. There have been no permits received for ADU’s during the past five years, but numerous opportunities are available throughout the City [of Calipatria](#).

5.3 AVAILABILITY OF FINANCIAL RESOURCES

Cities have access to a variety of existing and potential funding sources available for housing development to meet the needs of low-and moderate-income groups. In many cases, funding must be combined or layered to provide an adequate supply of decent and affordable housing. This section covers some of the most common funding sources available to support implementation of the City’s housing goals and include Federal, State, and local resources.

5.3.1 FEDERAL RESOURCES

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

HOME Fund: The HOME Program was created as a result of the 1990 Cranston-Gonzales National Affordable Housing Act (NAHA). HOME is the largest federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions. The program's flexibility allows grantees to use HOME funds for grants, direct loans, loan guarantee or other forms of credit enhancement, or rental assistance or security deposit.

Calipatria is eligible to apply to HCD for HOME funds. The HOME program was created under the National Affordable Housing Act of 1990. HCD administers the program for non-entitlement jurisdiction. HOME funds can be used for tenant-based rental assistance, property acquisition, site improvements, and other costs related to the provision of affordable housing for low-income families (under 80% of median income).

US Department of Housing and Urban Development-Section 8 Housing Choice Voucher Assistance: The Section 8 Program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. The Section 8 Program was authorized by Congress in 1974 and developed by HUD to provide rental subsidies for eligible tenant families (including single persons) residing in newly constructed, rehabilitated and existing rental and cooperative apartment projects. The rents of some of the residential units are subsidized by HUD under the Section 8 New Construction ("New Construction"), Substantial Rehabilitation ("Substantial Rehabilitation") and/or Loan Management Set-Aside ("LMSA") Programs. All such assistance is "project-based" (i.e., the subsidy is committed by HUD for the assisted units of a particular mortgaged property for a contractually determined period). The Section 8 Program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30% of their income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. The Imperial Valley Housing Authority (IVHA) administers the Section 8 Housing Choice Voucher Program for Calipatria.

USDA Rural Housing Service Programs (RHS): Under Rural Housing Services, communities can access a variety of housing programs to subsidize housing and retain affordability for low- and very low-income households. Programs include, but are not limited to the following:

- **Section 515 Rental Housing Program-** The Section 515 Rental Housing Program provides long- term financing and rental assistance payments on behalf of lower-income households to developer/operators of new rental housing. Calipatria is an eligible locality for Section 515 financing.
- **Section 502 Direct Loan Program-** Under the Direct Loan Program, individuals or families receive direct financial assistance directly from the Housing and Community Facilities Programs in the form of a home loan at an affordable interest rate.
- **Section 502 Loan Guarantee Program-** Under the Guaranteed Loan Program, the Housing and Community Facilities Programs guarantees loans made by the private sector. The individual works with the private lender and makes his or her payments to that lender.

5.3.2 STATE RESOURCES

CDBG Funds: The City of Calipatria participates in the Community Development Block Grant (CDBG) Program through the competitive application process administered by the State Department of Housing and Community Development (HCD). The CDBG program offers grants for the revitalization of communities. Communities with populations of 50,000 or more are entitled to receive CDBG funds directly from the US Department of Housing and Urban Development (HUD). Smaller jurisdictions either participate in an Urban County program (unincorporated areas and small cities in that county with a combined population of over 200,000) or apply to the State for funding through a competitive process.

Since ~~Imperial County~~ the County of Imperial has a population of less than 181,215 (ACS 2019), all jurisdictions within the County must apply to the State for funding. The CDBG program repayments are operated under a local Revolving Loan Fund. As funds become available, the City's program provides low interest loans for housing rehabilitation for lower income homeowners but can also be accessed for homeownership assistance or new construction of affordable housing.

California Low Income Housing Tax Credits (LIHTC): Created by the 1986 Tax Reform Act, the LIHTC program has been used in combination with County and other resources to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets the following minimum low-income occupancy requirements: 20% of the units must be affordable to households at 50% of area median income (AMI), or 40% of the units must be affordable to those at 60% of AMI. The total credit over the ten-year period has a present value equally to 70% of the qualified construction and rehabilitation expenditures. The tax credit is typically sold to large investors at a syndication value. There are three multi-family projects that have been constructed within the incorporated City limits under LIHTC subsidies: the 32-unit

Cottonwood Creek Apartments, the 81- unit Casa del Sol Family Apartments, and the 72-unit Villa Esperanza Apartments.

Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program: The purpose of the Program is to finance new construction, rehabilitation and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. The program provides homeowner grants, rental construction grants or loans and rental rehabilitation grant or loans. For rehabilitation or new home construction, lien restrictions are required for twenty years. If the unit is sold to a non-farmworker buyer before completing the tenth year, the full grant amount must be repaid under most circumstances. For rental construction grants or loans, lien restrictions for assisted units are required for 40 years. If assisted units are sold for uses other than farmworker housing before the 40th year, under most circumstance, the grant must be repaid in full. For rental rehabilitation grants or loans, lien restrictions for assisted units are required for 20 years. If assisted units are sold for uses other than farmworker housing before the 20th year, the grant must be repaid in full, under most circumstances.

5.3.3 LOCAL RESOURCES

City of Calipatria CDBG Program Income (as amended and approved by HCD). Program Income is income generated by previously awarded CDBG Grant funds that were loaned out to residents and/or businesses in the community, under specific guidelines. The City has a Housing Rehabilitation Loan Program in place for the use of Program Income to assist low income families in the rehabilitation and/or expansion of dilapidated or undersized units that need to be expanded or remodeled to meet current code compliance or remove architectural barriers for persons with disabilities.

Table VIII-2936 provides a detailed summary of Housing Programs and financial resources that may be available to the City of Calipatria in meeting its housing needs. Some of these programs have been actively utilized by the City of Calipatria, while others are considered a viable future option to meet the identified housing needs of the Community.

TABLE 3036
FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program	Services Provided											
	Acquisition	Homebuyer Assistance	Rental Assistance	Rehabilitation	Economic Development	New Construction	Construction of Housing	Multi-family Construction	Relocation	Homeless Assistance	Supportive Housing and	Construction Supervision
											Public Services	Refinancing
											Preservation	Loan Packaging
California Department of Housing and Community Development (HCD)												
CDBG Program	X	X	X	X	X					X		
Joe Serna Jr. Subsidy Program	X	X				X						
HOME Program	X	X	X	X								
US Department of Housing and Urban Development (HUD)												
Section 8 Rent Program			X									
Section 202 Loan Program	X			X		X						
Section 811 Grant Program	X			X		X						
Section 203 (k) Loans Guarantee	X			X				X				X
Mortgage Credit Certificate		X										
LIHT Credits							X					
USDA Rural Housing Service												
Section 515 Mortgage Loans								X				
Section 502 Direct Loans	X											
Section 502 Loan Guarantee	X											
Self-Help Housing		X									X	
Federal National Mortgage Assoc.		X		X								
AHP Grant/Loans						X						

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5.3.4 NON-PROFIT AGENCIES

Described below are public and non-profit agencies that have been involved in affordable housing advocacy or are interested in housing activities in Calipatria. These agencies play an important role in meeting the housing needs of the community. In particular, they are/or can be involved in the improvement of the housing stock, provision of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need.

Imperial Valley Housing Authority. The Imperial Valley Housing Authority (IVHA) is committed to preserving at-risk housing projects in Imperial County. Through State and federal housing programs, the Housing Authority raises the funds necessary to acquire at-risk housing projects in the County. IVHA also administers the Section 8 Program for Calipatria.

Campesinos Unidos, Inc. A regional non-profit serving the Riverside, San Diego, and [County of Imperial](#)~~Imperial County~~, Campesinos Unidos provides a variety of services to low- and very low-income households. The organization operates self-help housing programs for low-income families, energy conservation education and workshops to help control energy costs and administers a house appliance replacement program. Campesinos Unidos also offers a weatherization program to help low-income families with energy savings and minor house repairs. To qualify for a grant for the weatherization program the customer's income and an assessment of the house is taken into consideration.

California Coalition for Rural Housing. The California Coalition for Rural Housing works with tenants of "at-risk" buildings to inform tenants of available options, and if the tenants are interested, the Coalition helps them organize a tenants' association to pursue further actions. The Coalition also provides technical assistance to non-profit or public entities interested in purchasing at-risk projects. The Coalition also has an Inclusionary Housing Advocacy program and a Farm Housing Education and Advocacy program.

New Creations. New Creations is a non-profit Christian discipleship program that works with individuals struggling with life controlling problems. New Creations provides a men's and a women's home for individuals over the age of 18 that are geared towards discipleship, learning how to work, and community service. New Creations also provides a transitional home for those individuals who graduate from their 16 month program. The men's, women's, and transitional home are located in the City of El Centro but extend services to all persons in need throughout ~~Imperial County~~[the County of Imperial](#).

Neighborhood House. Neighborhood House is a local non-profit agency that serves the basic needs of county-wide members with a focus on the needs of women and children. The Neighborhood House provides transitional shelter to women and children as well as case management services. The transitional shelter is located in the City of Calexico. Other services

include an emergency assistance program, homeless drop-in center, and after school lunch and summer children food program.

Womanhaven/Center for Family Solutions. Womanhaven is a local non-profit organization that serves the Imperial Valley Community. They provide services such as shelter, education, legal services, and anger management to victims of domestic violence and/or human trafficking. The Center for Family Solutions has 14 “T-houses” (transitional homes). All 14 “T-houses” are located in the city of El Centro and each “T-house” accommodates one family.

Catholic Charities. Catholic Charities, Diocese of Camden is a faith-based agency rooted in the Gospel and in the social teaching of the Catholic Church. They provide social services to, advocate for, and empower the poor, oppressed or vulnerable. The Family Services and Community Center provides information and referral services to those living in the diocese who may be experiencing a variety of difficulties. The food pantry can be accessed by individuals or families. Equipment and supplies are provided on a "first come, first serve basis." Other Assistance at the Family & Community Centers includes assistance to needy individuals/families by providing assistance with:

- Fuel
- Utility expenses
- Emergency housing
- Clothing referrals
- Essential prescriptions
- Other essential items

5.3.5 OPPORTUNITIES FOR ENERGY CONSERVATION

With the passage of the Global Warming Solutions Act of 2006 (AB 32), which requires all local jurisdictions in the State to reduce their carbon dioxide emissions to 1990 levels by 2020, the City of Calipatria is increasing its efforts to promote environmentally friendly building practices. Opportunities for energy conservation can be found for both existing and future housing developments by either the physical modification of current structures, or the incorporation of energy conservation features in the design of new residential development consistent with Title 24.

New Development Energy Conservation: All new development requires a Title 24 Report which outlines measures that reduce energy consumption. These measures include low flow plumbing fixtures, efficient heating and cooling systems, dual pane windows and adequate insulation and weather stripping. Proper insulation of homes could reduce the energy demand for cooling for purposes especially in ~~Imperial County~~ the County of Imperial where summer temperatures are known to reach 120 °F. The actual design of the units also contributes to conservation by the strategic location of windows and openings in relation to the path of the sun to minimize solar

gain in the summer and maximize solar gain in the winter or the location of openings and the use of ventilating devices that take advantage of natural air flow. The use of landscaping features can also contribute to energy efficiency such as use of deciduous shade trees and other plans to protect the home. On a larger scale, new development land uses can be situated to reduce the reliance of automobiles by encouraging mixed use, infill or providing pedestrian access to commercial and recreational facilities. In addition to these construction-based techniques, other modern methods include:

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

Proper insulation of homes could reduce the energy demand for cooling purposes. Much of the older housing stock in Calipatria is poorly insulated. Typically, wall insulation should be installed in homes. Dwellings that currently have R-11 in walls and R-19 in ceilings should be upgraded to R-19 and R-30 wherever possible. Calipatria is poorly insulated. Typically, wall insulation should be installed in homes.

Dwellings that currently have R-11 in walls and R-19 in ceilings should be upgraded to R-19 and R-30 wherever possible. Weather stripping and other weather protection measures should be implemented around doors, windows, etc. The following energy conservation measures are eligible improvements under the CDBG Housing Rehabilitation Program:

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

Currently, the non-profit organization, Campesinos Unidos, Inc., continues to provide weatherization services to eligible low-income participants in the City. The organization's two programs provide services including: a) minor housing envelope repairs; b) ceiling insulation; c) low-flow showerheads; d) weather stripping; e) water heater blankets and pipe wrap; f) duct wrap; g) caulking and h) switch and outlet gaskets. These weatherization programs, funded by Southern California Gas Company and with State funds, help reduce energy use in homes and reduce household utility costs.

6.0 ACCOMPLISHMENTS UNDER THE 2013-2021 ADOPTED HOUSING ELEMENT

Section 65588(a) of the Housing Element law requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives, and policies, and the progress in implementing programs for the previous planning period. Therefore, this section compares the five-year Objectives established for each housing program adopted under the ~~2006-2014~~2013-2021 Housing Element with the actual accomplishments met to date. ~~during the 2013-2021 planning period.~~

In the 2013-2021 Housing Element, the City of Calipatria established the following Goals in order to meet the RHNA housing objectives set by SCAG and the identified housing needs of the community.

- Goal 1:** Attract and support quality single-family housing development in order to meet the homeownership opportunity needs of Calipatria residents of all economic levels and segments of the community.
- Goal 2:** Encourage and promote housing diversity through a variety of housing types, including new and innovative designs, by removing governmental constraints where feasible and while maintaining quality standards, safety and a satisfying living environment for all income levels and segments of the community.
- Goal 3:** Preserve subsidized housing and conserve and improve the existing affordable housing stock in conformance to adopted standards and support public and private efforts in maintaining, reinvesting in, and upgrading the existing housing supply.
- Goal 4:** Encourage the proactive and planned growth of the City by designating and preserving suitable sites for residential development in relation to job opportunities and/or the provision of public infrastructure and facilities.
- Goal 5:** Promote and support equal housing opportunities for all residents in Calipatria regardless of age, sex, race, marital status, ethnic background, income and other arbitrary factors, and maintain an adequate Monitoring Program to ensure Housing Goals and objective are attained.

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6.1 PRIOR HOUSING PROGRAM OVERVIEW

In order to achieve its goals, the 2013-2021 City of Calipatria Housing Element established a list of Housing Programs designed to meet the following objectives under the following areas of concern:

- a) Maintain Housing Affordability;
- b) Provide for Special Needs Housing;
- c) Address Overcrowded or Inadequate Housing;
- d) Improve Housing Stock Diversity;
- e) Address Infrastructure Deficiencies;
- f) Increase Sites for High Density Development; and
- g) Monitor Housing Program Progress.

The City of Calipatria adopted 22 Housing Programs under the 2013-2021 planning period in an effort to address the housing needs of the local community through adopted Goals and Objectives. **TABLE Table 30-37** lists the objectives and accomplishments that were met or are ongoing. ~~accomplishments from the twenty-two (22) Programs listed on Table VIII-30.~~ The adopted ~~Objective-objectives~~ and the accomplishments are identified for each ~~Program-program~~. These ~~Programs-programs~~ are presented under the above referenced areas of concern and are quantified wherever possible. A few of the programs have been removed from the list and will not be included in the 2021-2029 planning period.

TABLE 3137
2013-2021 HOUSING PROGRAM SUMMARY HOUSING PROGRAM SUMMARY OF ACCOMPLISHMENTS

	Housing Program	Objective	Accomplishments	Responsible Agency	Continue, Modify, or Delete
GOAL #1 Attract and Support Quality Single-Family Housing					
1.	First-Time Homebuyer Program Provide financial assistance to lower and moderate-income first-time homebuyers and to prioritize for those employed in the agriculture industry.	Take action on establishing an on-going First- Time Homebuyer Program by the end of fiscal year 2015.	Met/Ongoing Program Established	City of Calipatria	Continue
2.	Density Bonus and Incentives Program Provide a density bonus to developers who allocate 10% of single-family units to low and very low- income households	City to consider use of Program Income monies to provide incentives to the development of residential projects targeting housing affordability & use of Density Bonuses.	Met/Ongoing Program Established	City of Calipatria	Continue
3.	Self-Help Housing Program Housing construction cost subsidies through technical assistance to low- and moderate- income self-help builders	Contact non-profit organizations who participate in self-help projects and assist or support when there's interest in applying for funding.	Met The City is in discussions with the Coachella Valley Housing Authority to explore possible projects in the City	City of Calipatria, Non-profit organizations	Continue
4.	RHS Housing & Community Facilities Programs (Section 502) Direct Loans Direct financial assistance from HCFP in the form of a home loan for lower income households	Work with HCFP administrators to promote the Direct Loan Program to local residents and developers.	Not Met The City no longer offers this program	City of Calipatria, USDA, and Developers	Delete
5.	RHS Housing & Community Facilities Programs (Section 502) Loan Guarantees Guarantees loans made by private lenders	Work with HCFP administrators to promote the Loan Guarantee Program to local residents and developers.	Not Met The City no longer offers this program	City of Calipatria, USDA, and Developers	Delete

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6. Pursue Key Federal Funding Sources for Affordable Housing Pursue funding sources to subsidize housing development and affordability	On annual basis, support or pursue additional funding sources from State or Federal Agency Programs.	Ongoing	City of Calipatria	Continue
GOAL #2 Encourage and Promote Housing Diversity				
7. Planned Unit Development Program Planned Unit Developments (PUD's) enables the City to provide flexible development options and increase affordable housing opportunities	City to consider establishing a PUD, targeting affordability and consider adoption by end of 2021.	Met PUD adopted in the 2013 Zoning Ordinance to facilitate housing opportunities	City of Calipatria	Continue
8. Tax Credit Rental Projects Support developers to pursue California tax credits (LIHTC) subsidies for the construction of affordable multi-family housing units	Coordinate with and support prospective developers in pursuit of tax credits to fund the construction of multi-family rental units.	Met/Ongoing The City is in discussions with AMG Housing to select a project in the City and pursue funding.	City of Calipatria, Developers	Continue
9. Zoning Ordinance Review and Update Amends the Zoning Ordinance to address constraints on housing development for persons with disabilities, elderly, homeless, extremely low income, or on dependent care	Amend Zoning Ordinance to address constraints within one year of Housing Element Adoption for: 1) SRO 2) Second Units 3) Reasonable Accommodations	Met The adopted 2013 Zoning Ordinance includes PUD's, Density Bonuses, <u>Reasonable Accommodation. The Zoning Ordinance will also be updated to reflect new legislative laws for —and ADU's ("Second Dwelling Units") and provide incentives for the creation of lower- and moderate-income family units. Updates will also include Low Barrier Navigations</u>	City of Calipatria	Continue

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10. Streamline Permitting Process Streamline the processing of permits for projects that include units available to seniors and lower-and moderate-income households	Establish and conduct ongoing streamlined permit processing.	Ongoing <u>The City will update Zoning Ordinance to specifically include the SB 35 Ministerial Streamlined Permitting Process for Affordable Housing Projects</u>	City of Calipatria	Continue
GOAL #3 Preserve Subsidized Housing and Conserve and Improve Existing Affordable Housing				
11. Housing Rehabilitation Program Rehabilitate and improve substandard housing of lower income, and very low income households and households with disabilities through low interest loans or grants	Review and amend the Housing Rehabilitation Program Guidelines periodically and target assistance to 15 lower, and extremely low income households, & special priority to persons with disabilities including	Met/Ongoing	City of Calipatria	Continue
12. Weatherization Program Provide weatherization services to eligible participants in the City for energy conservation and housing cost reduction	Advertise the weatherization program in Housing Rehabilitation Program brochures and provide weatherization services to 25 lower	Ongoing	City of Calipatria, Campesinos Unidos, Inc.	Continue
13. Section 8 Rental Assistance Certificate/Voucher Program Extends rental subsidies to the very low-income who spend over 30% of their income on rent	Conserve 40 existing rent subsidies for very low-income households and support IVHA's efforts in pursuing Section 8 funds.	Ongoing	Imperial Valley Housing Authority	Continue
14. Preservation of Publicly Assisted Low Income Housing Monitor publicly assisted and subsidized housing to ensure affordability is maintained for lower income households	Maintain regular contact with the owners of Cottonwood Creek, Casa del Sol, and Villa Esperanza Apartments to maintain an update on their state of conversion to market rate rents. Support IVHA to maintain ownership of their 40 publicly publicly owned and subsidized apartments.	Ongoing	City of Calipatria, IVHA	Continue

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GOAL #4 Encourage Planned Growth of the City by Preserving Suitable Sites for Housing Development

15. Land Use Plan Update/Zone Change Evaluate existing and proposed residential land use designations and zoning to provide for a variety of residential types and densities residential sites to fulfill Calipatria's regional housing need by income group and specifically designate new high density residential sites in a zone	Continue to designate adequate staff time.	Met Adopted in the 2013 Zoning Ordinance	City of Calipatria	Continue
16. Development Consistency With Adopted Plans Consistent review of proposed development for compliance with adopted plans & policies	Review all proposed development for compliance with the adopted plans, policies and regulatory codes and prohibit residential rezoning to non-residential land uses.	Ongoing	City of Calipatria	Continue
17. Housing Conditions Survey Conduct a housing conditions survey periodically to monitor housing conditions and prioritize units in need of rehabilitation	Prioritize units need of demolition or substantial rehabilitation.	Ongoing	City of Calipatria	Continue
18. Development Impact Fee/Infrastructure Assessment Conduct a comprehensive needs assessment for public facilities and services to adequately address development needs.	By the end of 2022, the City is to prepare an RFP for distribution to qualified consultants to prepare the Development Impact fee/Infrastructure Assessment Study.	In Progress The City anticipates to send out an RFP by the end of 2022 and adopt a new Development Impact Fee Study	City of Calipatria	Continue

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GOAL #5 Establish a Monitoring Program to Meet Goals and Objectives and Support Equal Housing Opportunities

19.	Fair Housing Program Provides for arbitration services for private housing disputes for low income households	Adequately refer housing complaints and promote equal housing laws and housing programs and resource availability.	Ongoing No Complaints or Requests During Report Period	City of Calipatria, CRLA, HUD	Continue	Formatted Table
20.	Homeless Referral Program Addresses homeless issues through a network of assistance programs, services and facilities	Participate in the Imperial Valley Regional Taskforce on Homelessness and make referrals as needed.	Ongoing No Referrals Warranted	City of Calipatria, Catholic Charities	Continue	
21.	Performance Monitoring Program Monitors adopted housing programs and provides for the periodic reporting towards reaching desired housing objectives.	Monitor program success and shortfalls on a routine basis and report findings to City Council for action as needed.	<u>Historic Monitor:</u> <u>2017</u> <u>2020</u>	City of Calipatria	Continue	Formatted: Indent: Left: 0.06"
22.	Farmworker Prioritization for Housing Program Rehabilitate and improve substandard housing of farm-workers through low interest loans or grants	Edit the CDBG Housing Assistance Programs to give priority of farm-workers.	Ongoing	City of Calipatria	Continue	Formatted: Indent: Left: 0.06"

Based on an overview of the adopted Programs and the qualitative accomplishments during the 2013-2021 Housing Element planning period, all of the twenty-two programs set by the City are continued and ongoing. There has only been a four year lapse of time since Goal and Program adoption. Most of the ongoing programs will continue to be in progress for another four years, through 2021.

6.2 QUANTIFIABLE ACCOMPLISHMENTS OF 2013-2021 RHNA GOALS

Prior Plan period performance results should be quantified where possible. The results should then be compared with what was projected or planned in the earlier element. SCAG allocated quantitative Regional Housing Need Assessment Goals for a 2021-2029 planning period which goes beyond this four year progress updated of the Housing Element Plan. **Table 32-38** summarizes the housing needs met during the previous planning period and demonstrates results in consistency with the RHNA allocation by income category. The summary of constructed units based on the quantifiable housing goals determined by SCAG through the Regional Housing Needs Assessment (RHNA) for its 2021-2029 planning period identify the continued unmet need of housing for the very low-, moderate- and above moderate-income households.

**TABLE 32-38
RHNA 2013-2021 2021-2029 QUANTIFIABLE GOALS AND ACCOMPLISHMENTS**

SCAG Income Category	2021-2029 RHNA Goal	Net Units Constructed/Approv ed 2013-2021	Net Units Rehabbed/Preserved 2013-2021	Remaining RHNA
Very Low 0% to 50% MHI	36	0	0	36
Low 51 to 80% MHI	21	2	0	19
Moderate 81% to 120% MHI	16	1	0	15
Above Moderate >120% MHI	78	0	0	78
Total Units	151	0	0	14

1MHI = Median Household Income (\$49, 500 for Imperial County)

Source: City of Calipatria and Imperial County Building Permit Reports, 2013-2021

6.2.1 SUMMARY OF HOUSING PLAN ACCOMPLISHMENTS

The Housing Programs implemented during the 2013-2021 planning period have not proven to be successful in meeting both qualitative and quantitative objectives. The City feels this is attributed to the lack of variety in housing types. The Goals and Programs with unmet objectives will be continued within the 2021-2029 planning period. The City has attempted to find similarly structured policies and /or actions to further the previously established housing goals and meet the identified housing needs of the community. All continued Programs had modified objectives to address the changing needs of the community. Program will be re-evaluated, and additional Programs may need to be added at the end of the ~~2013-2021~~ 2021-2029 planning period to further the established Goals and meet the identified housing needs of the community.

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7.0 HOUSING PLAN

Sections 1 through 5 of this Housing Element establish the housing needs, constraints, and opportunities in the City of Calipatria. Section 6 reviewed the prior planning period performance and evaluated the effectiveness of the implemented Housing Programs during that period. These findings help identify new or continuing challenges in meeting the housing needs of the community. The Housing Plan presented in this section continues to set forth the City's Goals, Policies, and Housing Programs to mitigate some of these challenges and effectively address Calipatria's identified housing needs for the 2021-2029 planning period.

7.1 HOUSING ISSUES

Housing development was stagnant during the 5th Cycle Housing Element. ~~This is evident by both the high incident of overcrowding in Calipatria households reported under the 2010 Census and the lack of housing diversity.~~ The lack of single-family housing construction during the last decade has restricted housing opportunities for those households earning incomes above the County median income and for those seeking homeownership opportunities. Over 67% of the housing units that have been constructed in Calipatria during the last ten years have been multi-family housing, the majority of which have been government subsidized housing restricted for low- and very low-income households. The lack of diverse housing opportunities has contributed to the overall housing challenges faced in the community today: unaffordable housing to provide upward mobility for certain segments of the community, and lack of a diverse housing stock, ~~and overcrowding conditions.~~ Yet another challenge is the City's aging or absent infrastructure throughout sites with existing, or designated for, residential land uses. Although some of these needs were addressed in the prior Housing Element Plan, they remain unmet, and as a result continue to be an issue of concern. The 2021-2029 Housing Element Plan establishes and adopts Goals, Policies, and Objectives to address these critical issues that continue to pose a significant constraint to maintaining a well -balanced community. ~~These issues are summarized as follows:~~

~~**Housing Affordability**—A substantial portion of the households in Calipatria are overpaying for housing. According to the Consolidated Planning/CHAS Data (Table 15), 14% of the total owner households in Calipatria were overpaying for housing, while 24% of the total renter households were overpaying for housing. For lower-income renters and owners, severe cost burden can require families to double up resulting in overcrowding and related problems. Cottonwood Creek Apartments, the Casa del Sol Apartments, and Villa Esperanza Apartments were constructed with Low Income Housing Tax Credits (LIHTC) subsidies and have 32, 79 and 72 units, respectively, which are ensured to be affordable to renters that are very low and low income. Affordability for households wishing to own their own home continues to be an unmet challenge that will be addressed during the 2021-2029 planning period.~~

~~**Overcrowded/Inadequate Sized Units**—According to the 2010 Census, approximately 30% of the City's households resided in overcrowded units (reporting over 1.5 persons per bedroom). As mentioned~~

above, over 30% of the households in Calipatria were large families (having five or more persons per household) in the City of Calipatria. This high percentage, coupled with the fact that larger units are less affordable, are contributing factors to these overcrowded conditions. Overcrowded conditions moderately affected renters (46.8% of owners v. 53.2% of owners) in the City. The Cottonwood Creek Apartments (32 units) offers four bedroom apartments, the remaining government subsidized apartment projects (Casa del Sol and Villa Esperanza) are designed for larger lower income families wishing to rent with three bedroom units available. Unfortunately, households wishing to purchase housing have not been afforded the same opportunity of having larger single family homes available since development has been limited.

~~Lack of Housing Stock Diversity~~ While there have been numerous rental apartment projects constructed over the last decade targeting very low, low and moderate income renters, the City has not attracted a proportional share of quality built single family development. The City of Calipatria has a large well paying employment base to draw from with the Calipatria State Prison, and yet single family development has circumvented the City of Calipatria and caused these employees to seek housing elsewhere. This lack of single family development has prevented diversification in the City's housing types, size of units, and price ranges. Housing diversification is critical for citizen's upward mobility and for the overall quality of life in a community. This issue will be addressed through the Goals, Policies and Objectives of this Housing Plan.

~~Poor Condition of Existing Infrastructure~~ Calipatria has inadequate infrastructure in many areas designated for residential development which is incapable of meeting the current needs of its residents in addition to any new residential developments. It is estimated that approximately 50% of all streets in the City are in need of moderate to substantial rehabilitation.

It is imperative that the City work with all new housing developments in a proactive manner to help rectify the City's infrastructure shortfalls in order to provide a safe living environment for existing and future residents. The City should reassess the adopted Development Impact Fees to determine adequacy in meeting the future needs of the community. The aforementioned shortfalls affects the lower density residential uses the most as the share of cost is much larger than in higher density residential area given that the share of cost is distributed per unit.

~~Lack of Vacant Developable Site for High Density Residential~~ As discussed under the Availability of Sites for Housing, beginning on Page 61, there is only 1 vacant site available for High Density Residential Development. High Density Residential development is able to accommodate the housing needs of some of the most special needs households in a community including the extremely low income and senior households. There are some sites available in the Commercial Professional Transition zone where multi family housing may be accommodated, but only under a Conditional Use Permit. The City of Calipatria should revisit the land use designations of 2013 and consider a general plan amendment and zoning ordinance amendment to change designations of sites within the incorporated City limits for the purpose of accommodating high density residential by right.

7.2 HOUSING GOALS & POLICIES

The following are Goals and Policies established by the City Calipatria to address the issues identified above and to maintain Calipatria's compliance with State Housing Element Law during the 2021-2029 Planning Period. These Goals and Policies, ~~CDBG/Redevelopment Agency Housing Rehabilitation Program, Farmworker Prioritization for Housing Program, Self-Help Housing Program,~~ will establish the framework under which targeted Housing Programs will be implemented in order to meet the City's housing needs. A few of the policies and programs from the previous Housing Element have remained as an "ongoing" program in efforts to address continued housing needs within the City of Calipatria.

~~7.3~~ GOALS AND POLICIES

Goal 1: Attract and support quality single-family housing development in order to meet the homeownership opportunity needs of Calipatria residents of all economic levels and segments of the community.

Policy 1.1: Pursue funding mechanisms to assist people of all economic segments in obtaining homeownership goals.

Policy 1.2: Encourage density bonus ~~and other regulatory~~ incentives for single-family units that provide for lower-income household integration.

Policy 1.3: Work ~~with for-profit and non-profit housing developers, as well as~~ public agencies to expand homeownership opportunities in the City.

Goal 2: Encourage and promote housing diversity through a variety of housing types, including new and innovative designs, by removing governmental constraints where feasible and while maintaining quality standards, safety and a satisfying living environment for all income levels and segments of the community.

Policy 2.1: Encourage innovative residential designs and building techniques for residential development.

Policy 2.2: Provide flexibility in zoning regulations and design standards for new affordable residential development.

Policy 2.3: Encourage and provide incentives for the development of large family units (with three or more bedrooms) as part of residential development projects.

Policy 2.4: Support the provision of rental and home ownership opportunities for special needs housing accommodating seniors, large families, and persons with disabilities, including developmental disabilities.

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- Policy 2.5: Review City regulations and ordinances to ensure that they are in compliance with State law and that they do not unduly constrain housing development.
- Goal 3: Preserve subsidized housing and conserve and improve the existing affordable housing stock in conformance to adopted standards and support public and private efforts in maintaining, reinvesting in, and upgrading the existing housing supply.
- Policy 3.1: Maintain and enhance a proactive housing rehabilitation program and continue to seek additional funding.
- Policy 3.2: Promote increased awareness among property owners and residents of the importance of property management to long-term housing and neighborhood quality.
- Policy 3.3: Support ~~the~~ ~~preservation~~ ~~of~~ ~~subsidized~~ ~~public~~ ~~housing~~ ~~and~~ ~~publicly~~ assisted housing units.
- Policy 3.4: Support, and where feasible, provide financing mechanism to lower-income households for room additions to alleviate overcrowding.
- Policy 3.5: Monitor housing conditions to identify units in need of rehabilitation, targeting units in need of substantial rehabilitation or reconstruction.
- Goal 4: Encourage the proactive and planned growth of the City by designating and preserving suitable sites for residential development in relation to job opportunities and/or the provision of public infrastructure and facilities.
- Policy 4.1: Maximize the use of vacant land within the City for housing development in order to reduce the cost of infrastructure facilities (water, sewer, streets, etc.) while controlling congestion and providing adequate emergency access.
- Policy 4.2: Assess infrastructure improvement needs in all residential areas and work with private and public agencies to facilitate necessary improvements and seek funding opportunities.
- Policy 4.3: Ensure tentative subdivision maps are adequately reviewed for consistency with land use, circulation, emergency access and availability of necessary public services and facilities.
- Policy 4.4: Ensure that all residential development is consistent with this Housing Element and adopted City Ordinances and development standards.
- Policy 4.5: Maintain an inventory of vacant and underutilized sites available for future housing development.
- Policy 4.5: Assess Infrastructure needs and plan ahead for the necessary public infrastructure needs

in support of housing development for all economic segments.

Goal 5: Promote and support equal housing opportunities for all residents in Calipatria regardless of age, sex, race, marital status, ethnic background, income and other arbitrary factors, and maintain an adequate Monitoring Program to ensure Housing Goals and objective are attained.

Policy 5.1: Support equal housing opportunities for all residents regardless of age, sex, race, marital status, ethnic background, income, or other such arbitrary factors.

Policy 5.2: Promote equal housing laws, housing programs and resources through educational and marketing material made available at City Hall and the City Public Library in both English and Spanish.

Policy 5.3: Design a Monitoring Program for Housing Element Goal, Policy and Housing Program Objective compliance with periodic reporting to City Council.

7.4.3 HOUSING PROGRAMS

The Goals and Policies contained in the Housing Element address the identified housing needs and issues determined under the overall housing needs assessment. In order to measure success towards meeting these Goals, quantifiable Objectives should be adopted. The Objectives may be obtained through the implementation of a series of Programs targeting the identified issues in conformance with the adopted Goals and Policies. The Housing Programs in this section define the specific actions the City will undertake to implement the established Goals and Policies. In order to make adequate housing provisions for all economic segments of the community, and to be consistent with Housing Element Law, the Programs shall do all of the following:

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

These Housing Programs include current ~~City~~ efforts that were successful during the prior planning period, new ~~Programs~~ programs that might replace discontinued resources, or new programs to address unmet needs. Programs whose ~~Objectives~~ objectives were not met during the last planning period, but continue to be needed, are also incorporated. This section provides a description of each Housing Program, Program objectives, financing, implementation agency, and time frame for implementation. The programs are generally internally consistent with other elements in the general plan and do not pose any conflict with any other element. The City of Calipatria will closely monitor all program implementations to ensure the consistency with other elements continues and is successful during the planning period. The City of Calipatria will explain how each proposed program is consistent with the general plan during all public hearings. Should there be any inconsistencies identified during these public hearings, the City of Calipatria will ensure to modify program plan or other components of the program to ensure consistency.

GOALS AND POLICIES

Goal 1: Attract and support quality single-family housing development in order to meet the homeownership opportunity needs of Calipatria residents of all economic levels and segments of the community.

Homeownership opportunities have remained a challenge due to the lack of single-family housing development. The lack of diversity of available housing for purchase, coupled with the high market value of the housing that is available, has significantly limited homeownership opportunities for all economic segments of the community seeking to purchase a home. Homeownership opportunities affordable to the City's very low- and low-income households are even a greater challenge. The City's policies are to encourage homeownership opportunities for all economic segments while targeting the housing needs of large families (who need three or more bedrooms), to address not only homeownership opportunities but to alleviate overcrowding. The following programs attempt to address this continued challenge:

1. First-Time Homebuyer Program

A First-Time Homebuyer Program provides financial assistance through loans and/or grants to help buyers with down payments, closing costs, mortgage insurance premiums, and/or with a silent second trust deed. The City is considering establishing a First-Time Homebuyer program for the City of Calipatria. The program would use HOME or CDBG funds to assist low income households (80% or less than the County median) and could be used for moderate income households (80% to 120% of the County median). The Guidelines could be established to prioritize applicants employed by the agriculture/farming industry.

2021-2029 Program Objective and Time Frame: The City of Calipatria shall continue to

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consider and take action on making a financial contribution, in accordance with their adopted Annual Budget Plan, towards the established and on-going First-Time Homebuyers Program ~~annually by the end of fiscal year 2029~~.

Program Financing: HOME, CDBG and Program Income

Responsible Agency: City of Calipatria

2. Density Bonus and Incentives Program

Pursuant to State density bonus law, State Government Code Section 65915, as amended from time to time if a developer allocates a minimum percentage of single-family units in a housing project to targeted income households, or “special needs residents” (e.g. seniors, veterans, transitional youth, etc), the City must continue to either: a) grant a density bonus consistent with Government Code Section 65915, along with one additional regulatory concession to ensure that the housing development will be produced at reduced cost, or b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit. The developer shall agree to and the City shall ensure affordability and sale to qualified lower income households. The City should also use the density bonus ordinance process to encourage the development of large family units (3+ bedrooms) that are affordable to lower income households.

2021-2029 Program Objective and Time Frame: The City of Calipatria will continue to create a budget amendment to provide incentives and assist in the development of residential projects, targeting housing affordability to low and very low income households or special needs groups, such as through the provision of on and off-site infrastructure improvements and/or subsidized development fees. In addition, a copy of the adopted 2013 Density Bonus Ordinance will be provided to all potential housing developers.

Program Financing: City of Calipatria staff time, ~~City of Calipatria~~

Responsible Agency: City of Calipatria

3. Self-Help Housing Program

The California Self-Help Housing Program is designed to assist low- and moderate-income self- helpers. These services include: training and supervision of self-help builders; loan packaging and counseling households on building or rehabilitating their own homes by providing technical assistance grants to non-profit corporations and local governments to provide administrative and supportive services for self-help builders; self-help housing workshops; and office costs associated with self-help housing projects. The California Self-Help Housing Program also provides informational assistance to self-help housing organizations. Assistance includes: conferences on self-help housing; information on

housing finance sources; and workshops on energy efficient housing.

2021-2029 Program Objective and Time Frame: The City will ~~establish get in-~~ contact ~~withwith~~ ~~—Campesinos Unidos and agencies such as—~~ the Coachella Valley Housing Authority, ~~within and outside the~~and other agencies outside of the region who participate in self-help projects that may be interested in pursuing a local project for potential local project implementation by the end of 2029. ~~and will keep a log of all communication with agencies. The City will begin a sign-up log for interested households and will schedule a workshop for early Fall 2022 with self help housing services and interested households.~~ The City will hold a workshop at least every two years during the 2021-2029 planning period. Once interested agencies and households are identified, the City will support and assist in the applications for funding. The City will also make efforts to advertise and bring awareness to this housing program using several marketing tools.

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Program Financing: State HCD, self-help “equity,” City of Calipatria, staff time

Responsible Agency: City of Calipatria and non-profit corporations

4. Pursue Key Federal Funding Sources for Affordable Housing

Successful implementation of housing programs to create affordable housing will depend on a community’s ability to pursue additional funding sources. This program focuses on the two funding sources (CDBG and HOME) that are most accessible to Calipatria, however, the City of Calipatria may have to go beyond these programs to pursue housing subsidies. The State Department of Housing and Community Development (HCD) administer the federal CDBG program for non- entitlement cities and counties. Calipatria is eligible to apply to HCD for general CDBG allocation. ~~The City of Calipatria recently submitted a CDBG Grant Application for funding for improvements to the Cities Wastewater Treatment System and is awaiting a response with regard to the Grant from the State. The City is also pursuing other funding mechanisms in order to bring their Water and Wastewater Systems current with the requirements of State regulations and the existing and anticipated needs of the City.~~ The City acts as the lead agency in all Applications for funding from the State and federal government and other funding agencies. Under the HOME program, HUD will award funds to localities on the basis of a formula that takes into account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist either rental housing or homeownership through acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having special needs related to housing. The local jurisdiction must make matching contributions to affordable housing under HOME. The HOME and CDBG Program are awarded on a competitive basis.

2021-2029 Program Objective and Time Frame: On an annual basis, between 2021 and 2029, the City Staff will continue to support or pursue additional funding sources for affordable housing development in the City of Calipatria.

Program Financing: City of Calipatria staff time, CDBG, HOME, and other public funds.
Responsible Agency: City of Calipatria

Goal 2: Encourage and promote housing diversity through a variety of housing types, including new and innovative designs, by removing governmental constraints where feasible and while maintaining quality standards, safety and a satisfying living environment for all income levels and segments of the community.

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The lack of housing supply to meet the needed demand significantly impacts housing affordability. The City of Calipatria has had limited housing development and the development that has occurred has been largely in multi-family units restricted for the low and very low income. Single-family development has remained deficient for the last two decades in addressing the needs of all economic segments. This lack of single-family development has prevented diversification in housing types, size of units, and price ranges.

5. Planned Unit Development Program

In 2013, the City established a Planned Unit Development (PUD) Ordinance to provide flexible development options and increase affordable housing development opportunities in the community.

2021-2029 Program Objective and Time Frame: The City will continue to encourage PUD's targeting housing affordability for all economic segments of the community.

Program Financing: City of Calipatria and City of Calipatria staff time
Responsible Agency: City of Calipatria

6. Tax Credit Rental Projects

Low Income Housing Tax credit subsidies are available to assist in the construction of multi-family rental units affordable to low and moderate income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets the following minimum low income occupancy requirements: 20% of the units must be affordable to households at 50% of the area median income (AMI), or 40% of the units must be affordable to those at 60% of the AMI. The total credit over the ten-year period has a present value equally to 70% of the qualified construction and rehabilitation expenditures. The tax credit is typically sold to large investors at a syndication value. These credits are available on a very competitive basis and percentages

of units committed to affordability are usually at 100%. The City of Calipatria supported developers to pursue tax credits for the construction of affordable units in the City of Calipatria, as evidenced with the Cottonwood Creek, Casa del Sol, and Villa Esperanza Apartment Projects

2021-2029 Program Objective and Time Frame: City of Calipatria staff will continue to support developers in the pursuit of tax credits to fund the construction of multi-family rental units in the City. Developers will be provided with informational brochures regarding tax credits upon their first visit to the City of Calipatria and the City will remain available to assist developers with the tax credit application process.

Program Funding: City of Calipatria staff time, Low Income Housing Tax Credits and other project funding

Responsible Agency: City of Calipatria, private or non-profit developers

7. Zoning Ordinance Review and Update

Residential development standards contained in the Calipatria Zoning Ordinance are essential tools for maintaining the health, safety, and general welfare of the community. The standards are adopted to promote land use compatibility and overall quality of life in the community. Periodic reviews of this Ordinance, however, are necessary to ensure that these regulations do not unnecessarily constrain housing development and more importantly, to ensure that they conform with recently adopted State and federal laws. Recent changes in State law have been implemented to remove several constraints to housing development for persons with disabilities, the homeless, farmworkers and for housing affordability. The City adopted textual amendments in the Zoning Ordinance to address the constraints identified. The City will update the Zoning Ordinance to ensure compliance with all new State Regulations including flexibility with the construction or conversion of Accessory Dwelling Units (ADU's).

2021-2029 Program Objective and Time Frame: The City of Calipatria City Council will conduct a review of the existing Zoning Ordinance and will amend the Zoning Ordinance to address the following potential constraints within one year of Housing Element adoption:

- a. Pursuant to State law, the City of Calipatria will amend its Zoning Ordinance to establish update the current development standards for the construction of ADU's to provide flexibility for the conversion or construction of Accessory Dwelling Unit's ADU's or JADU's. The update shall also include an incentive program for the creation of ADU's for lower- and moderate-income households.

Program Funding: City of Calipatria staff time

Responsible Agency: City of Calipatria

8. Streamline Permitting Processing

The City of Calipatria has efficient permit processing procedures in place that do not constitute an unreasonable constraint on housing development.

2021-2029 Program Objective and Time Frame: Continue to streamline the permitting process for projects that include affordable housing targeted towards seniors and lower- and moderate-income households ~~by the end of all through the 2021-2029 planning period, and continued.~~

Program Funding: City of Calipatria staff time

Responsible Agency: City of Calipatria

Goal 3: Preserve subsidized housing and conserve and improve the existing affordable housing stock in conformance to adopted standards and support public and private efforts in maintaining, reinvesting in, and upgrading the existing housing supply.

Like any other tangible assets, housing is subject to gradual physical or technological deterioration overtime. If not properly maintained, it can discourage reinvestment, depress neighboring property values and have a negative impact on the overall quality of life in Calipatria. Maintaining Calipatria's older housing neighborhoods is vital to conserving the overall quality of housing in the community. In 2000, approximately 43.6% of the housing stock was built in or prior to 1980 and therefore would be at least 40 years old by the year 2021. Typically, structures older than 30 years of age show signs of deterioration and require higher levels of maintenance and/or rehabilitation. Households with limited income or who overpay for housing are less likely to have the discretionary income needed to upkeep and maintain their homes and therefore, rehabilitation programs should be especially focused to meet the housing maintenance needs of this sector of the population. The preservation of publicly assisted housing is an equally important factor in conserving the existing affordable housing stock. Preservation, however, refers to maintaining the subsidized status of the publicly assisted units, versus the physical conservation of the structures.

9. Housing Rehabilitation Program

The City uses CDBG funds to address the local housing rehabilitation needs. The Housing Rehabilitation program consists of the following two components: deferred loans and amortized time pay loans for owner/occupants, and amortized time pay loans for owner/investors. Rehabilitation assistance is only provided to owner/occupants and renters within the targeted income group (households earning up to 80% of County

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median). To qualify for assistance under the rental components of the Housing program, the units must be within the incorporated City limits, and have rental rates affordable for households earning up to 80% of the median income. Assisted units may include mobile-home units. The adopted Guidelines incorporate minimum limits for the Housing Rehabilitation Program that might be restrictive for substantial rehabilitation or reconstruction projects as construction costs increase; therefore, they should be assessed on a periodic basis. A special emphasis will be made to encourage extremely low income participants or those in need of special needs housing, including persons with developmental and other disabilities. Priority will be given to these special needs group via complete or partial grant. In order to apprise the public of the rehabilitation program, the City offers brochures in English and Spanish and conducts education outreach through public meetings and door-to-door contact.

2021-2029 Program Objective and Time Frame: The City will review periodically and amend its Housing Rehabilitation Program Guidelines as needed during the 2021-2029 Plan Period. The City will conduct its first review with amendments as necessary by June 2029. The City will assist approximately 15 extremely low, low- and very low-income households over the Plan Period. As needed, the City will apply to the State HCD for additional.

Program Financing: CDBG, HOME, and Program Income.

Responsible Agency: City of Calipatria

10. Weatherization Program

Campeños Unidos, Inc., a local non-profit organization, is currently providing weatherization services to eligible participants in the City through two programs: 1) the Low-Income Home Energy Assistance Program funded by the State; and 2) a weatherization program funded by Southern California Gas Company. The programs provide services including: (a) minor housing envelope repairs; (b) ceiling insulation; (c) low-flow showerheads; (d) weather-stripping; (e) water heater blankets and pipe wrap; (f) duct wrap; (g) caulking; and (h) switch and outlet gaskets. The Imperial Irrigation District (IID) also makes funds available for AC replacement and energy efficient projects for qualifying households. These improvements are critically important in reducing the overall cost of utilities, thus reducing housing costs for lower-income households.

2021-2029 Program Objective and Time Frame: The City will continue to advertise the weatherization program in its Housing Rehabilitation brochures, and will conduct outreach periodically through service bill communication device. The City will continue to support IID programs to promote energy conservation. The City will also support State energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1980 housing. Insofar as practical, the City shall encourage cost-effective

energy technologies with both positive economic and environmental impacts, e.g., passive solar space heating and cooling and water conservation.

Program Financing: State funding, IID, Southern California Gas Company

Responsible Agency: Campesinos Unidos, Inc., City of Calipatria

11. Section 8 Rental Assistance Certificate/Voucher Program

The Section 8 Rental Assistance program extends rental subsidies to extremely low-income families and elderly households who spend more than 30% of their gross income on housing. The subsidy represents the difference between the excess of 30% of the monthly income and the actual rent as approved by HUD. The Voucher program is similar to the Section 8 Certificate program. Vouchers permit tenants to locate their own housing, while households receiving certificates must rent units that are listed at the local housing authority to receive certificates. Unlike the certificate program, voucher recipients are permitted to rent units beyond the federally determined fair market rent in an area provided the tenant pays the extra rent increment. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families which may be “coupling up” to afford their own housing. The Imperial Valley Housing Authority (IVHA) administers the Section 8 Certificate/Voucher Program for Calipatria. Seventeen lower-income households in Calipatria currently receive Section 8 voucher assistance. The IVHA also owns and manages 40 affordable units in Calipatria. The City encourages apartment owners to list their properties with the Imperial Valley Housing Authority as eligible to accept Section 8 tenants, and refers lower income households to the Housing Authority for assistance.

2021-2029 Program Objective and Time Frame: The Imperial Valley Housing Authority will conserve the 40 existing rent subsidies for very low-income households. The City will continue to support the IVHA’s efforts in pursuing additional allocation of Section 8 funds. Support may take the form of providing letters of support to be included in the IVHA’s application package to HUD.

Program Financing: HUD Section 8

Responsible Agency: Imperial Valley Housing Authority

12. Preservation of Publicly Assisted Low Income Housing

In order to meet the housing needs of persons of all economic groups in Calipatria, the City must guard against the loss of housing units available to extremely-low and low income households. Currently, there are three apartment complexes within the City of Calipatria that receive subsidies for maintaining the affordability of units for low- and very low-income residents in addition to the 40 publicly owned units managed by the Imperial

Valley Housing Authority. Qualifying assisted low-income housing in Calipatria include the Cottonwood Creek Apartments (32 units), Casa del Sol Apartments (79 units), Villa Esperanza Apartments (72 units), and the Imperial Valley Housing Authority owned 40 units. As appropriate, the City will work with existing and potential owners, as well as tenants to keep these apartment units affordable to lower-income households and to avoid tenant displacement. In order to do this, the City will: **Monitor Assisted Units and Determine which are At Risk of Conversion** – the City will keep in regular contact with the owners of the Cottonwood Creek, Casa del Sol, and Villa Esperanza Apartments to confirm their affordability status. The City will communicate to the owner the City's continued interest in working with the owner and non-profit organizations to preserve the "at-risk" units as affordable to lower income households.

2021-2029 Program Objective and Time Frame: The City will continue to maintain contact with the owners of the Cottonwood Creek, Casa del Sol, and Villa Esperanza Apartments through a written log of phone and in-person conversation conducted at a minimum, every six months, and, if necessary work with other non-profits in the rare event that one of these Apartment buildings is in danger of converting to all market rate rents. Support IVHA to maintain ownership of their 40 publicly owned and subsidized housing units.

Program Financing: City of Calipatria, staff time

Responsible Agency: City of Calipatria, Imperial Valley Housing Authority

Goal 4: Encourage the proactive and planned growth of the City by designating and preserving suitable sites for residential development in relation to job opportunities and/or the provision of public infrastructure and facilities.

An essential element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing. This is an important function of both the Zoning Ordinance and the Land Use Plan under the General Plan. Currently, the City of Calipatria has an adequate amount of vacant, developable land for residential projects within its City Limits; however, the majority of this land is underserved or not served with an adequate infrastructure system, including streets, sewer facilities, and other public infrastructure. The City does not own or operate the potable water system and has limited control over costs and improvement plans which are all handled by the for-profit Golden State Water Company. The City must ensure that there are adequate diverse sites for residential development and that infrastructure improvements are planned for in a proactive and responsive manner so that the costs of installing the infrastructure in the vicinity of these sites does not unduly burden the developer.

13. Land Use Plan Update/Zone Changes

Planning and regulatory actions to achieve adequate housing sites are achieved through

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the Land Use Element of the General Plan and Zoning Ordinance. The Land Use Element provides for a variety of residential types, ranging from 8 units per acre for single-family homes to 20 units per acre for apartments and condominiums. As shown in Section IV of this Housing Element, the Land Use Plan provides for adequate sites within the City limits to meet the City's share of regional housing needs for the Plan period, as determined by SCAG and this Housing Element, but there are no available, undeveloped, sites for high density residential. High Density residential provides for some of the most affordable housing for extremely low and low-income individuals. The City should plan for a zoning amendment to accommodate higher density residential. Furthermore, the City can pre-plan and pre-zone the Sphere of Influence surrounding the City to provide logical direction and growth.

2021-2029 Program Objective and Time Frame: The City will continue to ensure that sites designated for residential development are reserved for residential land uses, and restricted from rezoning to non-residential uses, in order to fulfill Calipatria's regional housing needs by income group. The Land Use Plan shall be reviewed within the 2021-2029 planning period to ensure that the designation of residential sites within the incorporated City limits and outside within the Sphere of Influence are adequate in order to accommodate the allocations by the Regional Housing Needs Assessment and the City's population growth projections. The City will make the necessary land use and zoning amendments by the end of 2029 to allow for higher density residential.

Program Financing: City of Calipatria, staff time

Responsible Agency: City of Calipatria

14. Development Consistency With Adopted Plans

Adopted plans, policies and regulations require consistent enforcement in order to achieve the long-term desired objectives. It is imperative that the City review all tentative subdivision maps, annexations, and planning permits for consistency with the adopted Land Use Plan and this Housing Element. Proposed development must further be consistent with other existing regulatory documents so that land uses are protected against impacts from inconsistent development. Rezoning or reclassification of residential uses to non-residential uses shall be strictly prohibited unless an equally comparable site will be exchanged.

2021-2029 Program Objective and Time Frame: The City will continue to review all proposed development for consistency with the adopted plans, policies and regulatory codes in order to preserve adequate residential sites for the orderly growth and development of the community and to ensure that the housing needs of the community are able to be addressed. The City shall not approve inconsistent rezoning or reclassification of sites designated for residential uses unless an equally comparable site

will be exchanged.

Program Financing: City of Calipatria, staff time

Responsible Agency: City of Calipatria

15. Housing Condition Survey

The City should conduct housing condition surveys periodically to monitor housing conditions and identify units in need of maintenance/rehabilitation before substantial rehabilitation or demolition is required. The City can then prioritize units in need of demolition or substantial rehabilitation and assess their suitability for assistance through the Housing Rehabilitation Program.

2021-2029 Program Objective and Time Frame: The City conducted a Housing Condition Survey on September 2, 2021 and will continue to conduct these surveys at least once during the upcoming Housing Element Plan periods and prioritize the units in need of maintenance/rehabilitation for the City's Housing Rehabilitation Program. This report will be presented to City Council for their review and action as necessary.

Program Financing: City of Calipatria, staff time

Responsible Agency: City of Calipatria

16. Development Impact Fee/Infrastructure Assessment

Impact fees, when based on a comprehensive assessment and used in conjunction with a sound capital improvement plan, can be an effective tool for the City of Calipatria for ensuring adequate infrastructure to accommodate growth where it is anticipated. As such, the City should engage a qualified consultant to prepare a comprehensive infrastructure assessment that will support an update of the City's Development Impact Fee Program to be consistent with the City's General Plan. The study must conform to the City's planning standards and most recent land use forecasts to establish the nexus between the impact of new development and the need for major infrastructure improvements. The study should include a comprehensive infrastructure need assessment for the City's street, drainage, and wastewater systems, as well as for local police, fire, parkland, and administrative services. The study should assess capital improvement costs for each improvement and consider adoption of new fees.

2021-2029 Program Objective and Time Frame: The City shall prepare an RFP for the comprehensive infrastructure assessment and update to the City's Development Impact Fee Program by the end of 2023.

Program Financing: City of Calipatria, staff time and General Fund, RDA set-asides

Responsible Agency: City of Calipatria

Goal 5: Promote and support equal housing opportunities for all residents in Calipatria regardless of age, sex, race, marital status, ethnic background, income and other arbitrary factors and maintain an adequate Monitoring Program to ensure Housing Goals and Objectives are attained.

The provision of safe and decent housing is a statewide goal for the benefit of all residents regardless of age, sex, race, marital status, ethnic background, or income. The City of Calipatria has the authority to exercise its police power for the public health, public safety, and general welfare, to assure equal opportunity to all persons to live in decent housing facilities to that end prohibit discrimination in housing by any individual(s) or agency. Every resident of the community has a right to file a complaint with the City Clerk.

17. Fair Housing Program

The California Rural Legal Assistance (CRLA) organization in El Centro provides arbitration for private housing disputes for extremely-low and low income households in Imperial County. CRLA is funded through the Federal Legal Services Corporation and State IOLTA Trust Fund operated by the California Bar Association. The CRLA has established a Community Advisory Council (CAC) with one member from each community. The CAC member must be low-income and a former or present client of the CRLA. The Civil Rights Division of HUD also provides educational brochures and posters, answers questions, and investigates fair housing complaints.

2021-2029 Program Objective and Time Frame: The City Clerk of Calipatria is responsible for referring any fair housing complaints to CRLA or the Civil Rights Division of HUD as appropriate and the City will continue to promote equal housing laws, housing programs and resources through the provision and distribution of educational and marketing material made available at City Hall, the City Public Library, and City Website ~~-(2021-2029)-~~.

Program Financing: City of Calipatria staff time

Responsible Agency: City of Calipatria, CRLA, HUD

18. Homeless Referral Program

The City of Calipatria will continue to participate as a member of the Imperial Valley Regional Taskforce on Homelessness which addresses homelessness issues Countywide through a network of assistance programs and facilities throughout the Imperial Valley. The City has not identified or received reports of any homeless persons within the incorporated City limits, it makes available the task force resource book to all interested individuals which lists programs available and the names and addresses of all agencies and shelters participating. Catholic Charities is also a local referral source to

aid against homelessness or for the provision of services including meals, beds, and counseling and other support services.

2021-2029 Program Objective and Time Frame: The City will continue to participate in the Imperial Valley Regional Taskforce on Homelessness and refer individuals as necessary.

Program Financing: City of Calipatria staff time

Responsible Agency: City of Calipatria and Catholic Charities

19. Performance Monitoring Program

All successful Plans are accomplished through effective monitoring. The City could not implement some Programs during the 2013-2021 Housing Element Plan period or reach its desired objectives due to the lack of adequate administration and monitoring. In order to periodically assess and meet the desired objectives and goals established through this Housing Element, it is essential for the City to do a periodic assessment on progress and report the findings to the legislative body. Any necessary corrective actions should be taken by the legislative body in order to achieve satisfactory progress.

2021-2029 Program Objective and Time Frame: The City will monitor adopted Program success and shortfalls on an annual basis starting January 2022. The report findings will be presented to the Calipatria City Council for discussion and action, if necessary.

Program Financing: City of Calipatria staff time

Responsible Agency: City of Calipatria

20. Farmworker Prioritization for Housing Program

The City uses CDBG and HOME funds to address local housing rehabilitation needs. The Housing Rehabilitation Program consists of the following two components: deferred loans and amortized time pay loans for owner/occupants, and; amortized time pay loans for owner/investors. Rehabilitation assistance is only provided to owner/occupants and renters within the targeted income group (households earning up to 80% of County median). To qualify for assistance under the rental components of the Housing Program, the units must be within the incorporated City limits and may include mobile-home units. The current Guidelines are outdated and incorporate minimum limits for the Housing Rehabilitation Program that might be restrictive for substantial rehabilitation or reconstruction projects. The Guidelines should be amended to address current needs, including allowance of room additions to alleviate overcrowding. In order to apprise the public of the rehabilitation program, the City offers brochures in English and Spanish and conducts education outreach through public meetings and door-to-door contact. The City intends to utilize this program to provide housing assistance to farmworkers

residing within the incorporated City limits.

2021-2029 Program Objective and Time Frame: The City's CDBG Housing Assistance Programs will continue to give priority to farmworkers. The City will make the necessary program amendments as necessary.

Program Financing: CDBG, HOME and Program Income

Responsible Agency: City of Calipatria

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APPENDIX A – SITE INVENTORY LIST

**Please Start Here, Instructions in Cell
A2, Table in A3:B15**

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	CALIPATRIA
Housing Element Cycle	6th
Contact Information	
First Name	Romualdo
Last Name	Medina
Title	City Manager
Email	romualdo_medina@calipatria.com
Phone	(760) 348-4141
Mailing Address	
Street Address	<u>125 Park Avenue</u>
City	CALIPATRIA
Zip Code	92233

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
CALIPATRIA		92233	023-102-004		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-102-006		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-102-007		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-102-008		LDR	R-1	1	8 Unit/Acre	1.06	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-102-009		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-102-010		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-003		LDR	R-1	1	8 Unit/Acre	0.31	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-004		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-008		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-010		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-011		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-012		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-013		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-014		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-015		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-016		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-017		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-020		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-021		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-022		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-025		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-103-026		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-111-018		LDR	R-1	1	8 Unit/Acre	0.32	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-111-019		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-112-025		LDR	R-1	1	8 Unit/Acre	0.25	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-112-029		LDR	R-1	1	8 Unit/Acre	0.25	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-113-015		LDR	R-1	1	8 Unit/Acre	0.32	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-113-016		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-115-001		MDR	R-2	1	23 Unit/Acre	6.5	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	81	13		94
CALIPATRIA		92233	023-142-002		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-142-007		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-142-009		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-142-011		LDR	R-1	1	8 Unit/Acre	0.15	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-142-012		LDR	R-1	1	8 Unit/Acre	0.51	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3
CALIPATRIA		92233	023-142-013		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-142-014		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-142-015		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-142-016		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-142-017		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-142-022		LDR	R-1	1	8 Unit/Acre	0.58	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3
CALIPATRIA		92233	023-151-009		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-151-028		LDR	R-1	1	8 Unit/Acre	0.11	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-151-032		LDR	R-1	1	8 Unit/Acre	0.15	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-171-015		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-172-005		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-181-004		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-181-012		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-181-015		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-202-005		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-202-009		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-202-021		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-202-022		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-202-023		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-202-024		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-210-010		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-210-019		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-210-020		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-210-022		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-210-023		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-210-024		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-210-025		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-210-031		LDR	R-1	1	8 Unit/Acre	0.42	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2
CALIPATRIA		92233	023-210-035		LDR	R-1	1	8 Unit/Acre	0.25	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-210-040		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-210-041		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-210-042		LDR	R-1	1	8 Unit/Acre	0.34	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2
CALIPATRIA		92233	023-221-013		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-222-010		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-291-014		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-321-014		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-321-020		LDR	R-1	1	8 Unit/Acre	0.26	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-321-021		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-321-025		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-321-031		LDR	R-1	1	8 Unit/Acre	0.26	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-341-012		MDR	R-2	1	23 Unit/Acre	0.11	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-341-013		MDR	R-2	1	23 Unit/Acre	0.11	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-341-014		MDR	R-2	1	23 Unit/Acre	0.11	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-342-014		MDR	R-2	1	23 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-342-024		MDR	R-2	1	23 Unit/Acre	0.11	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-343-008		MDR	R-2	1	23 Unit/Acre	0.11	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-343-014		MDR	R-2	1	23 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-343-016		MDR	R-2	1	23 Unit/Acre	0.11	Vacant	NO	NO - Privately-Owned	Available					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
CALIPATRIA		92233	023-412-012		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-431-002		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA	342 & 344 S. Lake Avenue	92233	023-431-007		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA	350 W. Church Street	92233	023-431-013		LDR	R-1	1	8 Unit/Acre	0.2	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-481-024		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-484-028		LDR	R-1	1	8 Unit/Acre	0.13	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-484-029		LDR	R-1	1	8 Unit/Acre	0.16	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-484-030		LDR	R-1	1	8 Unit/Acre	0.16	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-484-031		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-484-032		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-484-033		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-484-034		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-484-035		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-484-036		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-484-037		LDR	R-1	1	8 Unit/Acre	0.16	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-484-038		LDR	R-1	1	8 Unit/Acre	0.22	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-484-039		LDR	R-1	1	8 Unit/Acre	0.21	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-486-001		LDR	R-1	1	8 Unit/Acre	0.17	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-486-002		LDR	R-1	1	8 Unit/Acre	0.15	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-486-003		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-486-004		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-486-005		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-486-006		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-486-007		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-486-008		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-486-009		LDR	R-1	1	8 Unit/Acre	0.14	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
CALIPATRIA		92233	023-486-010															

Table C: Land Use, Table Starts in A2

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[illegible]

[illegible]

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RESOLUTION 21-31**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIPATRIA
APPROVING THE 2021 SIXTH CYCLE HOUSING ELEMENT UPDATE**

WHEREAS, State law requires cities and counties to prepare and adopt a General Plan to guide the future development of a city or county which must contain certain elements, including a Housing Element which sets forth goals, policies, and programs to encourage the development of housing for all income groups and persons with special needs; and

WHEREAS, Housing Elements must be updated to coincide with each cycle of Southern California Association of Governments' Housing Element Planning Period; and

WHEREAS, the City of Calipatria is required to submit a sixth cycle update of its Housing Element; and

WHEREAS, the Housing Element draft was presented to City Council on July 27, 2021 and was submitted to the California Department of Housing and Community Development ("HCD") for comments and review on July 29, 2021; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering all written comments received from HCD, the City of Calipatria City Council considered all facts relating to the proposed amendments to the Housing Element; and

WHEREAS, the City of Calipatria will Adopt the final Housing Element and submit final report to HCD; and

NOW THEREFORE LET IT BE RESOLVED, that the Calipatria City Council determines as follows:

- A) That the foregoing recitations are true and correct; and
- B) That based on the evidence presented at the public meeting, the City Council of the City of Calipatria hereby approves the Final 2021 Sixth Cycle Housing Element Update, hereby incorporated as Exhibit A, based on the following findings:
 - 1. The project has been reviewed in accordance with the requirements set forth by the City of Calipatria for implementation of the California Environmental Quality Act and the City has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act.
 - 2. The proposed amendments to the Housing Element are consistent with all other elements of the Calipatria General Plan.

APPROVED AND ADOPTED at a regular scheduled meeting of the City Council of the City of Calipatria held on this 12th day of October 2021.



Huston Hisel, Mayor

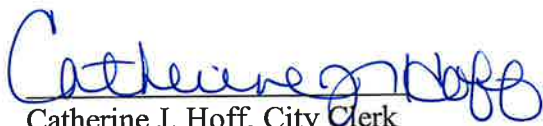
I, Catherine J. Hoff, City Clerk of the City of Calipatria, DO HEREBY CERTIFY that the foregoing resolution 20-31 was duly passed, approved, and adopted by the City Council of the City of Calipatria at a regular scheduled meeting thereof held on the 12th day of October 2021, and that the same was adopted by the following roll call vote:

AYES: N-Froelich, Cervantes, Chavez, Hisel

NOES: None

ABSENT: Amezcua

ABSTAIN: None



Catherine J. Hoff, City Clerk