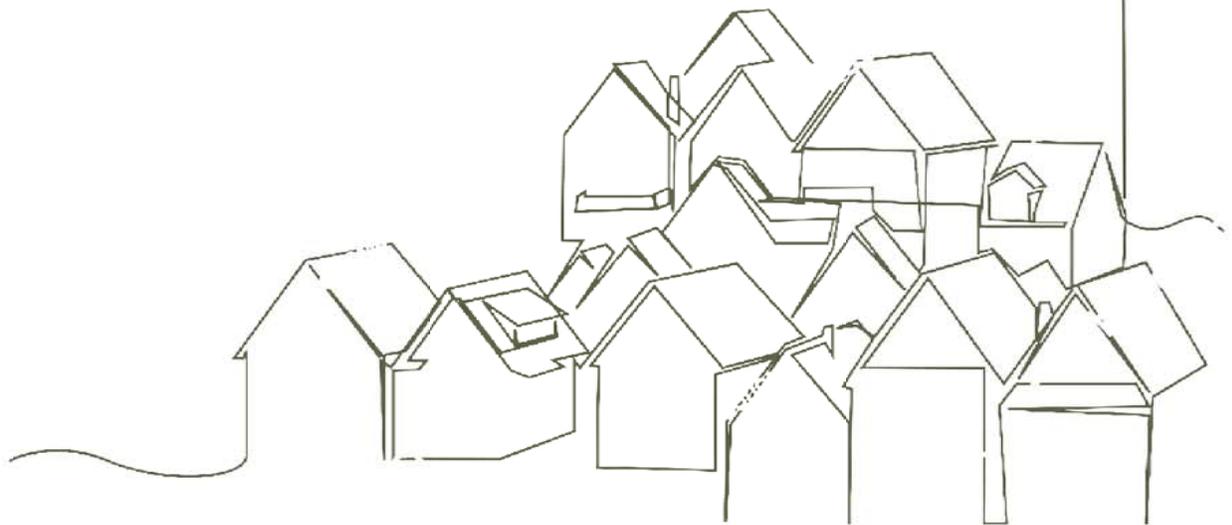


Housing Element

2021-2029

Final
October 2021



Calipatria

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I. 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.

A. BACKGROUND

Incorporated in 1918, the City of Calipatria is 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.

The City of Calipatria is a rural community with deep agricultural roots and government-based jobs accounting for more than half of the total jobs in the city. The City of Calipatria relies both on a strong employee base, which is generated by the Calipatria State Prison that opened in January of 1992, and also relies 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 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 and 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 levels 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 above moderate- 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.

B. 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, 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 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 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.

C. 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. 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.

D. 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 planning period.

E. ORGANIZATION OF THE HOUSING ELEMENT

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

- I. **Introduction** provides an introduction to the Housing Element Law and the intent and purpose of the Housing Element document;
- II. **Housing Needs Assessment** is an analysis of the City's population, household data, employment base, and characteristics of the City's housing stock;
- III. **Constraints on the Provision of Housing** includes a review of potential constraints to meeting the City's identified housing needs;
- IV. **Affirmatively Furthering Fair Housing** an analysis to combat discrimination that overcome patterns of segregation and foster inclusive communities
- V. **Housing Opportunities** provides an evaluation of opportunities that will further the development and provision of adequate housing;
- VI. **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
- VII. **The Housing Plan** is a statement of the Housing Plan to address Calipatria's identified housing needs, including housing Goals, Policies and Programs.

F. 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**, 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		

G. 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, 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. A Public Notice 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 workshop was made available. Comments received at these Public Workshops were incorporated into the Housing Element accordingly. The following is a 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 through Zoom, while some members of the public attended in-person.
- **Circulation of the Housing Element.** 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; however, no changes were required to be made in the Draft Housing Element.

Current and Future Public Participation Efforts. The City of Calipatria understands the importance of community engagement when assessing the needs of the community. City staff has made efforts to receive public input and will continue to proactively engage with stakeholders and residents of the community during the implementation of any program listed on **Table 43**. As noted above, in the “Community Workshop” section, the City made efforts to reach out to all segments of the community by posting notices of workshops at City Hall, publishing the notices in the newspaper, and mailing notices to stakeholders, to ensure all segments of the community are well-informed of these workshops and their opportunity to provide input. Additionally, during the development of the draft, the City made additional efforts to receive public outreach, specifically for fair housing issues within the City, by contacting stakeholders and fair housing organizations such as the California Rural Legal Assistance (CRLA) nonprofit organization.

While employing public participation efforts, the City of Calipatria reached out to the Imperial Valley Housing Authority (IVHA) and Campesinos Unidos for additional feedback of the element draft. On January 2022, the City contacted CRLA for additional information on fair housing issues and provided a copy of the Adopted Housing Element for their review and strongly encouraged any comments or feedback regarding fair housing issues and fair housing needs within the City of Calipatria. The CRLA kindly responded that due to their large caseloads, they would not have enough time to provide comments. The City will continue to stay in contact with the CRLA to report and address any fair housing issues that may arise and will encourage feedback during the implementation of any new program listed on Table 43. As of the writing of this draft, no other comments were received, however, the City will continue to pursue feedback from various organizations and population groups to find solutions to improve the current housing needs and identify new methods that will have beneficial impacts for all segments of the community.

During the development of this element, the City of Calipatria sent drafts to developers for review and feedback and received feedback from one developer. AMG and Associates, LLC. is a development company that prioritizes the construction of affordable housing. This development company has constructed affordable housing within the City of Calipatria and is familiar with the housing needs of the City. This development company provided feedback to the City and made recommendations regarding rezoning of certain portions of vacant land in the City. Specifically, the developer expressed that the industrial vacant zones, located within proximity to Golden State Water Company, should be rezoned from Light Industrial to R-2: Medium Density Residential. The developer also expressed that the vacant parcels located northeast of the City Limits should be rezoned from R-2: Medium Density Residential to R-3: High Density Residential. Other portions of land that were mentioned for rezoning were some vacant sites located southeast of the City Limits to be rezoned from Light Industrial to R-3: High Density Residential. The City will consider these findings during the rezoning period under **Program #13** (Table 44). It is important to note, all public comments received are included in this element and all revisions made to the element were circulated for public review.

On June 27th, the City Planning Commission held a public workshop to discuss the East Side Specific Plan, which is the City’s approach to implement the goals and policies in the City’s Adopted General Plan and

create new opportunities for housing development, specifically on the east side where most of the undeveloped land is located. The City posted a Public Hearing Notice at City Hall and published the notice in the newspaper. Public Hearing Notices were also sent to developers, stakeholders, and non-profit agencies that offer housing assistance and other resources to lower income families. Topics that were discussed at the workshop included:

- **Rezoning:** City staff discussed the possible areas that will be re-zoned to accommodate housing development and mixed-use development. Areas specifically on eastside were considered since most of the undeveloped land is located in that portion of the City;
- **Housing Programs:** City staff discussed existing and future housing programs listed on Table 44, specifically incentives that would encourage developers to develop affordable housing within the City. Discussions also included Zoning Ordinance updates to density, lot coverage, and other amendments that would facilitate housing development;
- **Current and Future Housing Projects:** City staff discussed current and future housing projects which included approximately 4 single-family homes, 4-plex, and a 40-unit apartment complex; and
- **Current and Future Public Infrastructure Projects:** City staff discussed current and future public infrastructure projects that will increase the capacity for future housing supply. These projects included the East Side Stormwater Drainage Improvements Project, South Brown Avenue Pedestrian and Roadway Improvements Project.

The City received public participation on these topics, specifically from developers that encouraged flexible development standards with regards to density and lot coverage. The City will consider these findings and will be included in the objective for **Program #7** on Table 44.

The City of Calipatria will coordinate with staff members and hold public hearings for all segments of the community to provide input on new or existing housing programs and effectiveness of said programs. Additionally, the City will provide informational brochures (both English and Spanish) of existing housing programs which will be placed at a visible location at City Hall or will be attached to utility bills to ensure all income groups and special needs groups are continuously informed. Furthermore, during the implementation of the new programs (**Table 43**), the City will also ensure public engagement by providing surveys to the residents either by mail, website posts, or social media posts that will include housing affordability and specific needs questions. City staff will also coordinate with low-income housing developers and stakeholders to develop an action plan for addressing the housing needs of all segments of the community, particularly for the lower-income and special needs households. City staff will diligently evaluate these public participation methods during the planning period for effectiveness and will make changes, as needed, to receive the most public participation possible. Additionally, the City anticipates to receive more public outreach with the implementation of the **Community Outreach for Housing Assistance and Resources Program** (see Program #22 on Table 43).

II. 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).

A. 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.

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 declining.

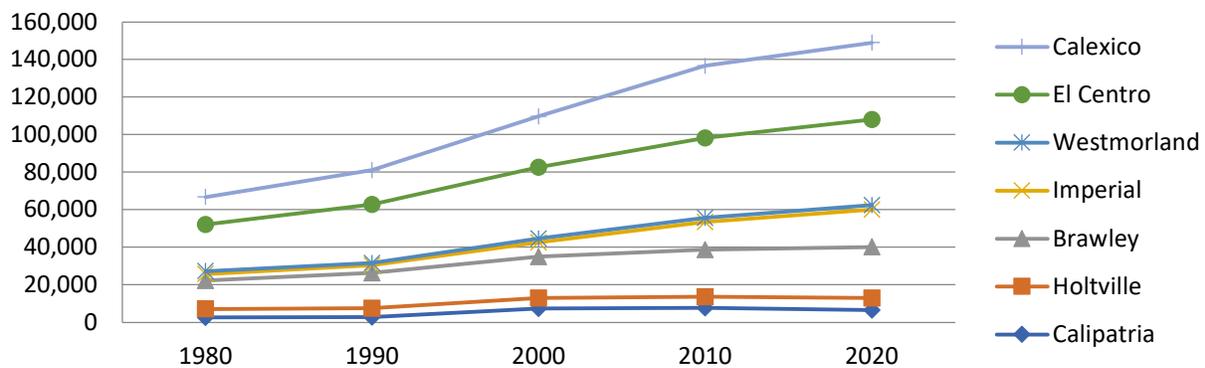
The 2021 estimated population is estimated at 6,509 persons according to the California State Department of Finance population projections. This estimate is based on an increase of only one dwelling unit in 2017 but with the average household size increasing from 3.62 persons per household in 2012 to 3.76 persons per household in 2020. Calipatria’s non-institutionalized population decreased from 3,635 residents in 2012 to an estimated 3,945 residents in 2020 which constitutes a 3% decrease.

**TABLE 2
CITY OF CALIPATRIA
POPULATION GROWTH TRENDS 2010 - 2021**

Year	Dwelling Units	Household Size	Prison Population	Residential Population
2010	1,121	3.51	4,164	3,541
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	3.71	3,652	3,747
2016	1,121	3.73	3,671	3,837
2017	1,122	3.75	3,696	3,859
2018	1,122	3.77	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, 2010-2020, 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 the County of Imperial, the City of Imperial, with an average annual growth rate of 3.5%.

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	6,843	-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 2,898 persons for the year 2020 as shown on Table 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 6,843. The population in group quarters (prison) is decreasing and the total residential population went from 4,086 persons in 2011 to 3,583 in 2020.

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 25 and 45 makes up most 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 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.

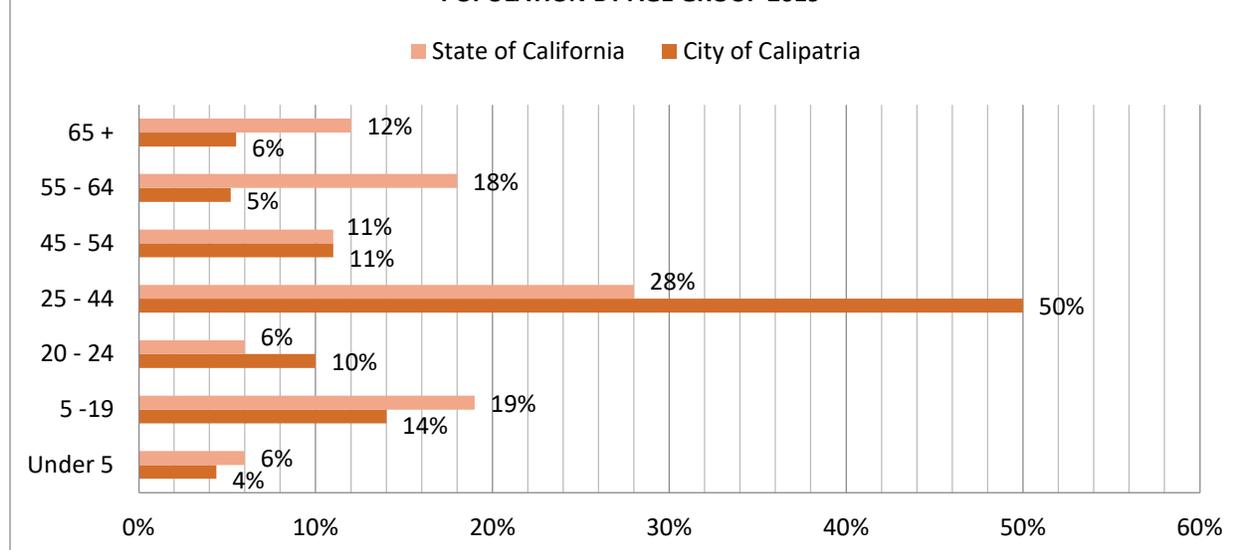
**TABLE 4
CITY OF CALIPATRIA AND STATE OF CALIFORNIA
AGE OF RESIDENTS 2019**

Age Range	City of Calipatria				Statewide	
	Total Population Number	Percent	Residential Population ² 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

Race & Ethnicity

Racial and ethnic composition may have implications for housing needs to the extent that different 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.

The racial and ethnic composition of Calipatria residents has seen a significant change from 2010 to 2019. **Table 5.** For analyzing population demographics in the community, the prison population was not excluded. The number of Hispanic or Latino residents of any race decreased from 5,714 residents in 2010 to 5,597 residents in 2019, comprising a total of 75.7% of the Calipatria population in 2019. There were more White residents in 2010 (6,367) than in 2019 (2,870), while the number of Blacks/African Americans increased from 19 (0.3%) in 2010 to 1,161 (15.7%) in 2020 and the Asian/Pacific Islanders increased significantly from 0 to 116 in 2020.

TABLE 5 CITY OF CALIPATRIA RACE & ETHNICITY 2010-2019				
Race/Ethnicity	2010		2019	
	Persons	Percent of Total Persons	Persons	Percent of Total Persons
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		7,395	

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.

B. HOUSEHOLD CHARACTERISTICS

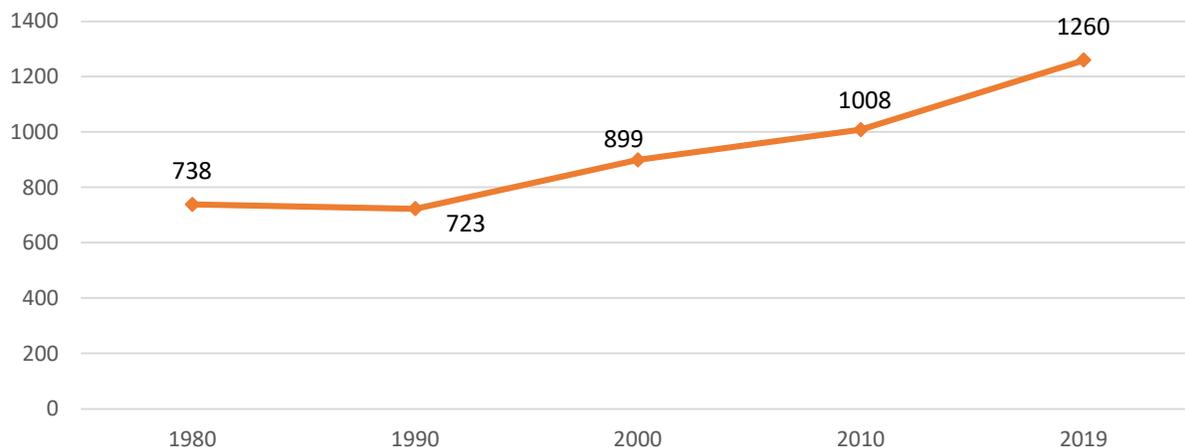
The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. The Census further defines family-households consist of a householder and one or more other people 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.

Existing Households and Composition

Calipatria experienced an increase in the number of households year after year in the periods between 1990 and 2010 (**Figure 3**), but the rate of increase started to decline in 2011. According to the 2019 American Community Survey provided by the U.S. Census Data, the household growth remained the same from 2011-2016 (**Table 7**). 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 6** illustrates the composition of households in the City of Calipatria. Forty-three 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.

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



Source: 2011-2019 American Community Survey

**TABLE 6
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

TABLE 7
CITY OF CALIPATRIA
HOUSEHOLD GROWTH TRENDS 1990-2020

Year	Number of Households	Numerical Change	Annual Percentage Change
1990	767		
2000	961	194	25.3%
2010	1,121	160	.16.6%
2011	1,121	0	0%
2012	1,121	0	0%
2013	1,121	0	0%
2014	1,121	0	0%
2015	1,121	0	0%
2016	1,121	0	0%
2017	1,122	1	.089%
2018	1,122	0	0%
2019	1,122	0	0%
2020 ⁵	1,122	0	0%

Source: 2011-2019 American Community Survey⁵2020 Data is based on the E-5 Population and Housing Estimates for Cities, Counties and the State, 2012-2020, California Department of Finance Data

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 changed from 65% in 2010 to 51% in 2019, which constitutes a 14% decrease. 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%), and Holtville (58%) but higher than 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 67% and for the state of California 56% 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% of owner-occupied units, 49% had household owners over the age of 45 suggesting reasonable home affordability for older populations, over the age of 45.

TABLE 9 COUNTYWIDE HOUSEHOLDS BY TENURE IN 2019		
	Number	Percent
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

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 2011 in Calipatria was 3.56 persons per household. By 2020, the U.S. Census reported that the persons per household had increased to 3.69. This makes the City’s average among the highest in the Imperial County and 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 2011-2019 American Community Survey (ACS), as illustrated in **Table 10**, 8% of occupied housing units within the City of Calipatria are overcrowded. This is also the case with the state of California’s overcrowding rate of 8%. According to the 2011-2019 American Community Survey, approximately 512 occupied housing units (58%) in the City had more than three bedrooms (the minimum size considered large enough to avoid most overcrowding issues), 341 of these units (79%) 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	92	11,970,478	92
1.01 to 1.50	33	4	688,128	5
1.51 or more	32	4	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 11** indicates the number and the percentage of overcrowded homes in the City of Calipatria and surrounding jurisdictions by tenure (occupants either own or rent their homes). According to Table 11, there were no incidences of overcrowding in owner-occupied homes, but 16% of all renter-occupied household are overcrowded or severely overcrowded within the City of Calipatria. Only 8% of all households are in overcrowded conditions.

**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	85%	816	92%
1.01 to 1.50	0	0%	33	8%	33	4%
1.51 or more	0	0%	32	8%	32	4%
Total	451	100%	430	100%	881	100%
Total Overcrowded	0	0%	65	16%	65	8%
County of Imperial						
	Owner		Renter		Total	
1.00 or less	25,173	94%	18,284	85 %	43,457	90%
1.01 to 1.50	1,332	5%	1,976	9%	3,308	7%
1.51 or more	217	0.8%	1,200	5%	1,417	3%
Total	26,722	100%	21,460	100%	48,182	100%
Total Overcrowded	1,549	5.8%	3,176	14%	4,725	10%
State of California						
	Owner		Renter		Total	
1.00 or less	6,928,580	96%	5,153,931	87%	12,082,511	92%
1.01 to 1.50	217,052	3%	470,925	8%	687,977	5%
1.51 or more	73,110	1%	314,275	5%	387,385	3%
Total	7,218,742	100%	5,939,131	100%	13,157,873	100.0%
Total Overcrowded	290,162	4%	1,075,362	13%	1,075,362	8%

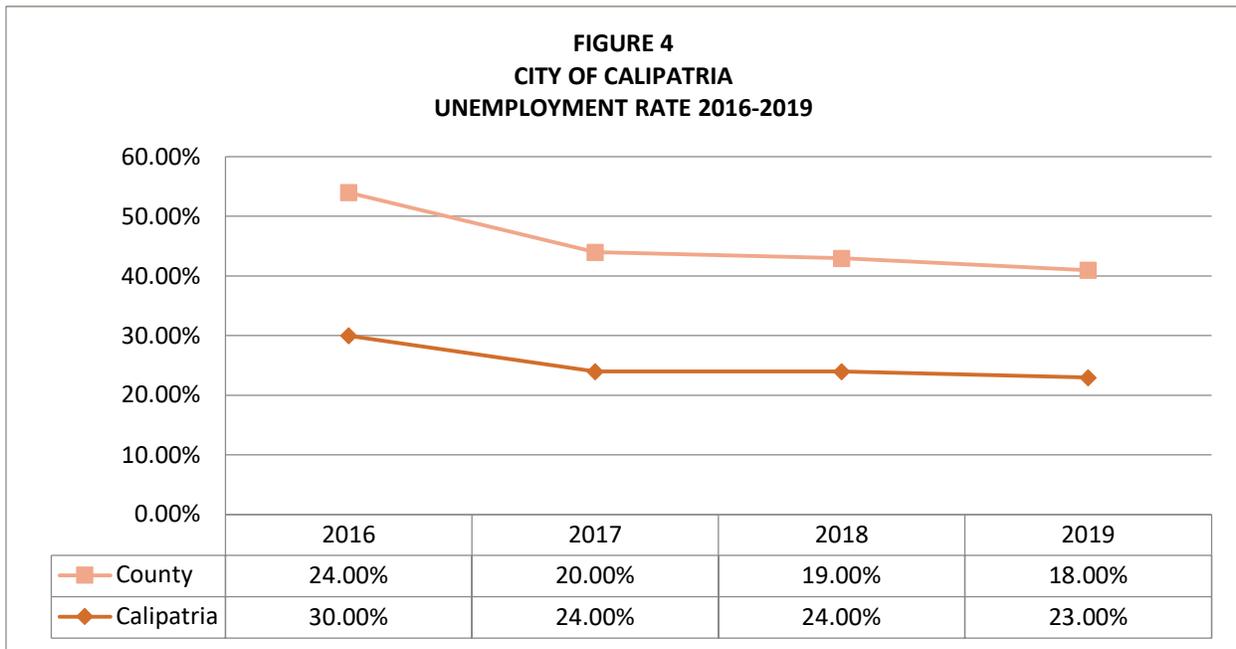
Source: 2011-2019 American Community Survey

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 County of Imperial were employed with nonfarm jobs. In addition, a total of 19,000 of the population were 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 California Employment Development Department the Unemployment Rate in the City of Calipatria for 2019 was 23%, while the state unemployment rate was 8% in 2021. Calipatria’s unemployment rate is higher than that of the County of Imperial rate, which was 18% in 2019, by 5% (Figure 4).



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

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 the County of Imperial, at 51% and approximately 44% greater than the national average of 63%.

Much of the labor force that was employed in Calipatria in 2019 were in the production, transportation, and material moving industry as shown in **Table 12**. 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 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**

Occupations of Residents	City of Calipatria		County of Imperial	
	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 Sales/Office occupations were typically the highest paid occupations in the County, while Farming/Fishing/Forestry occupations typically the lowest paid as shown in **Table 13**. When comparing the occupation composition of Calipatria to the average yearly salaries of various occupations in 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 (\$48,472) in 2019.

**TABLE 13
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 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 2019 American Community Survey, 227 households (25%) in Calipatria had incomes lower than \$15,000, while 303 households (33%) earned less than \$25,000 (**Table 14**). Approximately 30% of City households (270) earned incomes between \$25,000 and \$49,999. The remaining 336 households (37%) had an income of over \$50,000. Many 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 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 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%	601,685	5%
\$10,000 to \$14,999	116	13%	490,306	4%
\$15,000 to \$24,999	76	9%	1,279,691	12%
\$25,000 to \$34,999	78	9%	897,875	8%
\$35,000 to \$49,999	192	22%	1,306,618	12%
\$50,000 to \$74,999	185	21%	2,016,079	19%
\$75,000 to \$99,999	41	5%	1,645,318	15.2%
\$100,000 to \$149,999	69	8%	2,284,679	21%
\$150,000 or more	13	1%	3,043,972	28%
Total	881	100%	10,826,648	100%

Source: 2011-2019 American Community Survey

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.

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 generally capable of paying a larger proportion of their income for housing; therefore, estimates of housing overpayment generally focus on lower-income groups. 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.

Estimates for households who are overpaying, using figures from CHAS data compiled from 2013-2017, can be seen on **Table 15**. According to the table, 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 2020, but income has only marginally increased over the same period. According to **Table 15**, the total percentage of renters who are overpaying is 24% of all 881 households within the City of Calipatria. Using the same data, 15% of owners within the City are overpaying.

TABLE 15

CITY OF CALIPATRIA COST BURDEN BY INCOME DISTRIBUTION AND TENURE				
Income Category	Renters		Owners	
	Cost Burden >30%	Cost Burden >50%	Cost Burden >30%	Cost Burden >50%
	Households	% of Total HH	Households	% of Total HH
Extremely Low Income (<30%)	165	77%	70	54%
Very Low Income (>30% to <=50%)	50	23%	10	7%
Low Income (>50% to <=80%)	0	0%	35	27%
Moderate & Above Moderate Income >80%	0	0%	15	12%
Total of 881 Households	215	24%	130	15%

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.

Extremely Low-Income (ELI) Residents

The California Department of Housing and Community Development (HCD) publish annual income limits for each county in the state. According to the HCD income limits, households earning 30 percent or less than the **Area Median Income (AMI)** (up to \$26,200 for a family of four in 2020) are considered “extremely low-income.” Additionally, the commonly used income categories are approximately as follows, subject to variations for household size and other factors:

- Acutely low income: 0-15% of AMI
- Extremely low income: 15-30% of AMI
- Very low income: 30% to 50% of AMI
- Lower income: 50% to 80% of AMI
- Moderate income: 80% to 120% of AMI

Analysis on ELI Households. The 2021 Area Median Income (AMI) in Imperial County (for a four-person household) is **\$70,700**, as shown in **Table 16** down below. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

**TABLE 16
IMPERIAL COUNTY 2021
MAXIMUM INCOME LEVEL BY HOUSEHOLD SIZE**

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1-Person	\$14,700	\$24,500	\$39,150	\$49,500	\$59,400
2-Person	\$17,420	\$28,000	\$44,750	\$56,550	\$67,900
3-Person	\$21,960	\$31,500	\$50,350	\$63,650	\$76,350
4-Person	\$26,500	\$34,950	\$55,900	\$70,700	\$84,850
5-Person	\$31,040	\$37,750	\$60,400	\$76,350	\$91,650
6-Person	\$35,580	\$40,550	\$64,850	\$82,000	\$98,450
7-Person	\$40,120	\$43,350	\$69,350	\$87,650	\$105,200
8-Person	\$44,660	\$46,150	\$73,800	\$93,300	\$112,000

Source: Department of Housing and Community Development, Division of Housing Policy Development, 2021

According to the 2019 American Community Survey from the U.S. Census Data, 34% (303 households) of the total households (881) within the City of Calipatria were considered extremely low-income (**Table 17**). Furthermore, 12% of the total households were considered acutely low-income, meaning the total household income is less than \$10,000; and 22% of the total households were considered extremely low-income meaning the total household incomes were between \$10,000-\$24,999. When comparing the percentage of extremely low-income residents to that of the County of Imperial, there are similarities. Approximately 30% of the total households of 44,829 are considered extremely low-income in the County of Imperial. It is important to note, Table 17 is intended to depict the data specifically for the extremely low-income households. For a more detailed breakdown of household income distributions, please refer to Table 14 of the previous section.

**TABLE 17
CITY OF CALIPATRIA AND COUNTY OF IMPERIAL
ELI HOUSEHOLDS BY INCOME DISTRIBUTION 2019**

Household Income	Calipatria		Imperial County		Income Category ⁶
	Households	Percent	Households	Percent	
Less than \$10,000	111	12%	3,429	8%	Acutely Low Income (0-15% of AMI)
\$10,000 to \$14,999	116	13%	4,276	9%	Extremely Low Income (15-30% of AMI)
\$15,000 to \$24,999	76	9%	5,671	13%	Extremely Low Income (15-30% of AMI)
<i>All other HH Incomes (\$25,000 and up)</i>	<i>578</i>	<i>66%</i>	<i>31,453</i>	<i>70%</i>	<i>Very Low-, Lower, to Moderate-Income (30%-50%; 50-80%; 80%-120% AMI)</i>
Total ELI Households out of all households⁷	303	34%	13,376	30%	

Source: Department of Housing and Community Development, Division of Housing Policy Development, 2021

⁶Income Category and Income Limits were determined by the Department of Housing and Community Development (HCD)

⁷“All households” refer to the 881 total households within the City of Calipatria and 44,829 for the Imperial County. Total extremely low-income households were divided by total households to determine the total and percentage of extremely low-income households.

Housing Problems. As previously stated in the previous section, there were no incidences of overcrowding in owner-occupied homes, however, 16% of all renter-occupied household were considered overcrowded or severely overcrowded within the City of Calipatria according to the 2019 American Community Survey. Only 8% of all households are in overcrowded conditions. Please refer to Table 11 for overcrowding data for surrounding jurisdictions.

To further estimate the number of extremely low-income households, Comprehensive Housing Affordability strategy (CHAS) data was reviewed which is compiled of 2013-2017 American Community Survey data. Typically, families receiving public assistance such as Social Security Insurance (SSI) are also considered extremely low-income households. As depicted on Table 15 above, 77% of extremely low-income renter-occupied households and 54% of owner-occupied households are cost-burdened. Cost-burdened households are also considered a housing problem. According to **Table 18**, a total of 41% of all households in the City of Calipatria are classified as extremely low-income and are faced with at least one of the following four housing problems identified by CHAS:

- Units with physical defects (lacking complete kitchen or bathroom).
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

TABLE 18 CITY OF CALIPATRIA EXTREMELY LOW INCOME HOUSEHOLDS WITH HOUSING PROBLEMS ⁸				
Income Category	Renters	Owners	Total Households	% of total Households ⁹
Extremely Low Income (<30%)	180	70	250	28%
Very Low Income (>30% to <=50%)	50	10	60	7%
Low Income (>50% to <=80%)	15	35	50	6%
Total ELI Households with any Housing Problems			360	41%

Source: 2013–2017 Consolidated Planning/CHAS data

⁸ The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

⁹ Total percentage is calculated using the total number ELI households by the number of 881 households. Please refer to Table 10 for total number of households.

This data also suggests that 28% of the households (250 renter- and owner-occupied) are extremely low-income and require rehabilitation. The City currently offers a Housing Rehabilitation Program (see Table 43) which its objective is to improve housing of lower income, and very low income households and households with disabilities through low interest loans. Although the Housing Rehabilitation Program is an ongoing program offered to qualifying residents, the City did not receive any applications during 2019-2021. The City will continue to make referrals and bring awareness of the program to the residents through brochures and other resources as necessary. The City will also reassess the existing Housing

Rehabilitation Program guidelines (if needed) to ensure there are no barriers preventing the utilization of the program. Furthermore, in efforts to serve the needs of these residents, the City will amend the Zoning Code, specifically the regulations for **Single Room Occupancy (SRO)**, from only permitting it in R-3 Residential Zones under a Conditional Use Permit (CUP), to permitting it by-right in all residential zones. Please refer to Program #7 in on Table 43 for implementation plan and timeline.

Additionally, 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. Other resources available for extremely low-income households that are also advertised and available to the community include the following:

- **Campeños Unidos.** This nonprofit organization serves the City of Coachella and County of Imperial and provides a variety of services to low- and very low-income households. The organization operates self-help housing programs for low-income families, conducts energy education workshops to help control energy costs and administers a house appliance replacement program.
- **Imperial Valley Housing Authority (IVHA).** The IVHA is committed to preserving at-risk housing projects in the County of Imperial. Through state and federal housing programs, the IVHA raises monies necessary to acquire at-risk housing projects and administers the Section 8 Program for the City of Imperial.

Employment. As analyzed in the previous section, most 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 23% in 2019. Although the Unemployment Rate has decreased since the 2016 rate of 30%, 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 II. Housing Needs Assessment.** Additionally, according to the 2019 American Community Survey, 19% of the population was in the labor force and 81% was not in the labor force. When comparing the population in the labor force in 2010, 51% of the population was in the labor force and only 48% was not in the labor force (**Table 19**). Since 2010, the percentage of people not in the labor force increased by 33% in 2019.

TABLE 19
CITY OF CALIPATRIA
LABOR FORCE 2010-2019

Employment Status	2010		2019		Percent Change
	Number of Persons	Percentage of Population	Number of Persons	Percentage of Population	
In labor force	2,415	51%	1,191	19%	-32%
Not in labor force	2,267	48%	5,084	81%	33%
Employment Force Total	4,682		6,275	100%	

Source: 2011-2019 American Community Survey

Projected Needs. The City concludes that extremely low to low-income housing is priority. The City anticipates distributing 50 percent of the projected 36 low-income housing units needed, that was identified by SCAG’s Reginal Housing Need Assessment (RHNA), to be distributed to the extremely low-income households. Furthermore, the City will actively pursue funding for programs that may facilitate the construction of extremely low- to low-income housing to ensure the housing needs are met. The City will also continue to seek out opportunities for partnerships with low-income developers for this type of affordable housing and will meet with interested organizations to discuss the housing needs of the City during the planning period. Under the 2021-2029 Housing Programs, **Program #20** is intended to facilitate and prioritize housing for special needs groups and **Program #11** will help extremely low to low-income families for subsidies on their rent.

C. 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 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.

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 single-family units, while 185 (17%) units are comprised of multi-family units, and 61 (5%) units are mobile homes. Mobile homes outside of a mobile home park are treated and permitted the same way as a traditionally constructed dwelling unit (**Table 20**).

TABLE 20
CITY OF CALIPATRIA
HOUSING STOCK BY TYPE 2010-2020

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

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 21**). 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 needed major repair. City Staff drove down all the streets within the City of Calipatria and wrote down all addresses and Assessor’s Parcel Numbers for houses that needed repair. The selected homes were then categorized by the extent of repair needed which was listed as either minor, moderate, or substantial repair. The 2021 survey identified that a total of 19 homes needed rehabilitation. This constitutes for 2% of the existing housing stock of 881 households that need 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 (**Program #9**) to encourage residents to utilize these resources. Another housing program that will help promote the Housing Rehabilitation Program is included as **Program #22**, which is intended to develop an outreach method to promote all housing assistance programs and assist the residents in applying for the housing programs.

TABLE 21
CITY OF CALIPATRIA
AGE OF HOUSING STOCK

Year Built	Calipatria		Imperial County	
	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

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 14% total vacancy rate. Please refer to Table 8 for details on occupancy by tenure. It is important to note, Table 8 contains data from the 2011-2019 American Community Survey from the U.S. Census Data.

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 programs and goals to encourage housing development and diversity are incorporated in **Section VII. Housing Plan.**

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 22** below identifies the total assisted units, the earliest date of conversion, and vacant units as of June 2021:

TABLE 22 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 1999	81	LIHTC (9% Allocation)	2054	No	0
Total	184				

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

TABLE 23 CITY OF CALIPATRIA AVERAGE MONTHLY RENT 2021			
	1 BR	2 BR	3 BR
Price Range ¹⁰	\$490-\$742	\$585-\$829	\$674-\$919

Source: Rental Survey, Apartments.com, 2021

¹⁰ The monthly rent price range is income based and monthly rent may vary

TABLE 24
CITY OF CALIPATRIA
MARKET OVERVIEW 2018 - 2021

Home	April 2021	April 2020	April 2019	April 2018
All properties ¹¹	\$172,000	\$145,000	\$143,000	\$139,000

Source: Zillow and Trulia.com, April 2021

¹¹The 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.

D. 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 group as well as programs and services that may be available to address their special housing needs.

Table 25 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, 22% of all households in Calipatria are comprised of senior heads-of-household (age 65 and older). This is slightly lower than the State’s 25%. The 2011-2019 American Community Survey identified approximately 33% 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 25
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 the Population
Elderly (Age 65+)	142	55	197	--	22%	
Large Households (5+)	108	186	294	--	33%	
Disabled	--	--	--	790	--	22%
Female-Headed Household	82	129	211	--	24%	
Farmworkers	--	--	--	157	--	4%
Homeless	--	--	--	10	--	0.3%

Source: 2011-2019 American Community Survey

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

Sources: The percentage is based out of the “noninstitutionalized” population of 3,669 people according to the Department of Finance Table E-5 2019 population estimates. See Table 2.

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 22% of the City’s total households of 881 (according to the 2011-2019 American Community Survey). Of these senior households, the majority (142 households) own their homes, while the remainder (55 households) rent their homes. 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.

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. To save for other 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 33% of all households in the City (**Table 25**). The housing needs of large households are typically met through larger units. 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 (IVHA). 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. The City actively works with the IVHA to conserve units for Section 8 households. Please refer to **Table 43** in **Section VII. Housing Plan** for details on program objectives for the Section 8 Rental Assistance Certificate/Voucher Program.

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 2011-2019 American Community Survey listed 790 seniors of the population (22% of total population) 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 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. Additionally, according to the U.S. Census Data, 165 people (20%) had an ambulatory disability, 85 people (11%) had a hearing disability, 97 people (12%) had a vision disability and 155 people (20%) had a cognitive disability. 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. The 2021-2029 Housing Program (Table 43) includes a program for prioritizing the development of housing projects intended for special needs groups. This program is included as **Program #20** and has an 8-year objective to meet with developers to provide incentives such as density bonus for the construction of special needs housing.

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 22% of Calipatria residents (790) reported a disability, however the statistic does not provide a representative sample of individuals with “developmental disabilities.” 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.

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 24% of all 881 households.

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 must 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 7,061 permanent, seasonal, and migrant farmworkers working on 352 farms located within Imperial County (2017 Census of Agriculture). Most of the farms (71%) employ less than 10 employees – accounting for 11% of the farmworker population. Large farm operators account for 29% of the farms in Imperial County but employ 89% of all farmworkers (**Table 26**). 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 26 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 2011-2019 Census statistics, 157 (Table 25) residents of Calipatria identified themselves as employed in the farming, forestry, or fishing occupations in 2019. According to the State Employment Development Department, farmworkers earned a mean annual wage of \$26,724.00 in Imperial County in 2019 (Table 13). The Calipatria housing needs assessment for these 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

lead to overcrowding. 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.

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. The 2021-2029 Housing Programs include **Program #20** intended to address these overcrowding conditions by prioritizing the construction of special needs housing with developers and providing incentives to increase interests of this type of housing development.

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 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. 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 IVCCC for data on the point in time counts for Calipatria and received a count of approximately 10 individuals experiencing homelessness in the City during 2020. The IVCCC did not have counts for 2021 due to Covid-19 restrictions. The City of Calipatria will continue to aid the homeless population, participate in the Imperial Valley Regional Task Force on Homelessness, and process referrals as needed (**Program #18 of Table 43**). Although there are currently no emergency shelters located in the City of Calipatria, the City of Calipatria wants to ensure that any future demand for emergency housing be facilitated in compliance with state law. Furthermore, under **Program #20**, the City intends to prioritize the development of housing for special needs groups, such as emergency shelters or supportive housing, by encouraging the development of this type of housing and seek any available funding opportunities.

E. 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 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 the County of Imperial.

The RHNA is based upon projected household growth, plus a certain number 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 17** 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). As previously mentioned, HCD income limits, the “extremely low-income” category is described as households earning 30% below the area 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 as shown in Table 27.

TABLE 27 CITY OF CALIPATRIA RHNA BY INCOME CATEGORY		
Income Category	No. of Households	% of Households
Extremely Low	18	12%
Very Low	18	12%
Low	21	14%
Moderate	16	10%
Above Moderate	78	52%
Total	151	100%

MHI = Median Household Income (\$48,472 for 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 the County of Imperial

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 extremely low- and 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.

III. 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.

A. 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.

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. 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) and this excludes land costs.

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.

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 consider 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 can 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.

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 if 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) has 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. Under the 2021-2029 Housing Programs, **Program #4** and **Program #6** are intended to utilize funding sources to assist the development of low- and very low-income projects. These funding sources include both CDBG and HOME funds. This program consists of assisting developers in applying for LIHTC and other tax credit funding sources. The program also involves an analysis of the program every 4 years. Although financing costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not a unique constraint to housing production in Calipatria.

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.

Permit Approval Timeframe

The City of Calipatria is aware of the housing needs of the community which is why City staff is constantly making it a priority to streamline the approval process for new development projects. Two components, project scale and project costs, play a key role in the timeliness of project approval. The time required to process a project varies greatly from one project to another as it is directly related to the size of the project (number of acres and units involved), the types of entitlements required for project approval, and the level of environmental compliance necessary for the project.

Building Permit Approval Timeline. When the City of Calipatria receives a building permit application and a site plan for a proposed development project, City staff conducts a site plan review to check the project for zoning compliance and General Plan consistency and to ensure that applicable off-site improvements are in place. A pre-application meeting may also be scheduled for complex projects and may include input from the Planning Department, as well as other City departments, such as the Fire, Police, Building, and Engineering departments. 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 if 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. Site plans for single-family residences are typically processed via a ministerial review and are typically approved in 2 to 3 months from the date of submittal. Multi-family projects are sent to the Planning Commission for a site plan review and large single-family residential subdivision projects are reviewed by the City Council. A minimum of one hearing is necessary for approval of the project. Turnaround time for multi-family projects are approximately 3 to 4 months to approve. The timeliness and costs of permit issuance depends highly on the responsiveness of the developer/applicant and costs are determined by the extent of the project. Initially, a standard application fee for a Site Plan/Plan Check review is \$100 for single-family housing and \$300 for multi-family housing projects. Deposits are determined by various elements of the project which may include the number of proposed units and necessary off-site improvements. Deposits may sometimes range from a minimum of \$1,000 or a maximum of \$5,000 and is based on time and materials used to review the plans for the project. If at any time the developer/applicant deposited more than the amount necessary to review the plans, then a refund is made to the developer/applicant. Furthermore, City staff makes it a priority to keep in constant communication with the applicants and other agencies during the review process and makes sure there are clear instructions of which documents are needed for submittal and provide samples of application submittals, if requested. With this permitting process, it is almost certain that housing development projects get approved and are constructed. The City does not identify any constraints that may delay the approval process since there is constant communication with the developers/applicants up to the project completion. In any case, **Program #8** is an ongoing program with the objective to streamline the permitting process for residential development and in compliance with SB 35 as it relates to streamlining permitting procedures for affordable housing projects. Please note, the following sections discuss the guidelines and procedures for the [SB 35 Streamlined Ministerial Approval Process](#).

Approval Timeline for Lesser Densities. Additionally, when reviewing projects of lesser densities, the City continues to streamline the permitting process since the City keeps in constant communication with applicants and developers during the review process and initial consultation. The process begins with an inquiry on the permitted uses of a specific land. Typically, City staff answer questions to developers or other interested parties via email or over the phone and send pertinent documents, related fees, list of approvals needed from different departments, allowed uses and so forth prior to any submittals which ensure timeliness of project review. This step is considered the “consultation period”, which essentially streamlines the process as the developer or interested party is submitting the plans with necessary documents needed for the initial review which expedites the overall process. When relating to fees or deposits for plan checks, costs vary depending on the extent of the project. The length of time between project’s approval and building permit issuance in many cases is determined by the applicant. When establishing an entitlement timeframe and issuance of a building permit for projects with lesser densities, the timeline can vary upon the responsiveness of the applicant which can fall within a 3-month land use entitlement and a building permit approval time of 1-2 months from entitlement and building permit submittal. When a developer requests densities lower than anticipated, the City encourages density bonuses, however if the intended densities remain the same, the review process is the same for smaller or lower scale projects with the turnaround time for approval being the only difference. In such cases, the

turnaround time for approval is approximately 3-4 weeks from application submittal and entitlement date. In any case, turnaround time for projects that are intended for affordable housing will be reviewed pursuant to adopted procedures for compliance with SB 35 (**Program #7**).

B. GOVERNMENTAL CONSTRAINTS

Local policies and regulations can impact the price and availability of housing and 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

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

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.

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 29** summarizes the development standards for all residential zoning districts.

**TABLE 28
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. The Zoning Ordinance will also be updated to comply with the new State Density Bonus Laws which were amended by Senate Bill 728 and approved by the Governor on September 28, 2021. These updates have been included as **Program #7** (Table 43).

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.

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), much 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. Most

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 was awarded \$3.9 million in grant funds in 2021 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.

Special Needs Housing Constraints

Housing for Persons with Disabilities/Group Care Facilities: The City of Calipatria complies with the land use requirements of the Lanterman Development Disabilities Service Act of the California Welfare and Institutions Code on housing for persons with disabilities. The state Lanterman Act declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purpose of zoning. A state-authorized or -certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent or neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. Under the current Zoning Code, the use of Group Care Facilities serving six or fewer persons are allowed in the R-1, R-2, and R-3 zones. The City revised its Zoning Ordinance to comply with this state law, however the City's land use policies and zoning provisions were found to be a constrain to the development of such housing since Group Care Facilities serving more than six persons are only permitted 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. As such, **Program #7** (Table 43) is included to update its Zoning Ordinance concurrently with this Housing Element update to allow residential care facilities of 7 or more persons by right within all residential zones by-right and without a Conditional Use Permit (CUP). The Zoning Ordinance update is expected to be completed by **October 2023**.

Reasonable Accommodation for Persons with a Disability: 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. However, the City also 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.

Although the City strives to provide Reasonable Accommodations to the disabled population, the City will update the current Reasonable Accommodation procedures to exclude Finding 4 (above) and will reassess the procedures to eliminate barriers for people with disabilities for projects that include public facility accommodations, public facility alterations, and the removal of transportation barriers. The City will also seek additional funding opportunities such as Community Development Block Grants (CDBG) for city-wide accessibility projects such as improvements to include the addition of curb ramps, sidewalks, crosswalks, and pedestrian push buttons. These goals have been included in this Housing Element as **Program #4** on Table 43.

Emergency Shelters, 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 type, 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.

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 by-right. 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. Additionally, the City currently allows emergency shelters in all residential zones (R-1, R-2, R-3, and R-4) by-right. According to Section 2.26.050 of the 2013 Adopted Zoning Ordinance, an emergency shelter shall meet the following development and performance standards:

- A.** On-site management and on-site security shall be provided during hours when the emergency shelter is in operation.
- B.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed downward and shielded so as not to produce off-site glare.
- C.** The development may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:
 - 1.** Central cooking and dining room(s);
 - 2.** Recreation room;
 - 3.** Counseling center;
 - 4.** Child day care facilities; and
 - 5.** Other support services.
- D.** Parking and outdoor facilities shall be designed to provide security for residents, visitors, employees, and the surrounding area.
- E.** Parking shall be based on demonstrated need; however, required parking shall not exceed parking requirements for residential or commercial zone in which the facility is located.
- F.** The agency or organization operating the shelter shall comply with the following requirements:
 - 1.** Temporary shelter shall be available to residents for no more than six months.
 - 2.** Staff and services shall be provided to assist residents in obtaining permanent shelter and income.
 - 3.** The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.
- G.** No emergency shelter shall be located within 300 feet of another emergency shelter site.
- H.** The facility shall be in, and shall always maintain, good standing with City and/or State licenses, if required by these agencies for the owner(s), operator(s), and/or staff of the proposed facility.
- I.** In residential zones, the maximum number of residents of the facility shall not exceed six persons for each 1,600 square feet of lot area on the site; apart from those homeless shelters developed in an individual dwelling unit format, in which case the underlying zone's maximum unit density standard shall apply.

Although the City implements development standards for construction of emergency shelters (Findings A through I above), the City will reassess these standards, specifically findings “H”, “I”, and “E” and modify to exclude any restrictions that these findings may pose for the development of emergency shelters. The City will exclude findings “H” and “I”, under **Program #7**, and make modifications to eliminate any constraint for the development of this type of housing. **Program #7** will also include modifications to the 2013 Zoning Code to modify finding “E” as it relates to parking requirements for emergency shelters and include regulations compliant with **AB 139**. According to the Vacant Residential Site Inventory prepared for this Housing Element, approximately 136 vacant sites are currently vacant within the residential zones and can be utilized for developing a year-round emergency shelter or transitional and supportive housing. Furthermore, with a 75% assumed real site capacity, a total of 1,297 can serve emergency shelters.

Single-Room Occupancy (SRO) Units: The 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. According to Chapter 17.122 of the Government Code, “Single room occupancy” means a facility providing six or more dwelling units where each unit has a minimum floor area of one hundred fifty (150) square feet and a maximum floor area of four hundred (400) square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered monthly or longer. (Ord. 2016-10 § 3 (part); Ord. 2011-07 § 8 (part)). The City of Calipatria currently allows SROs in R-3 zones under a Conditional Use Permit. **Program #7** (Table 43) is included in this element and is intended to update the Zoning Ordinance or amend current zoning laws to comply with current State laws. Furthermore, the Zoning Update will include the amendments for SROs to be permitted in all residential zones by-right.

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. Incentives may include deviation of development standards such as setbacks, parking requirements, or application assistance for homeowners who wish to construct an ADU. This update and incentives program has been included as **Program #7** and **Program #21** on **Table 43** under **Section VII. Housing Plan**.

Planning Fees and 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 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 County of Imperial, 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 the County of Imperial. 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.

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 streetlights, 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.

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 29**. 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.

	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 ¹¹	\$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 ¹¹	\$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

¹¹ Water Services are provided by Golden State Water Company and impact fees are incorporated in user rates.

As demonstrated by **Table 29**, fees for development in Calipatria are much lower than in the rest of the 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 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 30** and are currently collected for all annexed property development.

TABLE 30 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.

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 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.

**TABLE 31
APPROVAL OR PERMIT REQUIRED FOR RESIDENTIAL USES BY ZONING DISTRICT**

Residential Use	Zoning Designations								
	R-1	R-2	R-3	MHP	CP	CP-T	DC	M-1	M-2
Single-Family	P	P	P	X	X	CUP	X	X	X
Mobile Dwelling	P	P	P	X	X	CUP	X	X	X
Duplex	MUP	P	P	X	X	X	X	X	X
Multi-Family	X	P	P	X	X	CUP	X	X	X
Residential Care <6P	P	P	P	X	P	P	P	X	X
Residential Care >6P	X	CUP	CUP	X	P	P	P	X	X
Emergency Shelter	P	P	P	P	X	X	P	X	X
Boarding Homes	X	CUP	P	X	X	X	CUP	X	X
Mobile-Home Park	X	X	X	P	X	X	X	X	X
Transitional Housing	P	P	P	P	X	CUP	UP	X	X
Farm-worker Housing	P	X	X	X	X	X	X	P	P
Supportive Housing	P	P	P	P	X	CUP	UP	X	X
Single Room Occupancy	X	X	CUP	X	X	X	X	X	X
Second Unit	P	P	P	X	X	X	X	X	X
Mixed Use (R/C)	X	X	X	X	X	X	CUP	X	X

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 the parcel is located, 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 three to four months for multi-family residential projects, and two to three months for 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. Furthermore, City staff will continue to implement the 2021-2029 Housing programs listed on **Table 43** of

Section VII. Housing Plan to ensure housing development projects are expedited to assist with the housing needs in the community and in conformance with SB 35.

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 and therefore is not considered an unreasonable constraint on housing production. **Table 32** 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. In order to facilitate access to planning fees and other related developments forms, the City will implement **Program #22** (Table 43) to make it a priority to upload all pertinent development forms and fee schedule on the City's website. 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. As previously mentioned, Site plans for single-family residences are typically processed via a ministerial review and are typically approved in 4 to 8 weeks from the date of submittal. Multi-family projects are sent to the Planning Commission for a site plan review and large single-family residential subdivision projects are reviewed by the City Council. Turnaround time for multi-family projects are approximately 3 to 4 months to approve or may be less for residential projects of lower densities. 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 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.

SB 35 Streamlined Ministerial Approval Process. Senate Bill (SB) 35 went into effect on January 1, 2018 and changed the local review process for certain development projects. SB 35 applies to California cities and counties where production of new housing has not met the state-mandated Regional Housing Need Allocation targets. These cities and counties must use a streamlined, ministerial review process for qualifying multifamily residential projects. 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. Furthermore, the City of Calipatria will update the Zoning Code to implement this turnaround time for all affordable housing projects. **Program #7** and **Program #8** has been included in this element to implement new policies and procedures to ensure compliance with SB 35.

TABLE 32
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 Parcel 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

Public Policy Constraints

Certain State and federal requirements may act as a barrier to the development of rehabilitation of housing, and affordable housing. 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.

IV. AFFIRMATIVELY FURTHERING FAIR HOUSING

Assembly Bill 686, signed in 2018, establishes new requirements to Government Code Section 65583. The bill is targeted to ensure cities and counties are taking actions to provide fair and equal housing choices by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation, which is referred to as affirmatively furthering fair housing (AFFH). Housing elements are now required to include or address the following five components:

- **Outreach:** Housing elements must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
- **Fair Housing Assessment:** All housing elements must include an assessment of fair housing. This assessment should include an analysis of the following four fair housing issues: integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.
- **Analysis of Sites Inventory:** Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The housing element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH:** Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The housing element should include metrics and milestones for evaluating progress and fair housing results.

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. This analysis entails an assessment of fair housing within the City of Calipatria, accomplished through critically examining evaluating patterns, trends, and policies that contribute to certain fair housing issues.

A. ENFORCEMENT AND OUTREACH

As discussed in **Section I. Introduction**, the City of Calipatria held public workshops to receive input from all segments of the community. A few of the workshops were conducted in person; however due to the COVID-19 pandemic, the City was forced to cease all planned in person meetings and rely on broadcasting them via zoom. 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, email, or in person. While the community was given access via zoom, participation remained low during the Planning Commission and City Council meetings. During these meetings, the City provided information to the attendees regarding fair housing, tenant protection, and housing discrimination at City Hall. The lack of public comments and responses made it clear that the current methods of information distribution have been inadequate. As a result of this analysis, the City has included **Program #22** (Table 44) accordingly in order to improve public participation and make all information of existing and new programs accessible to all segments of the community to increase the number of applicants the City receives each year.

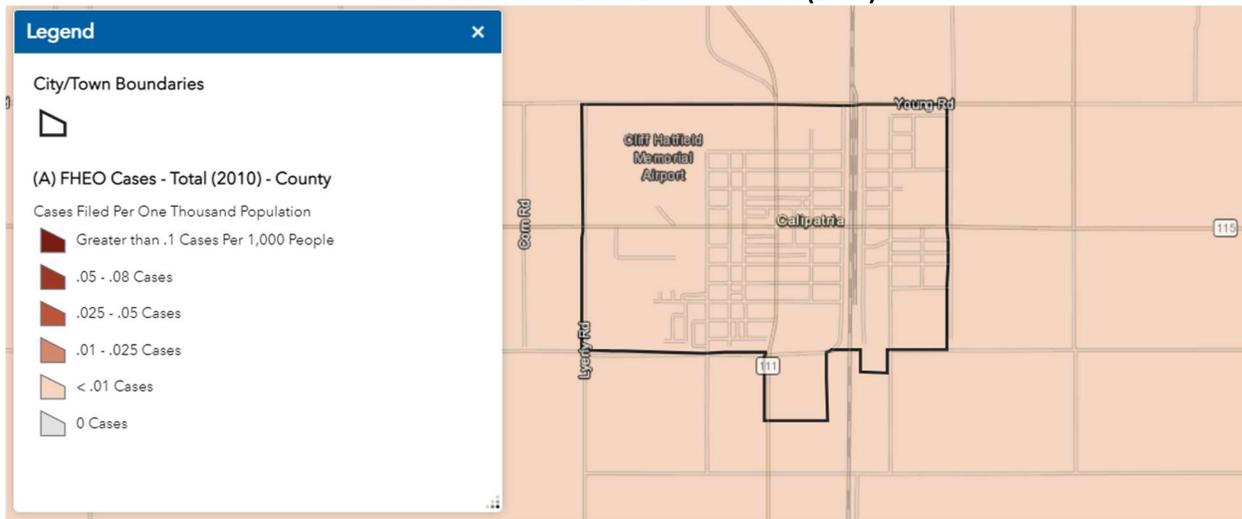
The City made additional efforts to receive public outreach, specifically fair housing issues within the City, by contacting stakeholders and fair housing organizations such as the California Rural Legal Assistance (CRLA) nonprofit organization. On January 2022, the City contacted CRLA for additional information on fair housing issues and provided a copy of the draft Final Housing Element for their review and strongly encouraged any comments or feedback regarding fair housing issues and fair housing needs within the City of Calipatria. The CRLA kindly responded that due to their large caseloads, they would not have enough time to provide comments. The City will continue to stay in contact with the CRLA to report and address any fair housing issues that may arise.

Furthermore, a development company, AMG and Associates, LLC provided feedback regarding rezoning of certain portions of vacant land in the City. Specifically, the developer expressed that the industrial vacant zones, located within proximity to Golden State Water Company, should be rezoned from Light Industrial to R-2: Medium Density Residential. The developer also expressed that the vacant parcels located northeast of the City Limits should be rezoned from R-2: Medium Density Residential to R-3: High Density Residential. Other portions of land that was mentioned for rezoning were some vacant sites located southeast of the City Limits to be rezoned from Light Industrial to R-3: High Density Residential. The City will consider these rezoning designations during the implementation of **Program #13** (Table 43).

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 (**Figure 5**). Locally, the number of Fair Housing Enforcement and Outreach inquiries per every 1,000 population that have been identified in 2013-2021, has been less than 25 inquiries. 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 and other housing assistance programs to further fair housing opportunities. As mentioned in previous sections, the City will also actively pursue funding for programs that may facilitate the construction of extremely low- to low-income housing to ensure the housing needs are met and all fair housing issues are actively monitored and have immediate resolutions. Although Figure 5 indicates

that there are minimal fair housing or outreach cases, the City will implement new guidelines for the existing Fair Housing Program to include publications and public access to any fair housing concerns and will publicize the program and encourage residents to submit any housing complaints, whether they are related to code enforcement or other fair housing issues, and will address the housing complaint accordingly and in a timely manner. These action items have been implemented in **Programs #17** and **Program #22** are intended to facilitate the achievement of these goals.

FIGURE 5
COUNTY OF IMPERIAL
FHEO CASES IN THE IMPERIAL COUNTY (2010)



Source: AFFH Data Viewer

B. FAIR HOUSING ASSESSMENT

This section serves as an assessment of fair housing practices, pursuant to Government Code Section 65583 (c)(10)(a) in the City of Calipatria and is intended to be inclusive and representative of all segments of the community. It examines existing conditions and demographic patterns – concentrated areas of poverty within the City, concentrated areas of low- and medium- income housing, and areas of low and high opportunity – to identify any presence of segregated living patterns to develop actions to replace than with integrated and balanced living patterns. It also provides and compares the analysis from a local and regional perspective, describing settlement patterns across the region. The City of Calipatria is making efforts to ensure that sites for housing, particularly lower income units, are in high resources areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

Fair housing complaints can be used to identify characteristics of households experiencing discrimination in housing, Pursuant to the California Fair Employment and Housing Act (Government Code Section 12921 (a)), the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, identity, gender expression, sexual orientation, marital status, national origin,

ancestry, familial status, sources of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code.”

Fair housing issues that may arise in any jurisdiction include but are not limited to:

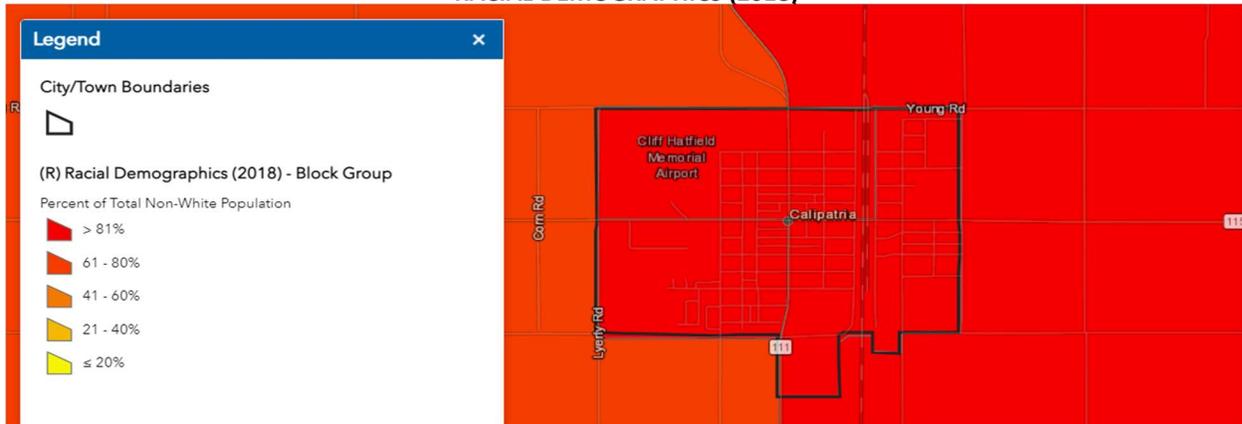
- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit; and
- disproportionate housing needs across the City/County including cost burden, overcrowding, and risk of displacement.

The California Rural Legal Assistance, Inc. (CRLA) 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 CRLA 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 CRLA or the Civil Rights Division of the Department of Housing and Economic Development (HCD). The City contacted the CRLA on January 2022 for additional information regarding related housing issues such as lawsuits, settlements, or judgements related to fair housing; however due to their high caseloads no information could be provided at this time. The CRLA did express their interest in working with the City for the next housing cycle.

Integration or Segregation Patterns and Trends

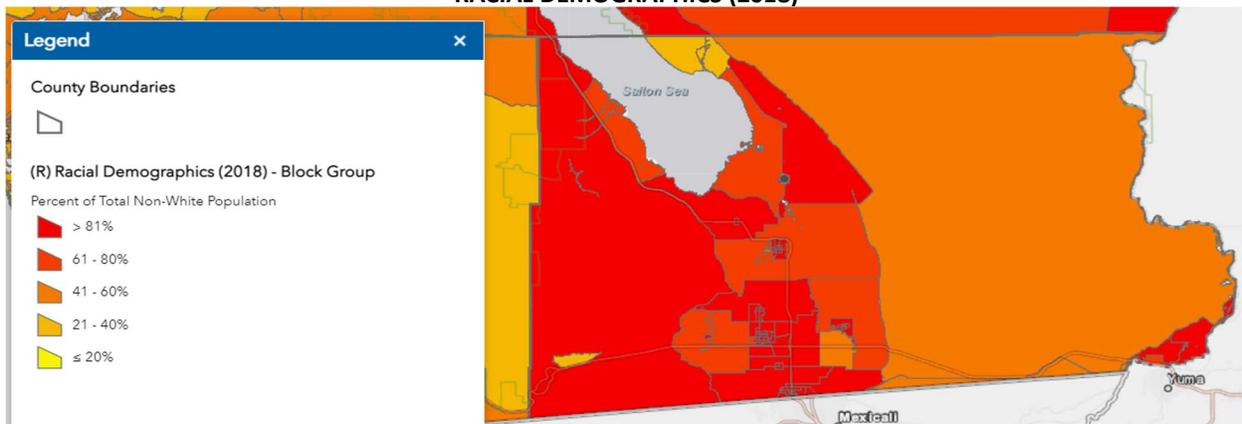
Race and Ethnicity. A diversity index is a quantitative measure that reflects how diverse a dataset or community is. The ranges in the diversity index begin from 0 which is the least diverse to 100 which is the highest amount of diversity. According HCD AFFH data viewer, the City of Calipatria has a diversity index between 86-95 which has the highest diversity range than the rest of the Imperial County. The City of Calipatria is composed primarily of Hispanics, representing 75% of the population which greatly contributes to the approximately 81% non-white population shown on Figure 6. This puts the City of Calipatria above the Imperial County (61%-80%) in terms of non-white population as shown on Figure 7. This high concentration is attributed to Calipatria’s proximity to the United States and Mexico border as well as the predominantly agriculture centered workforce in the City. The City also receives an influx of seasonal field workers during each agricultural season further contributing to the diversity. It is important to note, that the AFFH Data Viewer does not provide any data for other races or ethnic groups due to the populations being too low to register on the data tool. Upon analyzing the previously mentioned data, it has been determined that there is no racial/ethnic segregation patterns in the City of Calipatria nor does the City lack diversity. As such, no program is needed.

**FIGURE 6
CITY OF CALIPATRIA
RACIAL DEMOGRAPHICS (2018)**



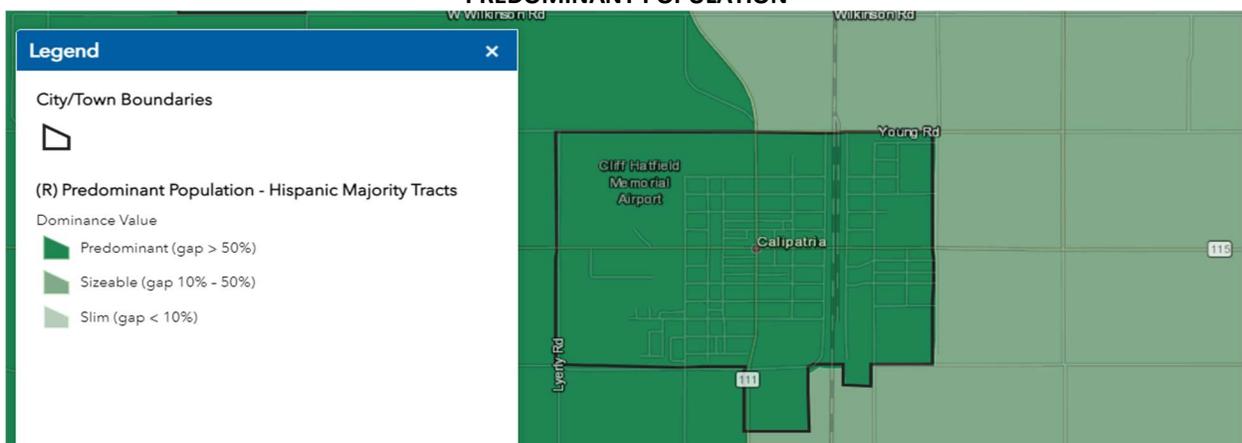
Source: AFFH Data Viewer

**FIGURE 7
COUNTY OF IMPERIAL
RACIAL DEMOGRAPHICS (2018)**



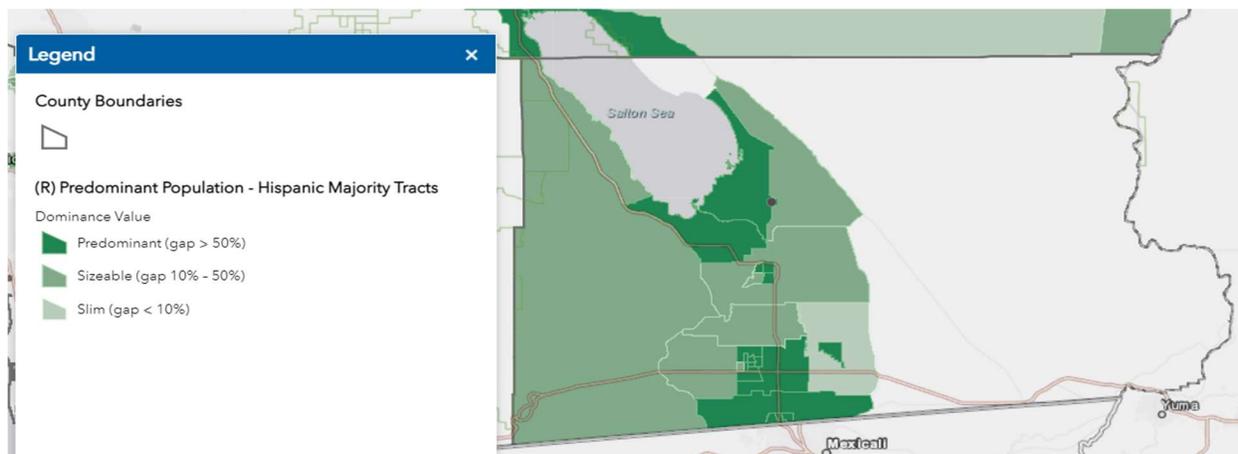
Source: AFFH Data Viewer

**FIGURE 8
CITY OF CALIPATRIA
PREDOMINANT POPULATION**



Source: AFFH Data Viewer

**FIGURE 9
COUNTY OF IMPERIAL
PREDOMINANT POPULATION**



Source: AFFH Data Viewer

Dissimilarity Index. A common measure of the magnitude of segregation within a city or county is determined using the dissimilarity index (DI). The DI measures the degree to which two specific groups are distributed across a geographic area. The DI varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are in completely different neighborhoods than the second group.

It is important to note that the DI provided by HUD uses non-Hispanic White residents as the primary comparison group. That is, all DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents and do not directly measure segregation between two minority groups (i.e. Black and Hispanic Segregation). According to the SCAG RDP Tool, the City of Calipatria has a dissimilarity index score of 89. This high score is more than likely attributed to the lack of affordable housing units in the City and the lack of housing developments within the last decade. The United States Census states that the number of housing units in the City decreased by 5 units from 2010 to 2020. A thorough review of the City's permit records found that rather than decrease, the number of housing units increased by two housing units since 2010. While both data sources depict different results, the fact that housing development in Calipatria is virtually nonexistent cannot be ignored. A thorough analysis of phone conversations with residents and developers found that the zoning designation of most of the available sites in the City are a major contributing factor to the lack of affordable housing developments. Plans to rezone these vacant properties (Program #13) and update the zoning ordinance to allow Accessory Dwelling Units (ADU's) (Program #21) will make the development of affordable housing units in the City more viable. These issues all attribute to the low minority population in the City. The City also plans to implement a first-time homebuyer program (Program #1), self-help housing program (Program #3), tax credit rental program (Program #6), and a housing rehabilitation program (Program #9) to increase the City's housing stock and create a variety of available housing types. Additional actions such as the Section 8 rental assistance certificate/voucher program (Program #11), and the preservation of publicly assisted low-income housing (Program #12) will be implemented to ensure that the newly developed and existing

units remain affordable to low- and very low-income groups. Please refer to Table 44 on Section VII (C) for additional information.

Demographic Trends. Any measurable change in the characteristics of populations over time is commonly referred to as demographic trends. Through the analysis of demographic trends, one can identify any increase or decrease concentration of a particular ethnic group, sex ratio, etc. A close analysis using data from the 2010 and 2019 U.S. Census Data found that the minority population in Calipatria had a slight decrease of 6.5%. As discussed in the previous section and presented in **Table 32** below, the Hispanic population was at 82.2% in 2010 and decreased to 75.5% in 2019. Additionally, the Black/African American, Asian, and American Indian/Alaskan Native populations saw an increase. The White population made up 91.6% of the population in 2010 and 38.8% of the population in 2019. This huge decline, which equates to a 52.8% decrease, may be a huge indicator of why the diversity rate is higher in the City of Calipatria. Even though the population changes were minimal, these changes in population are indicative of housing issues within the City such as the lack of affordable or diverse housing units. This is supported by internal documents which found that the development of affordable housing units within the City has been stagnant for the past decade. Generally, these patterns may indicate that most non-White residents, specifically residents that identify themselves as Hispanic or Latino, reside in the City of Calipatria. The City can expect similar concentration patterns of the non-White population within the next 8 years and expects to continue the need for extremely low- and low-income housing units. Program #11 and Program #12 will be implemented to ensure that the cost of existing and future housing units remain affordable to low- and very low-income groups. This will help prevent any further decreases in minority groups within the City. Programs #1, #3, #6, and #9 will facilitate the development of new affordable housing units and help reverse the previously mentioned demographic trend. Through the implementation of these programs, the City expects to meet the current and future affordable housing demand by the end of the 6th Housing Element Cycle and have a variety of housing types available for all income groups.

**TABLE 32
CITY OF CALIPATRIA
RACE & ETHNICITY 2010-2019**

Race/Ethnicity	2010		2019	
	Persons	Percent	Persons	Percent
Non-Hispanic or Latino¹²	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 others¹³	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.

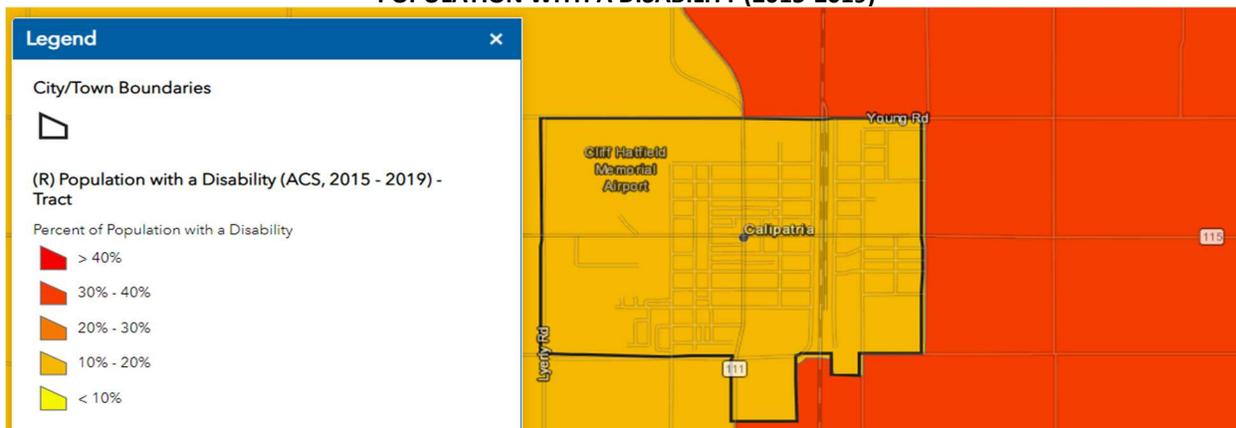
¹² The Non-Hispanic population numbers are estimates based on 2019 Census data regarding race/ethnicity for the total population, and race/ethnicity for the institutionalized population in Calipatria.

¹³ Other includes two or more races in the 2010 and 2019 Census data.

Persons with Disabilities. Often, 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 10**). The County of Imperial also has similar percentages of persons with a disability as shown in **Figure 11**. The highest disability rates are found in the heavily populated Cities of El Centro, Brawley, and Imperial indicating that the City of Calipatria does not have a disproportionate concentration of persons with disabilities when compared to the region or a smaller percentage of persons that would indicate barriers to this population. As shown in Table 25 of the previous section, there were 197 households in Calipatria where the householder was 65 years of age or older, encompassing 22% of the City's total households of 881 (according to the 2011-2019 American Community Survey). Of these senior households, the majority (142 households) own their homes, while the remainder (55 households) rent their homes. The City of Calipatria currently enforces Reasonable Accommodation, per section 3.10.090 of the Calipatria Zoning Code, 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. Although the City strives to provide Reasonable Accommodations to the disabled population, the City will update the current Reasonable Accommodation procedures and will exclude any finding as necessary to eliminate barriers for people with disabilities for projects that include public facility accommodations, public facility alterations, and the removal of transportation barriers (**Program #7**). Please refer to **Section III. Constraints of Housing Production** for the Reasonable Accommodation procedures. Additional assistance will come from the implementation of a housing rehabilitation program (Program #9) and a weatherization program (Program #10) which will improve substandard housing of low- and very low-income households, and households with disabilities. An analysis found that most persons with a disability live in older homes within the City. The rehabilitation program will provide low interest loans and/or grants to these households to improve and make them adequate for persons with disabilities.

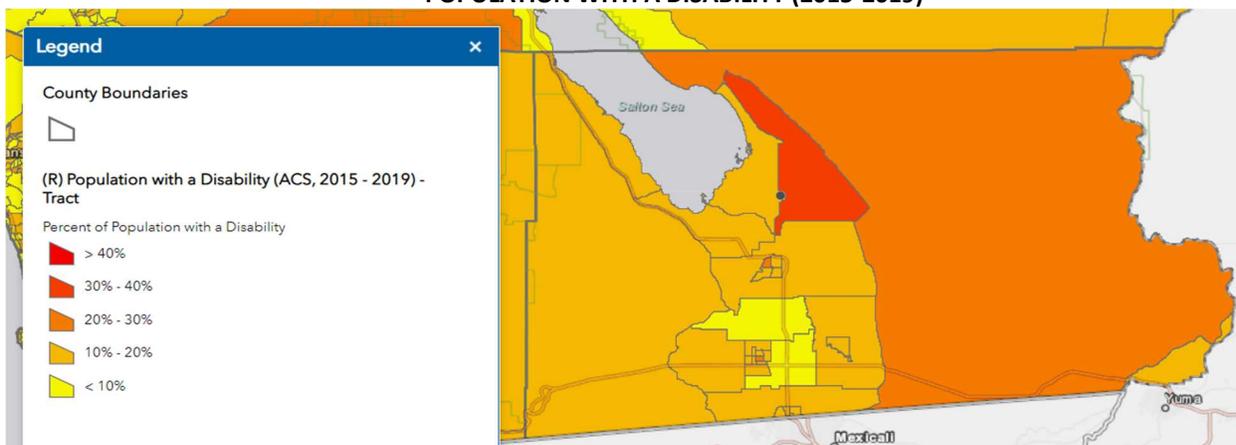
Additionally, the 2019 U.S. Census Data listed 790 of the population (22% of total population) as having a disability. Reasonable Accommodation was previously discussed, which is intended to allow residents to retrofit homes to make it accessible and suitable for persons with disabilities. This program is for persons with any disability, not just for the elderly. While retrofitting is already available to all residents that are identified as having a disability of any kind, the City will search for funding opportunities to assist residents with retrofitting and any accommodations needed. This goal has been included as **Program #20** and **Program #22** and will involve establishing an outreach program and meet with local developers to ensure that new development projects are built at suitable conditions for persons with a disability. The implementation of this program will also incorporate outreach with disability service providers to identify any unmet demand for services within the City of Calipatria. The demand for senior housing has been a priority and City staff will make continuous efforts to encourage the development of this housing type to ensure the needs of the elderly population and those with a disability are met.

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



Source: AFFH Data Viewer

FIGURE 11
CITY OF CALIPATRIA
POPULATION WITH A DISABILITY (2015-2019)

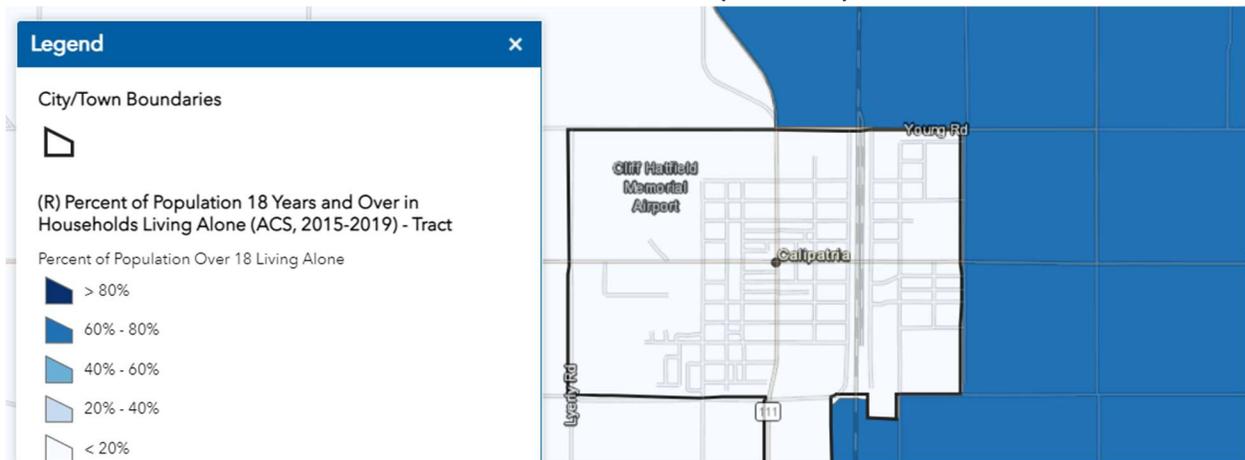


Source: AFFH Data Viewer

Familial Status. The Calipatria Zoning Code defines “family” as a person who lives 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. Furthermore, 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. Additionally, according to the 2019 American Community Survey of the U.S. Census Data, 78% (688 households) of the total households (881) are family households. With 35% of the population being 0-19 years old, the City will continue to be family oriented throughout the next planning period. 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 12**). This trend is consistent with that of the County of Imperial with most 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 13**). With the analysis presented in this Housing Element with regards to housing needs, this data further suggests that

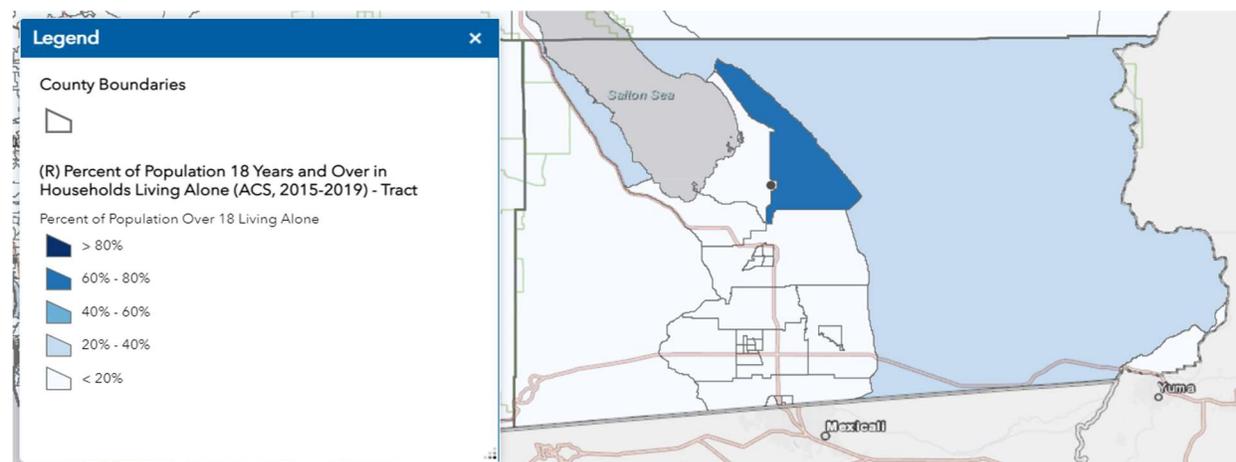
multi-family housing is a much-needed housing type and will continue to be a priority during the 2021-2029 planning period. Program #20 will be implemented to prioritize projects that provide housing for special needs groups such as large families, persons with disabilities, etc. This program consists of coordinating with developers and stakeholders to encourage the development of housing types for the previously mentioned groups. While the City will assist other sections of the Calipatria, special focus will be placed on the underdeveloped east side where most special needs groups are located. The City expects to meet the current and future demand for larger housing units by the end of the 6th housing element cycle.

FIGURE 12
CITY OF CALIPATRIA
POPULATION LIVING ALONE (2015-2019)



Source: AFFH Data Viewer

FIGURE 13
COUNTY OF IMPERIAL
POPULATION LIVING ALONE (2015-2019)

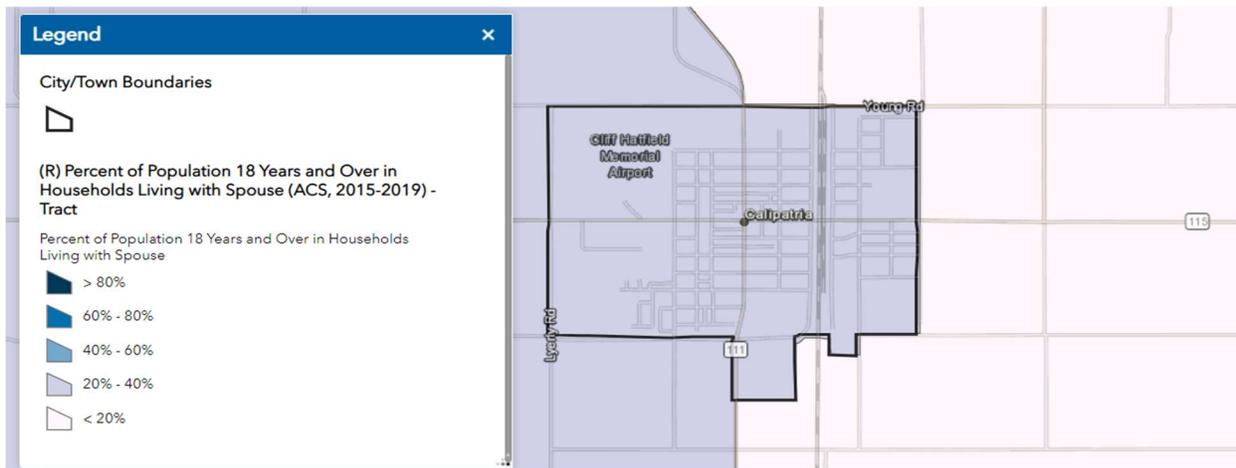


Source: AFFH Data Viewer

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 adult's lives with their spouse in the City of Calipatria (**Figure 14**). On the contrary, the County of Imperial has a higher concentration with most tracts having 60%-80% of adults living with a spouse (**Figure 15**). Program #1 and Program #3 will

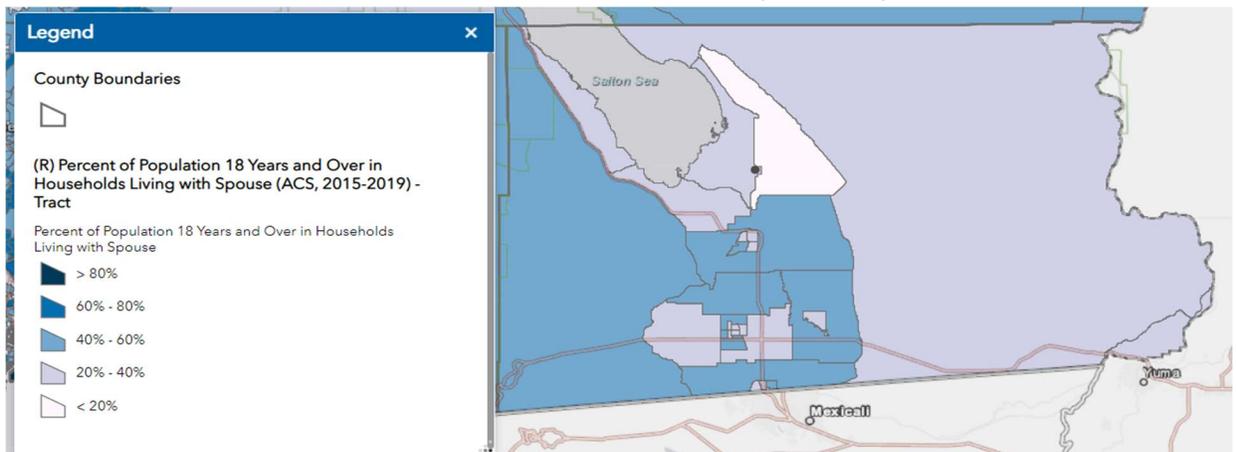
help the population living with as spouse by assisting them through a first-time homebuyer program and a self-help housing program. While Programs #1 and Program #3 will assist future homeowners, Program #11 and Program #12 will assist renters through a Section 8 rental certificate/voucher assistance program, and through the preservation of publicly assistant low-income housing units. These programs will provide assistance to the population living with a spouse and continue to meet their affordable housing demand as future housing units are developed.

FIGURE 14
CITY OF CALIPATRIA
POPULATION LIVING WITH SPOUSE (2015-2019)



Source: AFFH Data Viewer

FIGURE 15
COUNTY OF IMPERIAL
POPULATION LIVING WITH SPOUSE (2015-2019)

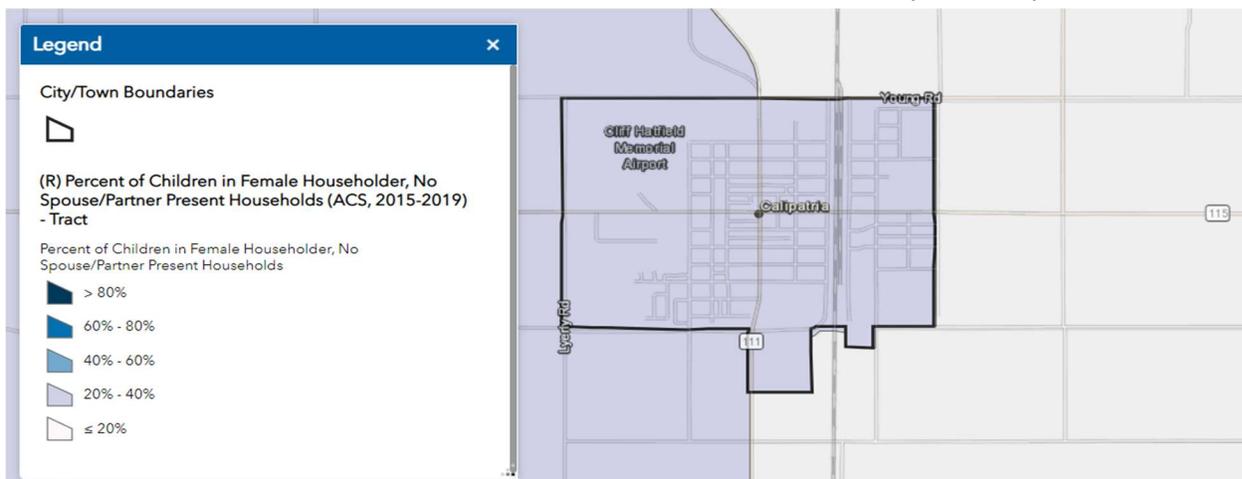


Source: AFFH Data Viewer

Single parent households, particularly female-headed families, often require special assistance such as accessibility to daycare, healthcare, and other supportive services. This population group is often classified as a special needs group, as previously discussed. According to the 2019 American Community Survey, approximately 24% of the households (211) are identified to be occupied by a female householder, with no spouse or partner present. Of these female-headed households, 82 of the households are owner-

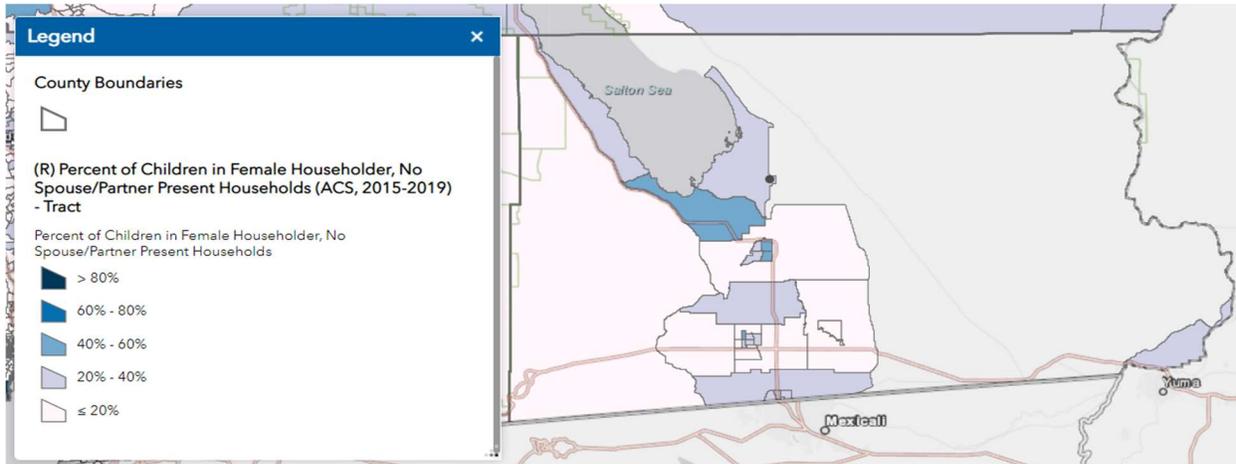
occupied and 129 are renter-occupied. This percentage is higher than the County of Imperial’s female-headed households of 19.1%, according to the same source. The AFFH Data Viewer identifies the percentage of children living in a female-headed household with no spouse present as 20%-40% of the population (**Figure 16**) in the City of Calipatria. **Figure 17** presents the similar trend for the County of Imperial. Although it has been established that multi-family housing is much needed in the City of Calipatria, the female-headed families occupy a high percentage of the total households when compared to the surrounding jurisdictions. To ensure these special needs group receives the resources needed for housing, the City will continue to work with the Imperial Valley Housing Authority (IVHA) through **Program #11** to develop a plan to increase the number of Housing Choice Vouchers distributed to the residents of the City and ensure the preservation of publicly assisted low-income housing developments in the City through Program #12. These programs will ensure that existing and future housing units remain affordable.

FIGURE 16
CITY OF CALIPATRIA
POPULATION OF FEMALE-HEADED HOUSEHOLDS – NO SPOUSE (2015-2019)



Source: AFFH Data Viewer

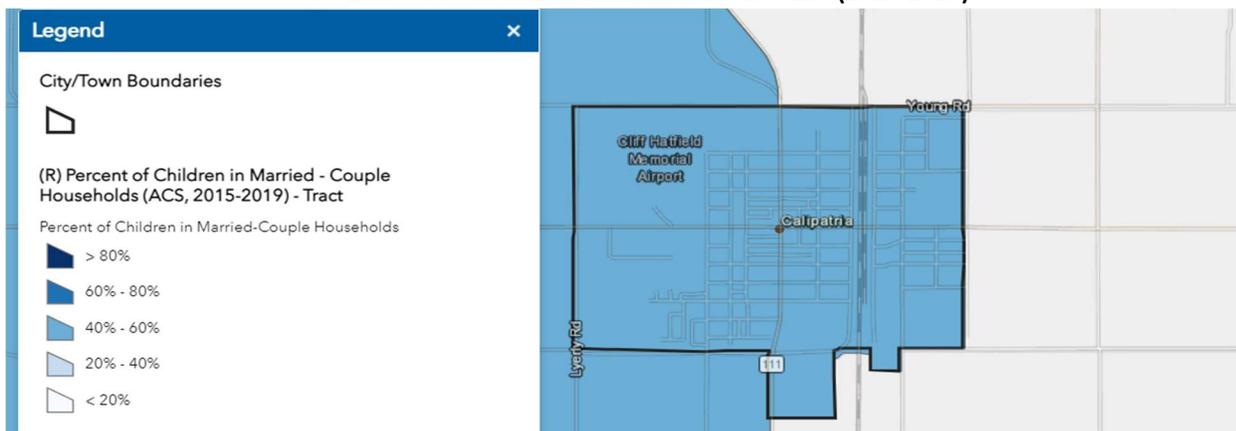
FIGURE 17
COUNTY OF IMPERIAL
POPULATION OF FEMALE-HEADED HOUSEHOLDS – NO SPOUSE (2015-2019)



Source: AFFH Data Viewer

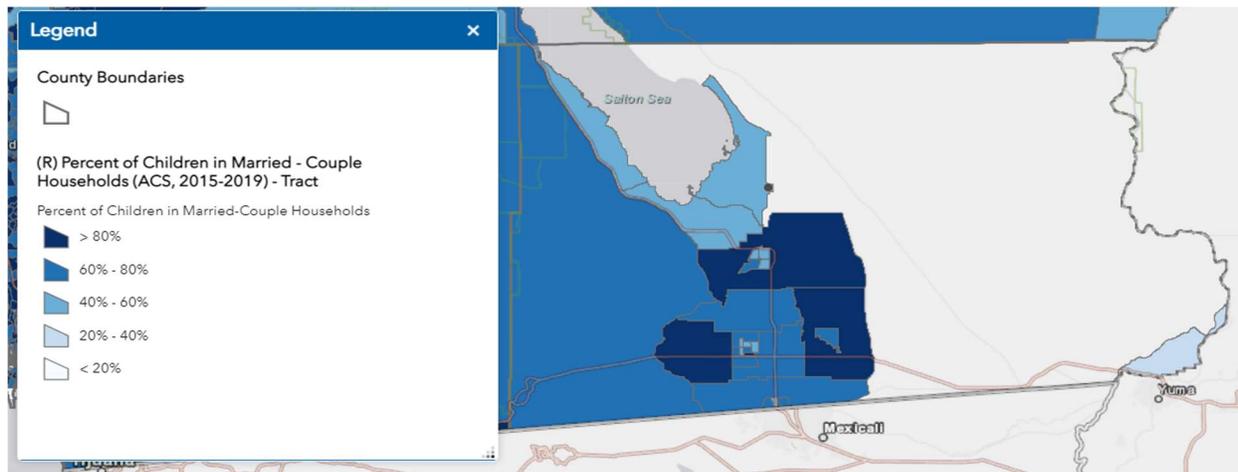
The contrary can be said when identifying the percentage of children living with a married couple. There is a higher concentration of married-couple households within the City of Calipatria, which is represented as 60%-80% of the population (**Figure 18**). The County of Imperial is represented by a higher percentage of married-couple households with most of the tracts ranging from 60% to more than 80% of the population (**Figure 19**). As previously mentioned, Program #1 and Program #3 will help the percentage of households with children living with a married couple by assisting them through a first-time homebuyer program and a self-help housing program. Program #11 and Program #12 will assist said households through a Section 8 rental certificate/voucher assistance program, and through the preservation of publicly assistant low-income housing units. This will ensure that current and future housing developments remain affordable. Program #20 will help with the development of larger housing units for all special need groups. This will help meet the future demand for affordable housing for households with children living with a spouse.

FIGURE 18
CITY OF CALIPATRIA
POPULATION OF MARRIED-CUPLE HOUSEHOLDS (2015-2019)



Source: AFFH Data Viewer

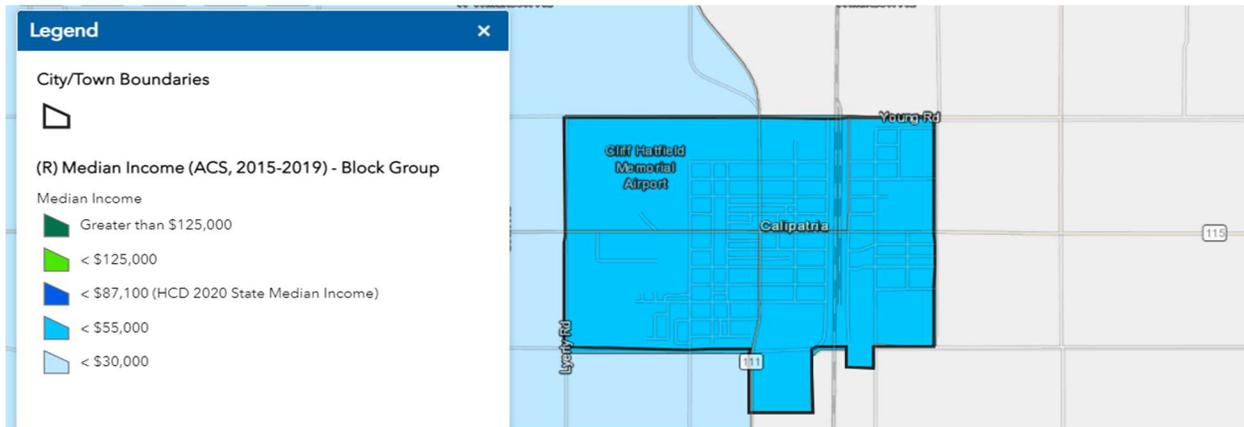
FIGURE 19
COUNTY OF IMPERIAL
POPULATION OF MARRIED-COUPLE HOUSEHOLDS (2015-2019)



Source: AFFH Data Viewer

Income. As previously discussed, the 2019 American Community Survey from the U.S. Census Data determined that 34% (303 households) of the total households (881) within the City of Calipatria were considered extremely low-income described as earning 30 percent or less than the Area Median Income (AMI), which was previously established as \$70,700 for the Imperial County. Please refer to the **Extremely Low-Income (ELI) Residents** section found in **Section II Housing Needs Assessment** for the distribution of income within the City of Calipatria. 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 20** and **Figure 21**. **Figure 22** 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 23**. The City of Calipatria is predominately a low-income community. According to **Figure 24**, 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 25** 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. The City will coordinate with developers to help acquire California Low Income Housing Tax Credit (LIHTC) subsidies to construct affordable housing units (Program #6). The LIHTC program provides low-income families with a safe and decent place to live and, by lessening their rent burdens, frees up additional income that can be spent on other necessities or put into savings for education or homeownership. The Housing Credit is also a vital community and economic development tool, creating jobs and catalyzing redevelopment in struggling communities. The City will also coordinate with the IVHA to increase the number of Section 8 vouchers in the City (Program #11), and coordinate with multi-family apartment complexes to preserve the affordability of publicly assisted low-income housing units (Program #12).

**FIGURE 20
CITY OF CALIPATRIA
MEDIAN INCOME (2015-2019)**



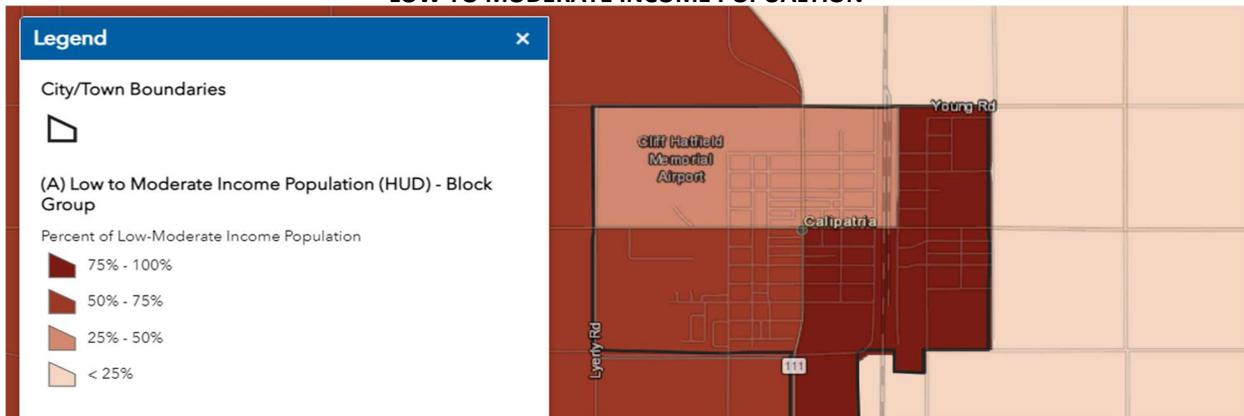
Source: AFFH Data Viewer

**FIGURE 21
COUNTY OF IMPERIAL
MEDIAN INCOME (2015-2019)**



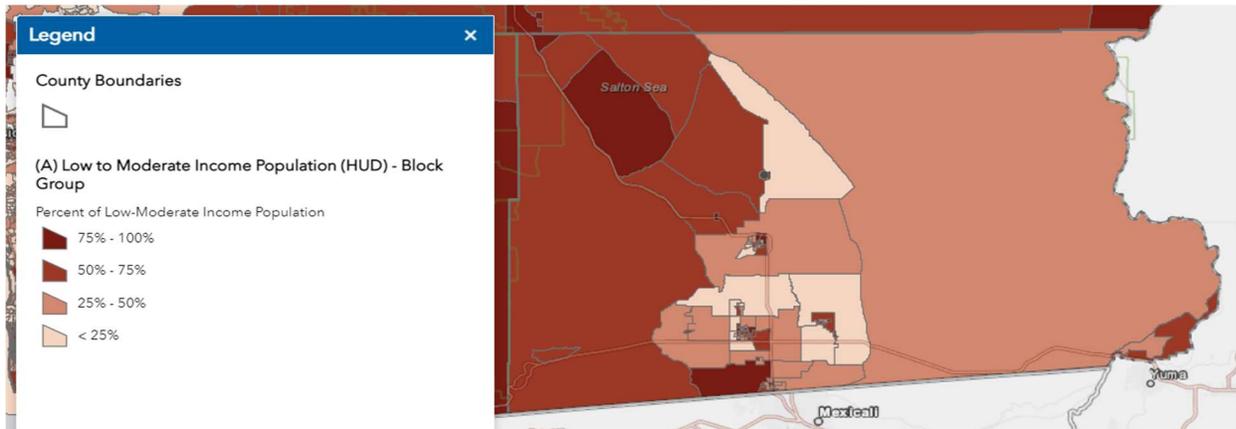
Source: AFFH Data viewer

**FIGURE 22
CITY OF CALIPATRIA
LOW TO MODERATE INCOME POPULATION**



Source: AFFH Data Viewer

FIGURE 23
COUNTY OF IMPERIAL
LOW TO MODERATE INCOME POPULATION



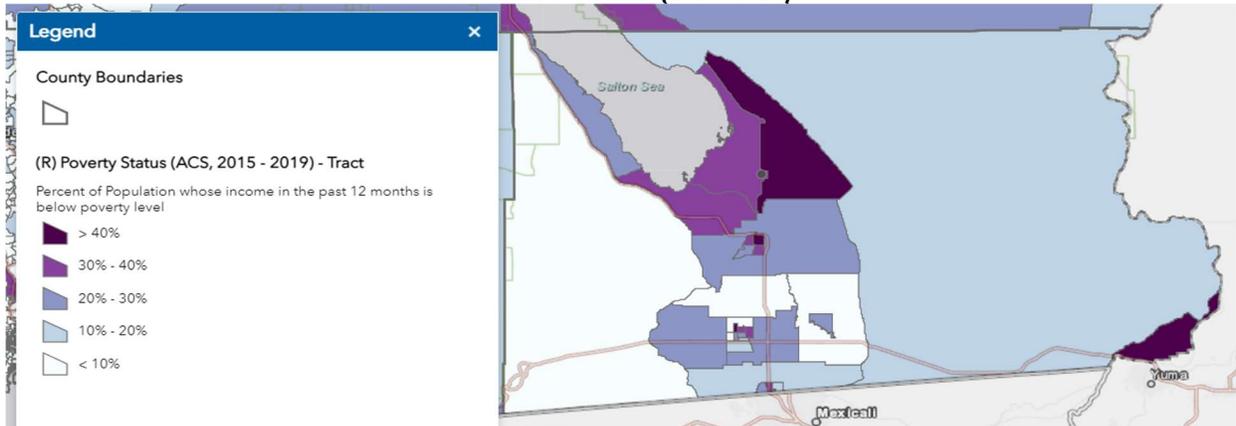
Source: AFFH Data Viewer

FIGURE 24
CITY OF CALIPATRIA
POVERTY STATUS (2015-2019)



Source: AFFH Data Viewer

FIGURE 25
COUNTY OF IMPERIAL
POVERTY STATUS (2015-2019)

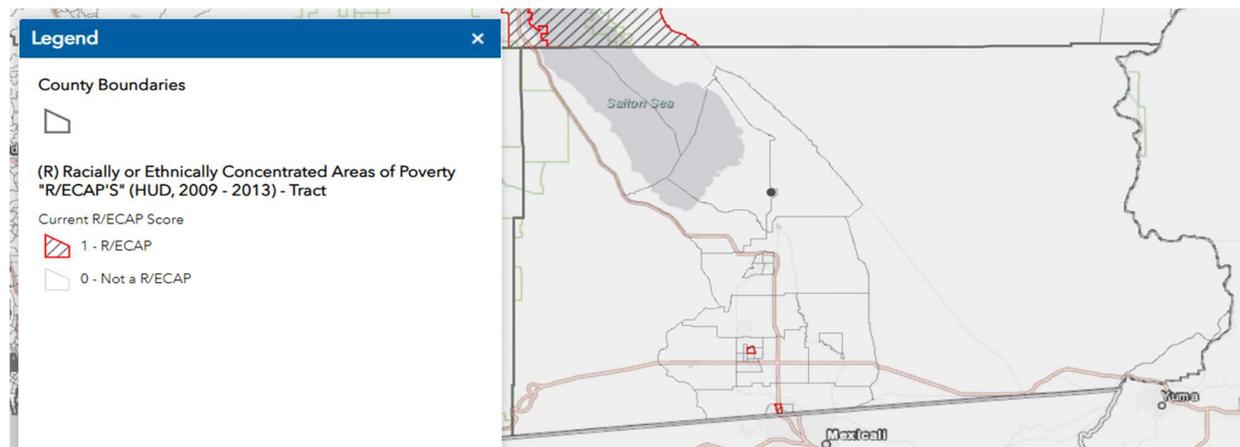


Source: AFFH Data Viewer

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 can 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. As illustrated on **Figure 26**, there are no areas within the City of Calipatria classified as a R/ECAP as of 2013. Furthermore, **Table 33** provides median income data for non-white residents within the City of Calipatria and the County of Imperial.

FIGURE 26
COUNTY OF IMPERIAL
R/ECAPS (2009-2013)



Source: AFFH Data Viewer

TABLE 33
CITY AND COUNTY
MEDIAN HOUSEHOLD INCOME BY RACE & ETHNICITY 2019

Race/Ethnicity	CITY OF CALIPATRIA		COUNTY OF IMPERIAL	
	MHI	Population	MHI	Population
White	<u>\$40,441</u>	<u>81.3%</u>	<u>\$49,041</u>	<u>69%</u>
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	

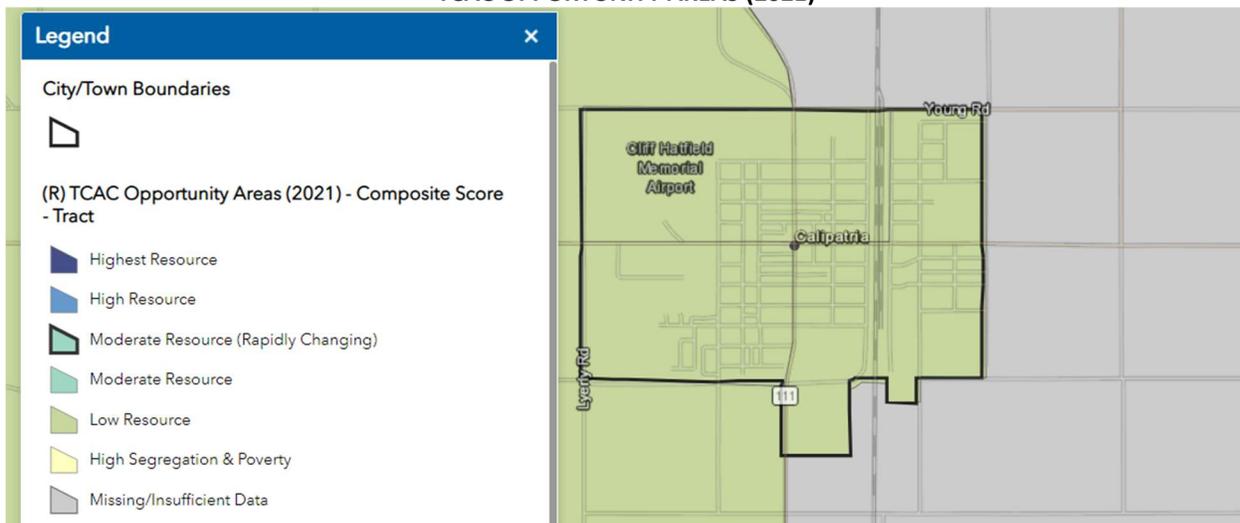
Source: 2019 American Community Survey 5-Year Estimates

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

Access to Opportunity

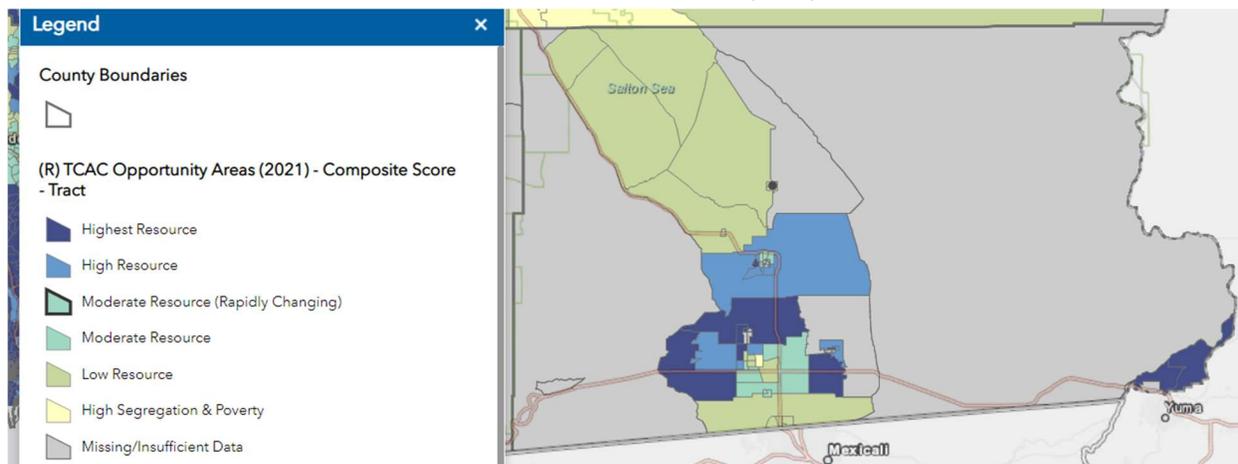
HCD/TCAC Opportunity Areas. The City aims to facilitate access to opportunities for all of City’s residents in relation to transit, educational facilities, and employment centers. The California Tax Credit Allocation Committee (TCAC) Opportunity Map collects a variety of indicators that measure economic mobility, environmental factors, and educational attainment domains. The TCAC/HCD Opportunity Map for the City of Calipatria is illustrated by **Figure 27** while **Table 34** shows the domain scores for each of the City’s census tracts. As seen on Figure 27, the City of Calipatria is one of the few low-resource communities in the Imperial County (refer to Figure 28). This classification makes the City unappealing to developers resulting in the lack of residential development. Phone conversations with developers found that the zoning designations for vacant land in the City contribute to the problem. Another contributing factor includes the lack of pedestrian facilities on the east side where most of the vacant land is located. To overcome these issues, the City implemented programs #13 and #21 which involves updating the zoning ordinance to allow ADU’s and rezoning most of the vacant parcels in the City. The City has also been working to acquire grant funding for the development of pedestrian facilities on the City’s east side. By constructing pedestrian facilities, the overall development cost will be reduced ultimately making projects more viable for developers.

FIGURE 27
CITY OF CALIPATRIA
TCAC OPPORTUNITY AREAS (2021)



Source: AFFH Data Viewer

**FIGURE 28
COUNTY OF IMPERIAL
TCAC OPPORTUNITY AREAS (2021)**



Source: AFFH Data Viewer

**TABLE 34
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

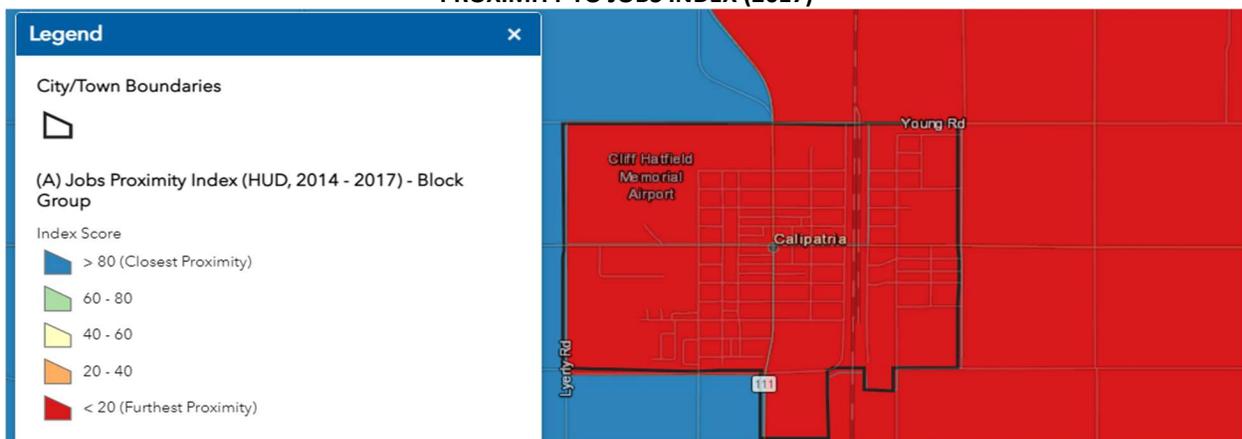
Source: AFFH Data Viewer

Proximity to Jobs and Transportation. 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 29**). 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 30**). City staff has worked diligently to improve their street systems and pedestrian walkways by apply for local, state, and federal funding sources. The City is currently working on submitting two grant applications through two different federally funded grant programs, Congestion Mitigation and Air Quality Improvements Program (CMAQ) and Surface Transportation Block Grant (STBG), and is anticipating submitting the applications late February of 2022. By making the necessary improvements to dilapidated roadways and sidewalks, residents can expect safer connectivity. The City will make it a priority to apply for these grants programs and focus on the streets where potential multi-family housing

projects may be constructed to ensure future housing development has necessary modes of transportation. The cities within the County of Imperial are served by the Imperial County Transportation Commission (ICTC). Locally, Calipatria residents can travel through the following connectivity routes:

- **Route 2 North** zigzags east/west serving several cities stretching from Niland to El Centro in Imperial County. It connects major destinations such as the Pioneers Memorial Hospital and Imperial Valley College. Within the city, Route 50 travels south on Highway 111 and turns west onto Main Street and past city limits. It operates from 6:13 AM to 6:20 PM at varying headways at least one hour apart on weekdays. It operates from 6:40 AM to 5:20 PM at approximately 2-hour headways during the morning and approximately three-hour headways during the afternoon on Saturday.
- **Route 2 South** provides service along the same path as Route 50. It operates from 7:10 AM to 6:00 PM at approximately 2.5-hour headways during weekdays. It operates from 8:46 AM to 6:46 PM at 3-hour headways during the morning and 2-hour headways during the afternoon on Saturday.
- **Route 51 North/Route 51 South** is a north/south route serving several cities stretching from Bombay Beach to Brawley in Imperial County. It connects major destinations such as the Fountain of Youth Spa, Calipatria, and the City of Brawley City Hall. Within the city, Route 500 travels north/south on Highway 111 past city limits. It operates from 6:13 AM to 6:20 PM at varying headways at least one hour apart on weekdays. It operates from 6:40 AM to 5:20 PM at approximately 2-hour headways during the morning and approximately three-hour headways during the afternoon on Saturday.
- **Route IVC Express 22 North and 22 South** is generally a north/south route serving several cities stretching from Niland to El Centro, with most of the route running along Highways 78 and 111. It connects Calipatria to Imperial Valley College. Within the city, Route IVC Exp travels south on Highway 111 and turns west onto Main Street and past city limits. Route IVC Exp services Calipatria at 6:29 AM to 8:55 AM daily.

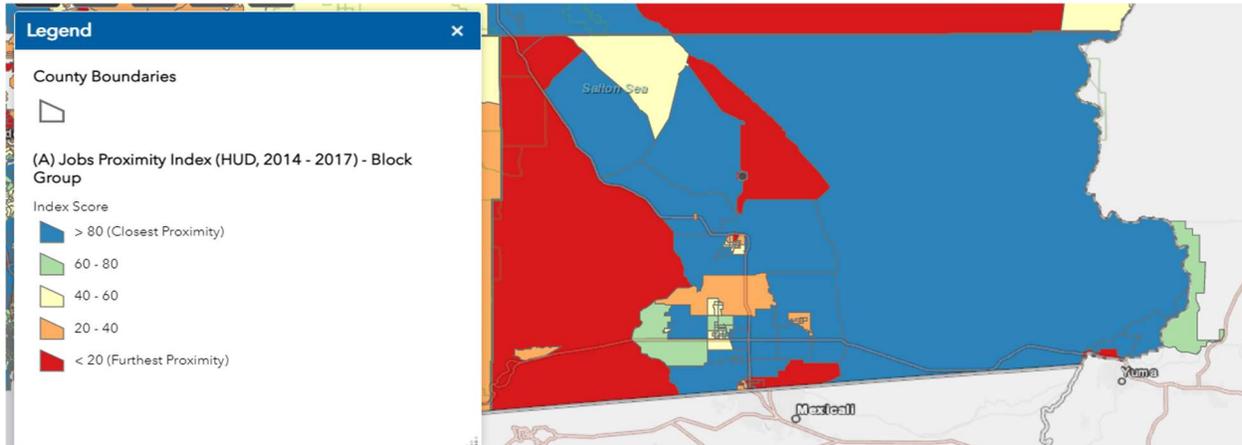
**FIGURE 29
CITY OF CALIPATRIA
PROXIMITY TO JOBS INDEX (2017)**



Source: AFFH Data Viewer

FIGURE 30

COUNTY OF IMPERIAL
PROXIMITY TO JOBS INDEX (2017)

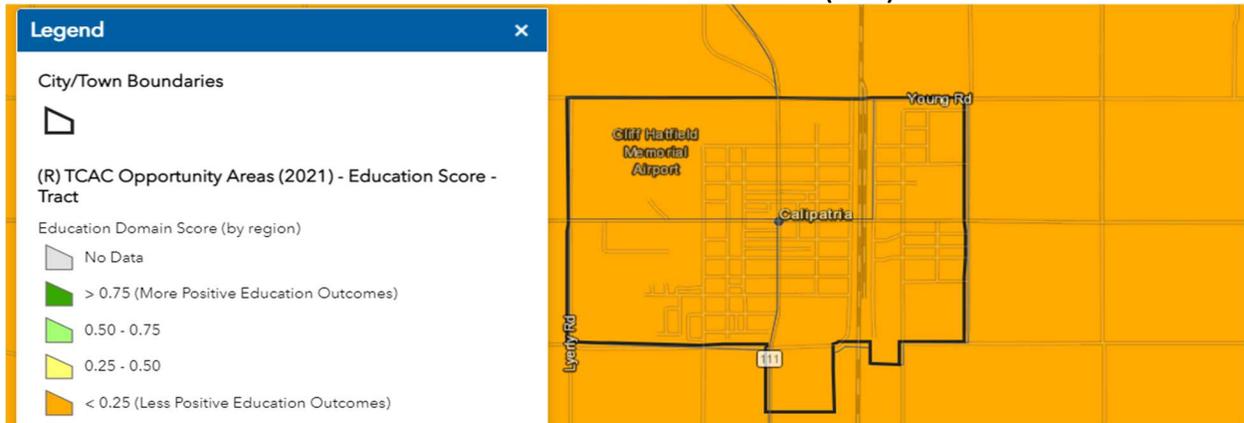


Source: AFFH Data Viewer

Employment. As shown on Table 12 and previously mentioned on this Housing Element, most 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 in the City of Calipatria was 23% in 2019 .-which is higher than the County of Imperial. As previously mentioned in the previous subsection, residents in Calipatria have a longer commute to job opportunities than the County of Imperial. This large commute prevents residents without access to transportation from entering the workforce. City staff has worked diligently to improve their street systems and pedestrian walkways by applying for local, state, and federal funding sources. Some of these include the development of bus stops in the City providing residents with additional means of transportation. These actions will provide residents who do not have access to a personal vehicle with the opportunity to commute to and from work ultimately increasing the workforce.

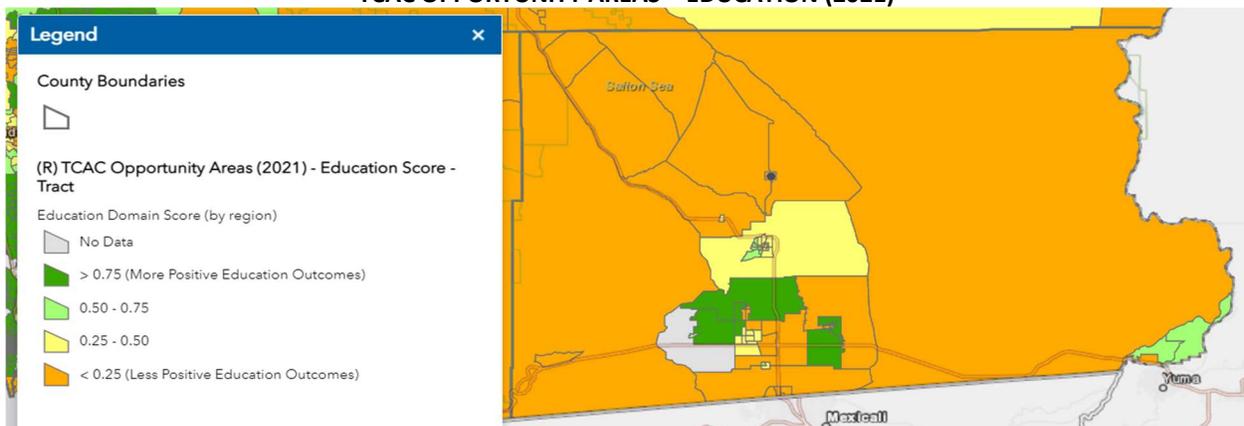
Education. The City of Calipatria Unified School District has 4 schools within its district. These include Calipatria High School, Bill E. Young Jr. Middle School, Fremont Primary School, and Grace Smith School (located outside Calipatria and not generally attended by residents of Calipatria). **Table 35** 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 31**), most 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 32**). Figure 32 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.

FIGURE 31
CITY OF CALIPATRIA
TCAC OPPORTUNITY AREAS – EDUCATION (2021)



Source: AFFH Data Viewer

FIGURE 32
COUNTY OF IMPERIAL
TCAC OPPORTUNITY AREAS – EDUCATION (2021)



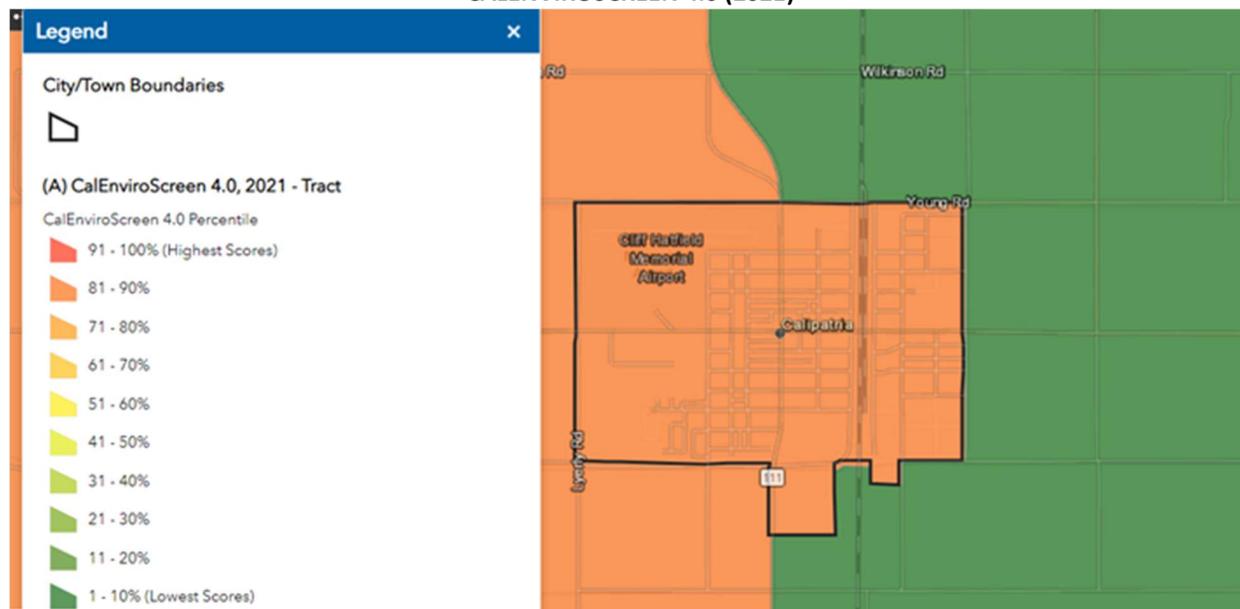
Source: AFFH Data Viewer

TABLE 35
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 33
CITY OF CALIPATRIA
CALENVIROSCREEN 4.0 (2021)



Source: AFFH Data Viewer

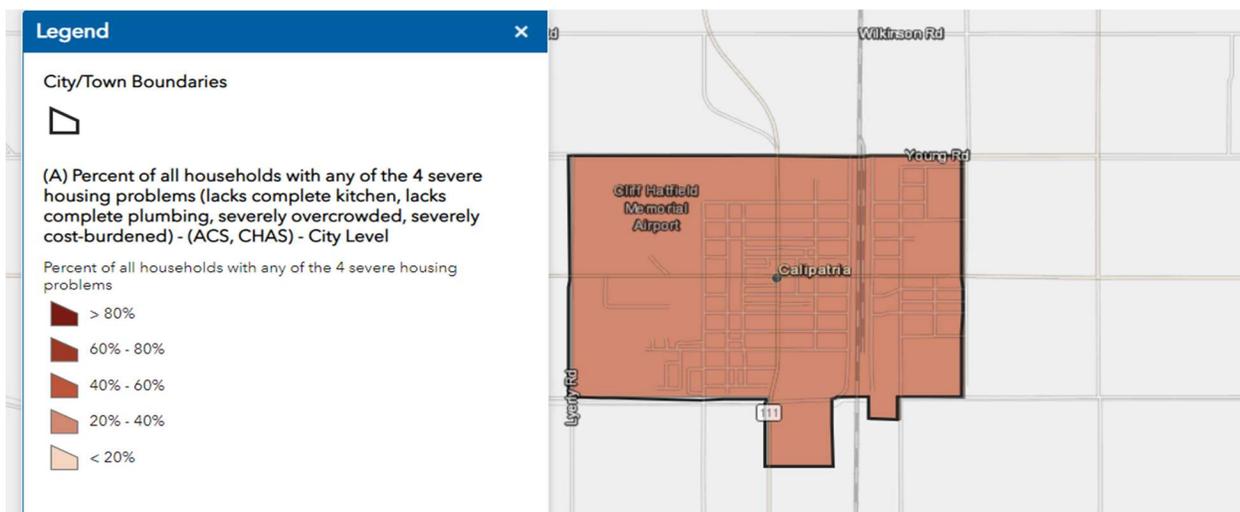
Environmental. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version the CalEnviroScreen. This tool uses environmental, health, and socioeconomic indicators to map and compare a community’s environmental scores. A community with a 75th percentile or above is one with higher levels of pollution and other negative environmental indicators and is considered a disadvantaged community. The scoring system considers 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 33**, 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. When assessing environmental issues on a local level, the County of Imperial experiences high levels of poor air quality. According to the National Health Institute of Environmental Health Sciences, the incidences of poor air quality seen throughout the County of Imperial and City of Calipatria, are attributed to agricultural burns, diesel fumes, and automobile exhaust. While these are contributing factors, the main issues come from the Salton Sea in the north which has high salinity and emits toxic fumes that is killing off its ecosystem, and the neighboring Mexicali border to the south which is a highly industrialized metropolis with over one million residents. Even though the Imperial County Air Pollution District (ICAPCD) has regulations for local and industrial projects, the Salton Sea is overseen by the South Coast Air Quality Management District while the City of Mexicali is overseen by its own administration. Both districts have different regulations that are outside of the control of the ICAPCD. Although any development proposed within the City requires review and approval from ICAPCD, the City can make efforts to inform the community about air quality. The California Air Resources Board, in cooperation with ICAPCD and the United States Environmental Protection Agency, has made a website available that

provides updates on the current air quality conditions within the County of Imperial. The website also utilizes the Air Quality Index (AQI) tool to provide daily air quality levels. To provide information on Air Quality improvement efforts, **Program #22** (Table 43) will include information on air quality and contributing factors.

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 34** 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%). The City will implement a housing rehabilitation program (Program #9) and a weatherization program (Program #10) which will improve substandard housing of low- and very low-income households, and households with disabilities. The rehabilitation program will provide low interest loans and/or grants to these households to improve and make them adequate for persons with disabilities. Through these programs, the City expects to rehabilitate at least half of the homes in need of rehabilitation by the end of the 6th Housing Element Cycle.

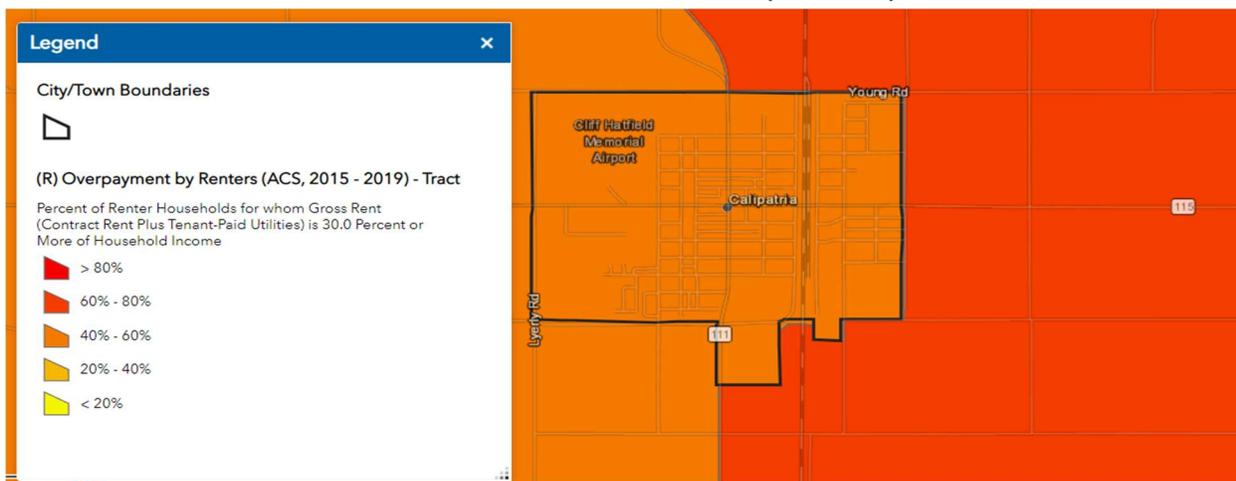
FIGURE 34
CITY OF CALIPATRIA
HOUSEHOLDS WITH HOUSING PROBLEMS



Source: AFFH Data Viewer

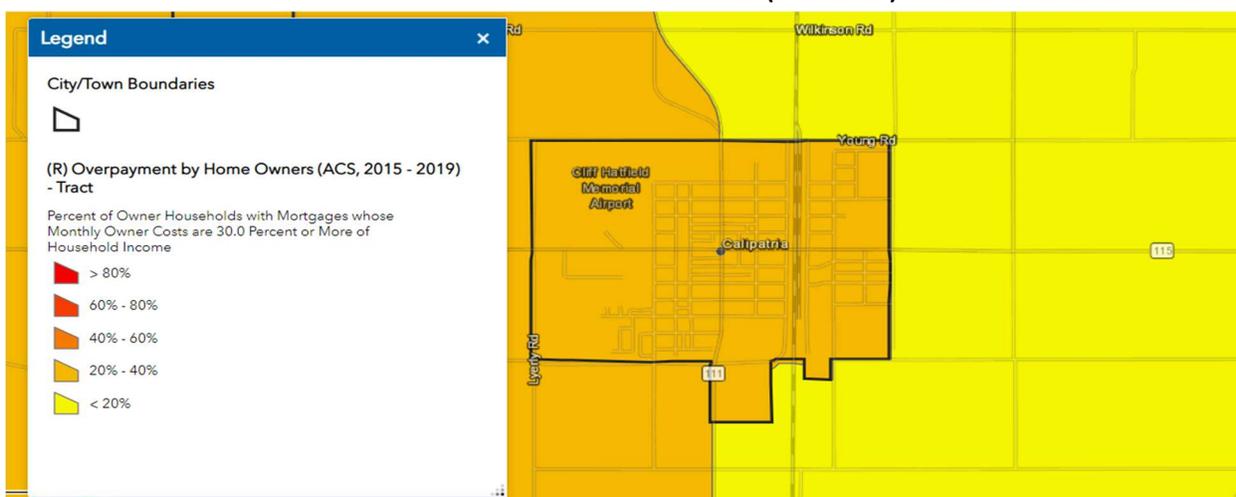
Cost-Burden. According to HUD, a household is considered “affordable” if housing costs (including rent and utilities) are no more than 30% of a household’s monthly income. Any household that has housing expenses over 30% are cost burdened. According to **Figure 35**, the percentage of renter occupied 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 36**). The City will coordinate with developers to help acquire California Low Income Housing Tax Credit (LIHTC) subsidies to construct affordable housing units (Program #6). The LIHTC program provides low-income families with a safe and decent place to live and, by lessening their rent burdens, frees up additional income that can be spent on other necessities or put into savings for education or homeownership. The LIHTC is also a vital community and economic development tool, creating jobs and catalyzing redevelopment in struggling communities. The City will also coordinate with the IVHA to increase the number of Section 8 Vouchers in the City (Program #11), and coordinate with multi-family apartment complexes to preserve the affordability of publicly assisted low-income housing units (Program #12).

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



Source: AFFH Data Viewer

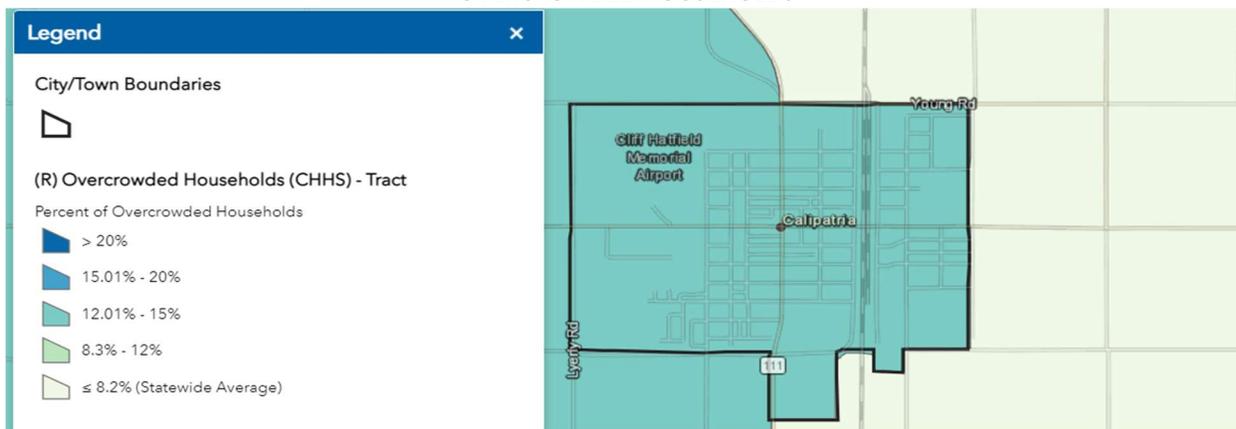
**FIGURE 36
CITY OF CALIPATRIA
OWNER OCCUPIED – OVERPAYMENT (2015-2019)**



Source: AFFH Data Viewer

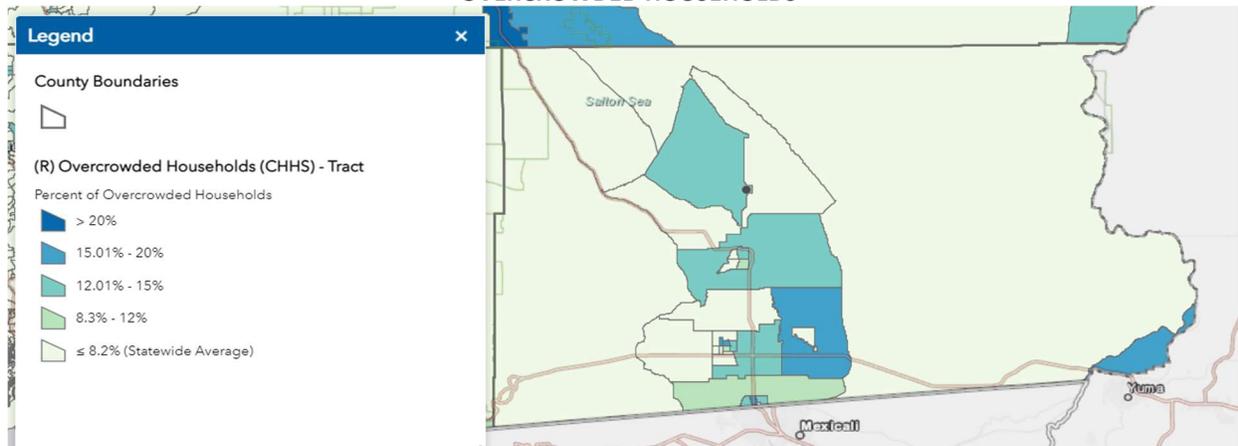
Overcrowding. Overcrowding of residential units, in which there are more than one and a half persons per room, can be a potential indicator that households are experiencing economic hardships and may be struggling to find affordable housing. Furthermore, on a local level, the overcrowding issues may be attributed to the high population of farmworkers living in the County of Imperial. Many of the seasonal farmworkers stay for longer periods of time in the County of Imperial rather than commuting back home to Mexico each day during farming season and most farmworkers share housing with other farmworkers or family members. **Program #20 – Prioritization of Housing for Special Needs Groups** is a program that will be implemented during the 2021-2029 planning period and is intended to prioritize housing development for special needs groups, which will alleviate some overcrowding for farmworkers (see **Program #20** on **Table 43** in **Section VII. Housing Plan**). **Figure 37** 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 38**). Please refer to section **Housing Size and Incidence of Overcrowding** in section **II. Housing Needs Assessment** for a detailed analysis.

FIGURE 37
CITY OF CALIPATRIA
OVERCROWDED HOUSEHOLDS



Source: AFFH Data Viewer

FIGURE 38
COUNTY OF IMPERIAL
OVERCROWDED HOUSEHOLDS



Source: AFFH Data Viewer

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 needed rehabilitation. This constitutes 2% of the existing housing stock that need 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.

C. ANALYSIS OF 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 can be found in **Appendix A – Site Inventory List**. During the site inventory list, City staff concluded that there is sufficient supply of vacant land available to accommodate multi-family housing development projects as well as other housing types needed to meet RHNA. An analysis on these vacant parcels and suitability for **affirmatively furthering fair housing** will be presented in this section.

AFFH Sites Methodology. Although there is sufficient land available for residential development, the City identified a few vacant sites with the potential to provide future housing opportunities targeted for extremely low-, very low-, and low-income households. Since the City of Calipatria has not had any large-scale housing development projects in the past decade, the realistic capacity was assumed at **75%** of achievable density based on development trends for multi-family housing projects from surrounding jurisdictions and existing multi-family housing within the City of Calipatria. To support this assumption, multi-family projects completed in surrounding jurisdictions can be found on **Table 36**.

**TABLE 36
CITY OF CALIPATRIA AND SURROUNDING JURISDICTIONS
ACHIEVED DENSITY TRENDS FOR MULTI-FAMILY HOUSING PROJECTS**

Jurisdiction	Project	Acres	Zone	Density (unit/acre)	Allowable Units	Units Constructed	Achieved Density (%)
Calipatria	Casa Del Sol Apartment Homes	3.6	R-3	29	104	81	78%
Brawley	Malan Street Apartments Phase 1	3	MF-17	17	51	41	79%
El Centro	El Centro Senior Villas 1	2.88	R-3	25	50	81	112% (density bonus)
El Centro	El Centro Senior Villas 2	.64	R-3	25	16	20	123% (density bonus)
Seeley	Sierra Vista Apartment Homes	2.26	R-4	25	56	56	100%

Source: City of Calipatria Interviews with local developers

AFFH Sites. Sites Number's 1 through 5 (as shown on Table 37) were selected as the most notable sites since the sites listed are large enough to accommodate the development of multi-family units and effectively further fair housing (see Figure 39). Sites 1-4 are located on the east side of Calipatria and total approximately 44.37 acres. These four sites have a realistic capacity of 792 affordable multi-family units. While the eastern portion of the City is grossly underdeveloped, the development of two of the sites will be enough to jumpstart future affordable housing developments within the area. The City has been diligently working on the acquisition of funds to develop the necessary pedestrian facilities (sidewalks, curbs, gutters, etc.) required for future housing projects. These facilities have previously been a previous requirement for developers; however, the development of these facilities will reduce the development cost for future affordable housing projects and increase developer interest in the area. The development of the previously mentioned facilities will also facilitate the creation of school bus routes to serve the previously mentioned sites and their surrounding areas.

**TABLE 37
AFFH SITES INVENTORY**

Site No.	APN	Zoning	Ownership Type	Density (units/acres)	Allowable Units	Realistic Capacity ¹²	Acres	Income Type
1	023-115-001	R-2	Private	23 unit/acre	150	112	6.5	Extremely Low to Low-Income
2	023-155-001	R-2	Private	23 unit/acre	276	207	12	Extremely Low to Low-Income
3	023-270-001	R-2	Private	23 unit/acre	575	431	25	Extremely Low to Low-Income
4	023-353-015	R-3	Private	29 unit/acre	25	18	.87	Extremely Low to Low-Income
5	023-485-006	R-1	City	8 unit/acre	32	24	4	Extremely Low to Low-Income

Source: Inventory conducted by the City of Calipatria, 2021

¹² The "realistic capacity" is determined assuming 75% achieved density. Realistic capacity is also assumed by the units constructed in previous housing development projects within the City of Calipatria and surrounding jurisdictions.

City Owned Sites. Site Number 5 is owned by the City of Calipatria and is located on the southwest portion of the City. This puts Site Number 5 within proximity of the only Elementary School, Junior high School, and High School in the City. While the site is located within a Low Density Residential Zone (R-1), the City of Calipatria anticipates having the zoning designation rezoned to High Density Multi-Family Residential (R-3) in order to accommodate the development of affordable housing units. Additionally, the City is also looking to sell the property to multi-family housing developers through the Surplus Land Act as mentioned on **Program #13**. The City also intends to pursue various funding opportunities for the acquisition of funds to ensure that the site multi-family units remain affordable to low- and very low-income tenants. With the rezoning expected to be completed by October of 2022 (see **Program #13**), the City anticipates the development of site number 5 to be completed during the second half of the 6th Housing Element Cycle. The City will continue to assist potential developers, if needed, with funding applications to aide in the development of multi-family housing for low- and very low-income households.

**FIGURE 39
SITES FOR AFFIRMATIVELY FURTHERING FAIR HOUSING**



Source: City of Calipatria Site Inventory 2021

Integration and Segregation. The City of Calipatria is composed mainly of Hispanic residents and a small percentage of other minority populations. The most notable sites shown on Table 37 (Sites 1-4) are concentrated within the low-income eastern portion of the City. While the HCD AFFH tool does not identify any areas of segregation in the City or racially and ethnically concentrated areas of poverty (R/ECAPS), the low-income eastern portion and the western portion of the City is currently divided by the Union Pacific Railroad tracks that traverse to the north and south of the City. The majority of residences and attractions are located on the west side of the City which further supports our methodology when selecting suitable AFFH Sites that are on the east side. The addition of the Heavy Manufacturing & Industrial Zone (M-2) along the tracks has left a substantial gap of undeveloped heavy industrial land further segregating the eastern portion of the City. With the implementation of several housing programs listed on Table 44 of this element, the City expects to have at least two of the first four sites listed on Table 37 developed by the end of the 6th Housing Element Cycle. This will help kickstart the rapid development of housing units and increase the opportunity for fair housing within the eastern portion of the City. Other additions such as the development of transit and bus stops will help reintegrate the eastern portion with the western portion. This will also increase developer interest in the commercial land on the eastern portion ultimately providing residents in the area with amenities such as grocery stores, eateries, and other amenities. The remaining sites are expected to be utilized for other income categories as determined to fulfill the RHNA requirements. While closing the existing gap that currently divides the City is no easy task, the City expects to have at least a quarter of the gap filled by the end of the 6th Housing Element Cycle.

Sites Identified 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. Although there are no hindrances restricting residential development within the vacant parcels, **Program #13** is intended to facilitate and encourage housing development with hopes of increasing the housing stock for the lower income population. As noted in the section above, the City is making it a priority to rezone the city-owned site (Site 5) to a suitable density for the purpose of allowing and facilitating the development for affordable housing. The rezoning process will also allow the development for housing that includes 20 percent or more of its units affordable to lower-income households by-right pursuant to the Surplus Land Act and Government Code Section 65583.2(i). The City is also in the process of constructing pedestrian facilities along the listed sites through grant funds which will reduce development costs and essentially attract more developers since often times, it is the responsibility of the developer to fund these costs. As a result, the east side will become a high opportunity area thus increasing development at the identified AFFH Sites.

Disparities in Access to Opportunity. This element previously discusses efforts the City makes to provide access to opportunities as it relates to transit, educational facilities, and employment centers. As

mentioned in the previous sections, the TCAC/HCD Opportunity Map for the City of Calipatria (illustrated by **Figure 27** and **Table 34**) classifies the City of Calipatria as a low-resource community. When analyzing the composite score for the County of Imperial, the southern portion of the County of Imperial also has a high concentration of a low-resource community (**Figure 28**). As a result, the City is making efforts to attract more developers and increase interests in the City's growth opportunities as it relate to affordable housing development with the implementation of **Program #2**, **Program #6**, and **Program #8** (Table 44). Specifically, the City anticipates that the programs will increase the likelihood of development on the AFFH Sites 1-5 noted in this section to ensure the community will continue to have access to fair housing.

Disproportionate Housing Needs. The cost of housing (rent and utilities) within the City of Calipatria is no more than 30% of a household's monthly income ultimately making it affordable. Site selection emphasized infill to encourage residential development along corridors with sufficient land and higher density allowances. These corridors often have a significantly higher chance of facilitating more affordable units.

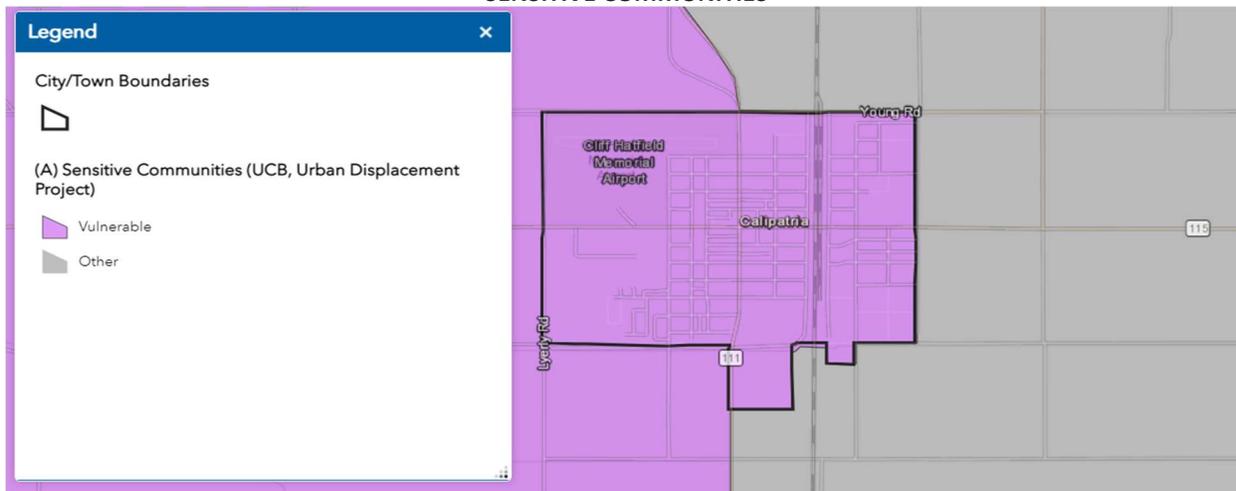
Displacement. Preventing displacement is vital to ensuring fair housing in the City of Calipatria. Displacement occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in. While there is no single metric to track 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 40**). This is also seen throughout the County of Imperial (**Figure 41**). Areas identified as a sensitive community contain populations that could be vulnerable to displacement, according to the UC Berkley Urban Displacement Project (Figure 40 and 41), 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:
 - Share of renters is above 40 percent;
 - Share of people of color is above 50%;
 - Share of very low-income households (50% AMI or below) that are also severely rent burdened households is above the county median;
 - Nearby areas have been experiencing displacement pressures

Although the City of Calipatria is identified as a sensitive community, **Table 38** compares key indicators, as identified above, with the County of Imperial. As seen on Table 38, 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.

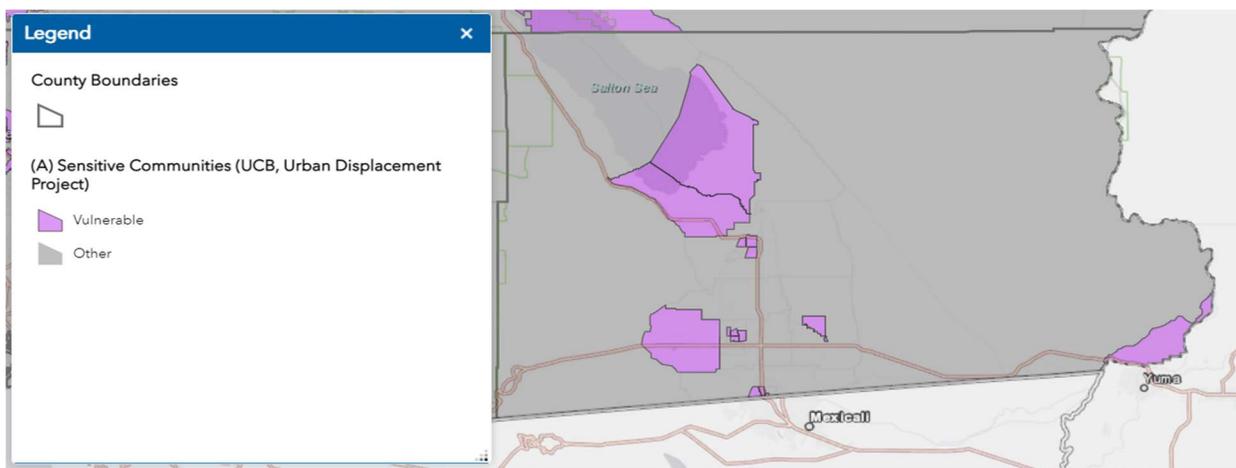
The City will make it a priority to monitor these risks closely by proactively engaging with developers to encourage the development of affordable single-family or multi-family housing and also by publicizing the current housing programs and new programs to encourage residents to apply for funding sources such as the First-Time Homebuyer Program (**Program #1**) to increase homeownership opportunities or other housing subsidies that will alleviate overcrowding by allowing more families to have the opportunity to afford their own monthly rent and avoid sharing households.

FIGURE 40
CITY OF CALIPATRIA
SENSITIVE COMMUNITIES



Source: AFFH Data Viewer

FIGURE 41
COUNTY OF IMPERIAL
SENSITIVE COMMUNITIES



Source: AFFH Data Viewer

**TABLE 38
SUMMARY OF DISPLACEMENT RISK
Households by Tenure 2017-2019**

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

Median Household Income (MHI) 2014-2019

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

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%)	70	54%	165	77%	2,235	21%	5,600	38%
Very Low Income (>30% to <=50%)	10	7%	50	23%	2,425	23%	4,135	28%
Low Income (>50%-<=80%)	35	27%	0	0%	4,020	37%	3,685	24%
Moderate & Above Moderate Income >80% to <=100%	15	12%	0	0%	2,100	19%	1,445	10%
Total	130	100	215	100	10,780	100	14,865	100
Percent of all 881 Households¹¹	15%		24%		19%		26%	

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

¹⁰Total households shown in the table are calculated using figures from the American Community Survey which are 881 households and differ from the total households previously used from the California Department of Finance of 1,122 households

¹¹Total percentages shown in the table are calculated using figures from the American Community Survey which are 881 households and County of Imperial 2017 (57,401)

D. IDENTIFICATION OF CONTRIBUTING FACTORS

Fair housing issues in the City of Calipatria are primarily related to the overall lack of housing development for the low-income residents which result in limited access to affordable housing. Additionally, the abundance of available land and minimal housing development has become an issue with meeting the housing needs for the lower-income families. Through this analysis, several items have been identified as contributing factors that affect fair housing.

Limited Access to Affordable Housing Options. Median household incomes in the City of Calipatria have steadily increased throughout the past ten years, while median gross rent prices have increased similarly. While the income growth is positive, the HUD AFFH Data Viewer Map shows that much of Calipatria's minority population is living below or is in danger of falling under the poverty line. Many of these residents are facing cost burdens and overcrowding. The City of Calipatria is undergoing a Zoning Ordinance update, identified as **Program #7**, that will ensure the removal of specific zoning requirements that may hinder the construction for special types of housing such as Accessory Dwelling Units (ADU) and low-barrier navigation centers to allow by-right in all zones that allow multi-family and mixed-use developments. Additionally, **Program #20** will also help with creating diverse housing options targeted for special needs groups.

Lack of Housing Development in Low Resource Areas. As discussed in the previous section, the City of Calipatria is identified as a low resource community. With approximately 34% of the total households classified as extremely low-income and 30%-40% of the population living under the poverty level, the City of Calipatria will continue to stay active in the pursuit of funding sources for low-income housing and housing for special needs groups development. City staff will make modifications of the Zoning Ordinance to facilitate the development of this type of housing whether it is in relation to setbacks, density, parking requirements, ADU's, low-barrier navigation centers, single-room occupancy, and other supportive housing types. Furthermore, City staff will coordinate with affordable housing developers and encourage density bonus (**Program #2**) and prepare a budget to incentivize and assist with the development of residential projects targeting housing affordability such as through the provision of on and off-site infrastructure improvements, subsidized development fees, and/or parking requirements.

Overcrowding. As discussed in the previous section, approximately 13% of households in the City are overcrowded. Overcrowding of residential units, in which there are 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. To mitigate the contributing factors and prevent overcrowding figures from rising, the programs that the City anticipates to implement are intended to prioritize housing development for special needs groups and will also provide more access to opportunities to obtain suitable housing and reduce overcrowding. A few of the programs include **Program #20 – Prioritization of Housing for Special Needs Groups** and **Program #21 – Accessory Dwelling Units (ADU) or “Second Dwelling Units” Incentives Program**. Although Program #21 is mostly targeted to incentivize property owners, the overall goal of the program will facilitate and encourage the construction of ADU's, thus providing more affordable housing options for special needs groups.

Displacement. Displacement may also be a contributing factor to fair housing issues within the City. With housing costs rising above a household's earnings and lack of affordable housing options, displacement tends to be the result of this trend. 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 and new affordable housing opportunities are available to the low resource community. The City will make it a priority to monitor these risks closely by proactively engaging with affordable housing developers to encourage the development of affordable single-family or multi-family housing and also by publicizing the current housing programs and new programs to encourage residents to apply for funding sources or other housing subsidies that will alleviate overcrowding by allowing more families to have the opportunity to afford their own monthly rent and avoid sharing households.

Other Relevant Factors. When analyzing historical practices that have impacted housing, the City did not identify any patterns or trends of fair housing related to City policies such as exclusionary zoning or racial covenants. Additionally, the City of Calipatria also did not identify any history or patterns of redlining, the practice in which federal home mortgage loans systematically deny lending to minority households.

Other relevant factors that may be contributing to fair housing issues are existing land use and zoning regulations and policies. As mentioned in this assessment, the City will make it a priority to thoroughly analyze current zoning and land use policies to identify any constraint and eliminate the constraint to ensure there is flexibility in building standards for developers, thus facilitating development of affordable housing and housing for special needs groups (see relevant Programs #7 and Program #13 on Table 44).

Furthermore, the City concludes that the primary driver of any impediments to fair housing is the overall access to economic opportunity and lack of basic infrastructure that deters any interest of developers. With the implementation of Programs #2, #4, and #6, the City will aggressively seek funding opportunities and work with developers to help fund future affordable housing projects, specifically geographically targeting the AFFH Sites numbers 1 through 5 identified in the previous section. As mentioned in the public participation section, the City has been preparing an East Side Specific Plan to strategically plan for development in this area and has which includes rezoning to higher density land use designations and mixed-use development. The benefits of considering mixed-use development for the City include creating more affordable housing opportunities, drive economic growth, encourage economic investment, and provide more housing opportunities and choices.

Additionally, with regards to public infrastructure, Program #4's objective includes seeking funding opportunities not only for affordable housing development but also for improvements to public infrastructure and facilities which would support future development and enhance the community which would attract more development. In 2021, the City was awarded a \$3.9 million grant through the Urban Flood Protection Grant program for improvements to their stormwater drainage system that would increase the capacity for the eastside properties. As mentioned in this section, the portion east of the City is where most of AFFH Sites and undeveloped land are located which further supports the capacity for future infrastructure. The City anticipates that by actively seeking funding opportunities will drive

developers interests and increase fair housing opportunities, economic growth, and overall improve the quality of life in the City of Calipatria.

E. PRIORITIES, GOALS, AND ACTIONS FOR FAIR HOUSING

Based on this analysis, Table 39 below summarizes the identified contributing factors to fair housing issues and includes the City’s actions to combat these issues within the City of Calipatria and facilitate place-based revitalization in the community, increase housing mobility, create housing opportunities, and prevent displacement.

TABLE 39 FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND CITY ACTIONS				
#	FAIR HOUSING ISSUE	CONTRIBUTING FACTORS	GEOGRAPHIC TARGETING	CITY ACTION
1	Limited access to affordable housing options	<ul style="list-style-type: none"> • Zoning Ordinance and land use regulations for affordable housing may be impeding with housing development • Lack of knowledge and utilization of existing housing programs and resources available 	<ul style="list-style-type: none"> • City will focus on the northeast quadrant of the City the majority of the vacant land suitable for multi-family housing and special population group housing is available 	<ul style="list-style-type: none"> • Work with affordable housing developers to encourage and incentivize the development of affordable housing. <u>Incentives may include flexible zoning regulations, waived application fees, expedited permitting process, density bonus, or other incentive seen fit in facilitating housing development. Development of housing would be targeted for special needs groups and assist with applications for LIHTC subsidies. (Relevant Programs: #2, #4, #6, #20)</u> • Update the adopted Zoning Ordinance to include new housing State laws, exclude language that may create a barrier to special needs housing development or multi-family development, and facilitate the development of affordable housing through incentives. (Relevant Programs: #7 & #21) • Rezone City-owned properties to designate land for multi-family residential use and accommodate affordable housing and comply with the Surplus Land Act. (Relevant Programs: #13)

				<ul style="list-style-type: none"> Enhance community outreach methods to increase community participation and utilization of existing and new housing assistance programs to increase opportunities and access to fair housing. (Relevant Programs: #20)
2	Lack of housing development in Low Resource Areas	<ul style="list-style-type: none"> Zoning and Land Use regulations and development standards may discourage housing developers to develop affordable housing Funding shortages Rural Community 	<ul style="list-style-type: none"> City will focus on the northeast quadrant of the City the majority of the vacant land suitable for multi-family housing and special population group housing is available The City will also focus on the eastern portion of the City when seeking grant funds for development and for public infrastructure since the majority of the vacant land is on the eastside and lack adequate public infrastructure (i.e. sidewalks paved streets) 	<p>Establish an incentive program to encourage developers to seek affordable housing development opportunities in the City and assist developers with applications for LIHTC subsidies. <u>Incentives may include flexible zoning regulations, waived application fees, expedited permitting process, density bonus, or other incentive seen fit in facilitating housing development.</u> (Relevant Programs: #2, #4, #6, #20)</p> <ul style="list-style-type: none"> The City will also seek funding for community revitalization and for improvements to existing public infrastructure to attract developers and businesses. (Relevant Programs: #2, #4, #6, #20)
3	Overcrowding	<ul style="list-style-type: none"> Affordable housing supply shortage Economic hardships Lack of housing for special needs groups (i.e. farmworkers, people with disabilities, homeless, etc.) 	<ul style="list-style-type: none"> City will focus on the northeast quadrant of the City since the majority of the vacant land suitable for multi-family housing and special population group housing is available The City will also focus on community outreach of existing housing assistance programs in the City in on the southeastern and 	<ul style="list-style-type: none"> Work with affordable housing developers to encourage and incentivize the development of affordable housing and housing targeted for special needs groups and assist with applications for LIHTC subsidies. <u>Incentives may include flexible zoning regulations, waived application fees, expedited permitting process, density bonus, or other incentive seen fit in facilitating housing development.</u> (Relevant Programs: #2, #4, #6, #20)

			<p>southwestern portion of the City since that is where the existing affordable housing is located</p>	<ul style="list-style-type: none"> • Conserve rent subsidies for very low-income households and support the Imperial Valley Housing Authority (IVHA) in pursuing Section 8 funds. <i>(Relevant Programs: #11)</i> • Update the Zoning Ordinance with newly adopted State laws to allow special housing types by-right and prioritize housing production of housing for special needs groups and provide incentives to developers <u>such as flexible zoning regulations, waived application fees, expedited permitting process, density bonus, or other incentive seen</u> to increase housing opportunities for these groups. <i>(Relevant Programs: #7 and #20)</i>
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4	Displacement	<ul style="list-style-type: none"> • Lack of affordable housing opportunities • Economic hardships • Lack of knowledge and utilization of existing housing programs and resources available 	<ul style="list-style-type: none"> • City will focus on the northeast quadrant of the City since the majority of the vacant land suitable for multi-family housing and special population group housing is available • The City will also target all existing affordable housing units within the City when preserving low income housing which are located on the southeast and southwest portion of the City • Community outreach will be targeted for the City in its entirety 	<ul style="list-style-type: none"> • Work with affordable housing developers to encourage and incentivize the development of affordable housing and housing targeted for special needs groups and assist with applications for LIHTC subsidies. <i>(Relevant Programs: #2, #4, #6, #20)</i> • Conserve rent subsidies for very low-income households and support the Imperial Valley Housing Authority (IVHA) in pursuing Section 8 funds. <i>(Relevant Programs: #11)</i> • Preserve Publicly Assisted Low Income Housing by maintaining regular contact with owners existing affordable apartments and maintain the units at an affordable cost. <i>(Relevant Programs: #12)</i> • Enhance community outreach methods to increase community participation and utilization of existing and new housing assistance programs to increase opportunities and access to fair housing. <i>(Relevant Programs: #20)</i>
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Given that these issues are present within the community, the City has identified the above as contributing factors and barriers to fair housing and has included implementation strategies to take action on fair housing issues and create opportunities and improve the overall quality of life.

V. 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.

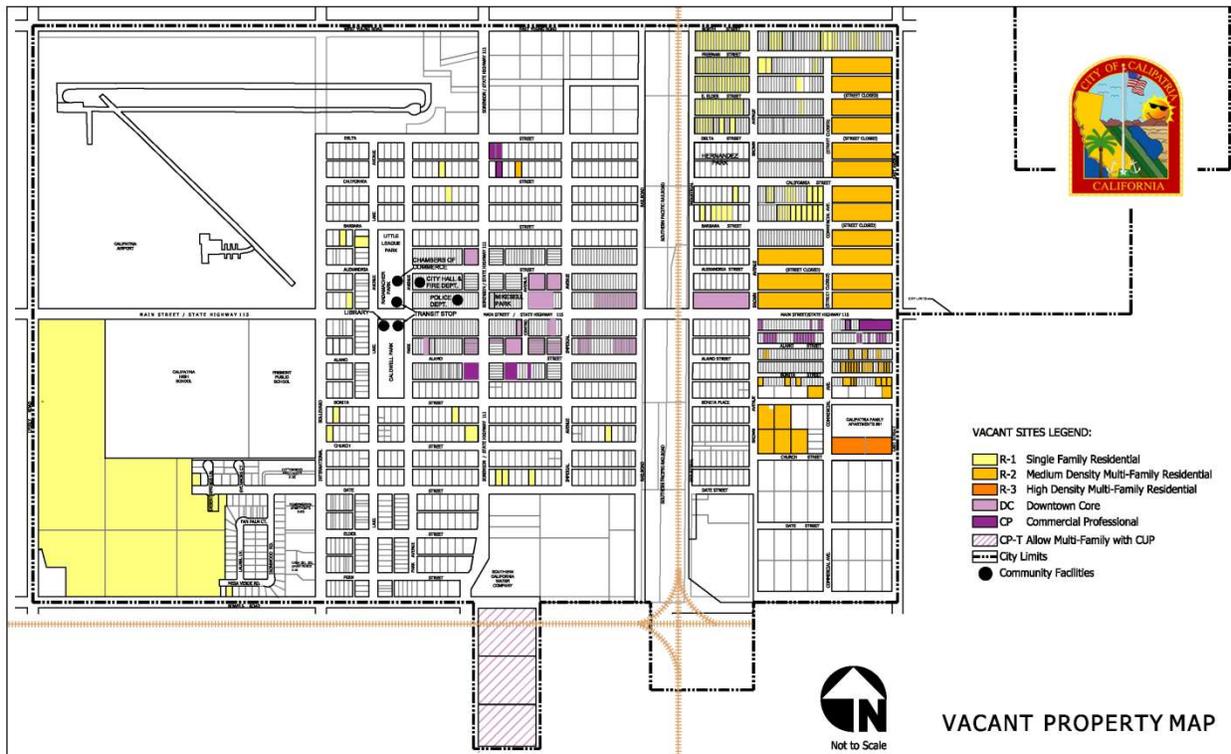
A. AVAILABILITY OF SITES FOR HOUSING

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 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 39** 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 40 HOUSING ALLOCATED TOWARDS RHNA GOALS FOR THE 2021-2029 PLANNING PERIOD	
Income Category	RHNA
Very Low	36
Low	21
Moderate	16
Above Moderate	78
Total Units	151

Source: SCAG RHNA Goals, 2021-2029

FIGURE 42
CITY OF CALIPATRIA VACANT SITES MAP



Source: City of Calipatria Sites Inventory, 2021

Vacant Sites Inventory

Figure 42 shows all vacant parcels in the City of Calipatria where the Zoning Ordinance allow residential units to be built. There are several substandard R-1 lots that are less than 3,000 square feet in size and 25' in width. 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 this analysis however, the vacant substandard lots have been combined with adjacent parcels if they are owned by the same owner. 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 of Calipatria owns 1 vacant site and intends to sell the surplus land for single-family residential use. The vacant city-owned site can accommodate approximately 24 multi-family homes and will be intended to be sold to low- and moderate-income families.

**TABLE 41
VACANT RESIDENTIAL SITE CAPACITY**

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	436
R-2 Medium Density Res.	Moderate Low	23 DU/AC	23	48.9 acres	843
R-3 High Density Residential	Low Very Low	29 DU/AC	1	.87 acres	18
MHP Mobile Home Park	Low Very Low	3,000SF/ space	0	0 acres	0
Total			139	122.57 acres	1,297

As shown in **Table 40**, there are 48.9 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 18 units assuming a 75% achievable density.

The City of Calipatria conducted a site inventory analysis in 2021 to identify suitable sites for future housing. The analysis identified 139 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 many 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 and multi-family) that can be accommodated for the vacant lots is presented on Table 35.

Although most 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.

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.

B. 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. It is important to note, that some of the allowed housing types will be modified to comply with current State laws. These modifications will be analyzed in this section. The following is a breakdown of what type of housing may be accommodated on the available sites based off 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 436 units (**Table 41**). 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 **23** 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 for all vacant lots that are within the R-2 Zone is 843 units (**Table 41**). 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
- Manufactured Home (required on a permanent foundation)

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 18 housing units (**Table 41**), assuming a 75% realistic capacity. 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
- Single Room Occupancy (Conditional Use Permit required)
- Manufactured Home (required on a permanent foundation)

Multi-Family Housing: Per **Table 31** of this Housing Element, multi-family housing is only permitted in the R-2 and R-3 zones. There are a total of 24 vacant sites within the previously mentioned zones that allows the development of multi-family housing. Of the 24 total vacant sites, Per **Table 37** and Figure 39 in the previous section, **Sites Numbers 1 through 5** are most suitable for multi-family housing with a total capacity of 1,297 units, assuming a 75% achievable density. The City understands that **Site Number 5** is zoned R-1: Low Density Residential, however, the City has ownership of the property and commits to rezone the site to accommodate and facilitate affordable housing development. The intent to rezone has been included as a new program, **Program #13**, and details of implementation can be found on **Table 44** of **Section VII. Housing Plan**. The City anticipates rezoning the pertinent parcel pursuant to the Surplus Land Act by **October of 2022**. With the rezoning of **Site Number 5** from R-1: Low Density Residential to R-2: Medium Density Multi-Family Residential, the realistic capacity of this parcel has the potential to allocate 69 units (at 23 unit/acre for R-2 density and at an assumed 75% achieved density) towards the City’s RHNA and targeted for extremely low- to low-income households. It is important to note that the breakdown below only reflects the realistic capacity for Site Number 5 based on the current zoning and land use designation. The following are the breakdowns for the realistic capacity of each parcel:

		APN	Zoning	75% Assumed Capacity	Acres
Site No.	1	023-115-001	R-2	112	6.5
	2	023-155-001	R-2	207	12
	3	023-270-001	R-2	431	25
	4	023-353-015	R-3	18	.87
	5	023-485-006	R-1	24	4

Housing for Farmworkers/Agriculture Employees: Per **Table 31** of this Housing Element, farmworker housing is only permitted within the R-1 zone. However, per Health and Safety Code 17021.5, farmworker housing must be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Furthermore, since single-family units are permitted in all residential zones (R-1, R-2, and R-3), the City will update the Zoning Code to reflect the use for farmworker housing in all residential zones (Program #7). With these changes, there are a total of 139 vacant sites within the previously mentioned zones have the potential for farmworker housing development. With an assumed capacity of 75%, a total of 1,297 units can be constructed throughout various sites located in the R-1, R-3, and R-4 zones for the development of farmworker/agricultural housing.

Emergency Shelters: Per **Table 31** of this Housing Element, emergency shelters are permitted in all residential zones by-right. As such, there are a total of 139 vacant sites suitable for emergency shelters. Furthermore, with a 75% assumed realistic capacity, a total of 1,297 units are available for emergency shelters. This analysis further suggests that there is sufficient land capable to accommodate the need for emergency shelters within the City of Calipatria.

Low Barrier Navigation Centers: Per **Table 31** of this Housing Element, low barrier navigation centers are not permitted in any zone, 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 Zones pursuant to Government Code section 65660. The permitted use for Low Barrier Navigation Centers by right will be achieved through **Program #7**. With the update the number of available sites will be 24. Assuming a 75% realistic capacity, 843 units are available for low barrier navigation centers.

Transitional Housing: Per **Table 31** of this Housing Element, transitional housing is permitted within all residential zones (R-1, R-2, R-3, and MHP). There are a total of 139 vacant sites within the previously mentioned zones that have the potential for transitional housing. These sites have the potential for a total of 1,297 units at a 75% assumed realistic capacity.

Permanent Supportive Housing: Per **Table 31** of this Housing Element, supportive housing is permitted by-right within all residential zones (R-1, R-2, R-3, and MHP). The adopted Zoning Ordinance also permits permanent supportive housing within the Commercial Professional Transitional (CP-T) zone, where mixed uses are allowed, under a Conditional Use Permit (CUP). The City will update the Zoning Ordinance (Program #7) to include language that permanent supportive housing shall be permitted in this zone by-right where mixed uses are permitted pursuant to Government Code Section 65651. There are a total of 139 vacant sites within the previously mentioned zones that have the potential for supportive housing. Of these sites, 115 are located in the R-1 zone, 23 are located in the R-2 zone, and 1 site is located in the R-3 zone. In total, these sites have the potential for a total of 1,297 units at a 75% assumed realistic capacity.

Single Room Occupancy Units (SRO): Per **Table 31** of this Housing Element, SRO units are only permitted in the R-3 zone under a Conditional Use Permit (CUP). There are a total of 1 vacant sites within the previously mentioned zone that have the potential for single room occupancy units. The City will update the Zoning Ordinance (Program #7) to include R-2 as a permitted zone for SROs by-right pursuant to Government Code Section 65651. Currently, only 1 site is suitable for Single Room Occupancy and has the

potential for 18 units with a 75% assumed realistic capacity. With the appropriate zoning updates, a total of 24 sites can accommodate SROs and can have the capacity of 861 units assuming 75% achievable density.

Manufactured Homes: Per Section 5.10.020 of the 2013 Zoning Ordinance, manufactured homes are also defined as a "Single Dwelling" so long as it is on a permanent foundation, therefore, manufactured homes are permitted within all residential zones (R-1, R-2, and R-3). There are a total of 139 vacant sites that can accommodate manufactured homes. With an assumed capacity of 75%, these sites have a capacity for 1,297 manufactured homes.

Mobile Home Parks: There are no vacant parcels zoned R-4 (mobile home parks), however, mobile homes are only permitted in the Mobile Home Park Zone.

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. The use of ADU's is 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 (**Program #21**) to reflect new legislative laws and flexibility 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.

B. 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.

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 because 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.

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 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.

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 44 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 42 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			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					X
Federal National Mortgage Assoc.		X		X												
AHP Grant/Loans						X										

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. 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.

Campeños Unidos, Inc. A regional non-profit serving the Riverside, San Diego, and County of Imperial, Campeños 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. Campeños 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 in the City of El Centro but extend services to all persons in need throughout 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 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 helping with:

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

C. 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 into 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 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 to 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 plants 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.

VI. 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 objectives established for each housing program adopted under the 2013-2021 Housing Element with the actual accomplishments met to date.

In the 2013-2021 Housing Element, the City of Calipatria established the following Goals 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 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.

A. PRIOR HOUSING PROGRAM OVERVIEW

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 Housing Programs under the 2013-2021 planning period in efforts to address the housing needs of the local community through adopted Goals and Objectives. **Table 43** lists the objectives and accomplishments that were met or are ongoing. The adopted objectives and the accomplishments are identified for each program. These 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.

Summary of 2013-2021 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 and other contributing factors as discussed in other sections of this element. 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 program objectives have been modified to address the changing needs of the community. Programs will be re-evaluated, and additional programs may need to be added at the end of the 2021-2029 planning period to further the established Goals and meet the identified housing needs of the community.

2013-2021 Summary of Housing Needs for Special Populations. While the City implemented the **Farmworker Prioritization for Housing Program** (Program #22) during the 2013-2029 planning period, meeting the housing needs for other special population groups fell short. This is because many of the programs listed on Table 43 were intended to assist in the housing production of affordable housing or provide funding sources to obtain housing, however, many of the programs did not target or include specific language for increasing housing development for special population groups. These special population groups include the elderly, persons with disabilities, large families, homeless, etc. As a result, the City is not able to provide a summary of the effectiveness of past goals, policies, and related actions in meeting the housing needs of special needs populations. As such, with the implementation and modifications of the housing programs for the 2021-2029 planning period, the City anticipates to have better outcomes since one of the new programs will create prioritization for the housing development that fulfill the needs of the special population groups mentioned in this section. These programs include **Program #20 – Prioritization of Housing for Special Needs Groups** and **Program #21 – Community Outreach for Housing Assistance and Resources Program** (Table 44).

TABLE 43
HOUSING PROGRAM SUMMARY OF ACCOMPLISHMENTS FROM THE 2013-2021 PLANNING PERIOD

Housing Program	Objective	Accomplishments	Responsible Agency	Continue, Modify, Delete
GOAL #1 Attract and Support Quality Single-Family Housing				
<p>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.</p>	<p>Act on establishing an on-going First-Time Homebuyer Program by the end of fiscal year 2015.</p>	<p>Met/Ongoing</p> <p>The City was successful in establishing this program. No applications were submitted; however, City staff will continue to inform residents of this program (see Table 43 for details on future program implementation methods).</p>	<p>City of Calipatria</p>	<p>Continue.</p>
<p>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</p>	<p>City to consider use of Program Income monies to provide incentives to the development of residential projects targeting housing affordability & use of Density Bonuses.</p>	<p>Met/Ongoing</p> <p>The City was successful in establishing this program. City staff will continue to encourage developers to utilize density bonuses (see Table 43 for program relating to updating Zoning Ordinance regarding Density Bonus Law to comply with new</p>	<p>City of Calipatria</p>	<p>Continue.</p>

<p>3. Self-Help Program. Housing construction subsidies through technical assistance to low- and moderate-income self-help builders</p>	<p>Contact non-profit organizations who participate in self-help projects and assist or support when there's interest in applying for funding.</p>	<p>Met</p> <p>The City is in discussions with the Coachella Valley Housing Coalition to explore possible projects in the City</p>	<p>City of Calipatria, Non-profit organizations</p>	<p>Continue</p>
<p>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.</p>	<p>Work with HCFP administrators to promote the Direct Loan Program to local residents and developers.</p>	<p>Not Met</p> <p>The City will no longer offers this program</p>	<p>City of Calipatria, USDA, and Developers</p>	<p>Delete</p>
<p>5. RHS Housing & Community Facilities Programs (Section 502) Loan Guarantees. Guarantees loans made by private lenders.</p>	<p>Work with HCFP administrators to promote the Loan Guarantee Program to local residents and developers.</p>	<p>Not Met</p> <p>The City will no longer offers this program</p>	<p>City of Calipatria, USDA, and Developers</p>	<p>Delete</p>
<p>6. Pursue Key Federal Funding Sources for Affordable Housing. Pursue funding sources to subsidize housing development and affordability.</p>	<p>On annual basis, support or pursue additional funding sources from State or Federal Agency Programs.</p>	<p>Ongoing</p>	<p>City of Calipatria</p>	<p>Modify. The City modify this program to include an objective that will not only seek opportunities for federal fundings for affordable housing but also seek grant opportunities for community revitalization and improvements for public infrastructure to attract developers and create job opportunities</p>

GOAL #2 Encourage and Promote Housing Diversity					
<p>7. Planned Development Program. Planned Unit Developments (PUD's) enables the City to provide flexible development options and increase affordable housing opportunities.</p>	<p>Unit Program. City to consider establishing a PUD, targeting affordability and consider adoption by end of 2021.</p>	<p>Not Met</p> <p>A PUD was adopted in the 2013 Zoning Ordinance to facilitate development opportunities, however new language will be added to the Zoning Ordinance to specify affordable housing projects.</p>	<p>City of Calipatria</p>	<p>Continue</p>	
<p>8. Tax Credit Projects. Support developers to pursue California tax credits (LIHTC) subsidies for the construction of affordable multi-family housing units.</p>	<p>Rental Support Coordinate with and support prospective developers in pursuit of tax credits to fund the construction of multi-family rental units.</p>	<p>Met/Ongoing</p> <p>The City is in discussions with AMG Housing to select a project in the City and pursue funding.</p>	<p>City of Calipatria, Developers</p>	<p>Continue</p>	
<p>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.</p>	<p>Amend Zoning Ordinance to address constraints within one year of Housing Element Adoption for:</p> <ol style="list-style-type: none"> 1) SRO 2) Second Dwelling Units 3) Reasonable Accommodations 	<p>Met/Ongoing</p> <p>The City was successful in updating the Zoning Ordinance to address a few constraints which include includes Density Bonuses, Second Dwellings, and Reasonable Accommodation. See Table 44 for new Zoning Updates.</p>	<p>City of Calipatria</p>	<p>Continue</p>	

<p>10. Streamline Permitting Process. Streamline the processing of permits for projects that include units available to seniors and lower-and moderate-income households.</p>	<p>Establish and conduct ongoing streamlined permit processing.</p>	<p>Ongoing</p>	<p>City of Calipatria</p>	<p>Modify. The City will update the current Zoning Code to include the Ministerial Streamlined Permitting Process for Affordable Housing Projects for compliance with SB 35</p>
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GOAL #3 Preserve Subsidized Housing and Conserve and Improve Existing Affordable Housing

<p>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.</p>	<p>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 developmental disabilities.</p>	<p>Ongoing</p> <p>The City did not receive any applications for this program, however, City staff will continue to make modifications to the program guidelines and encourage residents to apply.</p>	<p>City of Calipatria</p>	<p>Continue</p>
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<p>12. Weatherization Program Provide weatherization services to eligible participants in the City for energy conservation and housing cost reduction.</p>	<p>Advertise the weatherization program in Housing Rehabilitation Program brochures and provide weatherization services to 25 lower income households.</p>	<p>Ongoing The Imperial Irrigation District (IID) continues to offer the Energy Reward Rebate program, which offers assistance with air conditioner replacement and energy-efficiency projects. Campesinos Unidos continues to offer weatherization services to the City of _____ Calipatria where residents participate. The City will continue to provide information to</p>	<p>City of Calipatria, Campesinos Unidos, Inc. Imperial Irrigation District (IID)</p>	<p>Continue</p>
<p>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.</p>	<p>Conserve 40 existing rent subsidies for very low-income households and support IVHA's efforts in pursuing Section 8 funds.</p>	<p>Ongoing</p>	<p>Imperial Valley Housing Authority</p>	<p>Modify. The City will modify the program goal to assist IVHA with noticing requirements within 3 years, 12 months, and 6 months of the affordability expiration date per Government Codes 65863.10, 65863.11, and 65863.13.</p>

<p>14. Preservation of Publicly Assisted Low Income Housing. Monitor publicly assisted and subsidized housing to ensure affordability is maintained for lower income households.</p>	<p>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 owned and subsidized apartments.</p>	<p>Ongoing The City has not identified any units at-risk for converting to market rate rents.</p>	<p>City of Calipatria, IVHA</p>	<p>Continue</p>
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GOAL #4 Encourage Planned Growth of the City by Preserving Suitable Sites for Housing Development

<p>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 change.</p>	<p>Continue to designate adequate staff time.</p>	<p>Ongoing The City will evaluate existing land use designations for vacant parcels and rezone to accommodate housing to meet RHNA. The City will continue to monitor its sites inventory list and discuss possible land use updates to facilitate residential development. See Table 44 for details on program implementation and expected date of implementation.</p>	<p>City of Calipatria</p>	<p>Continue</p>
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<p>16. Development Consistency With Adopted Plans. Consistent review of proposed development for compliance with adopted plans & policies.</p>	<p>Review all proposed development for compliance with the adopted plans, policies and regulatory codes and prohibit residential rezoning to non-residential land uses.</p>	<p>Ongoing</p>	<p>City of Calipatria</p>	<p>Continue</p>
<p>17. Housing Conditions Survey. Conduct a housing conditions survey periodically to monitor housing conditions and prioritize units in need of rehabilitation.</p>	<p>Prioritize units in need of demolition or substantial rehabilitation.</p>	<p>Met/Ongoing</p> <p>City staff conducted a Windshield survey in 2021 and assessed the conditions of existing housing stock. The City identified 19 homes in need of rehabilitation. City staff will continue to promote the Housing Rehabilitation Program (above) to encourage residents to participate in the program. See Table 44 for program exposure</p>	<p>City of Calipatria</p>	<p>Continue</p>
<p>18. Development Impact Fee/ Infrastructure Assessment. Conduct a comprehensive needs assessment for public facilities and services to adequately address development needs.</p>	<p>By the end of 2019, the City is to prepare an RFP for distribution to qualified consultants to prepare the Development Impact fee/Infrastructure Assessment Study.</p>	<p>Not Met/In Progress</p> <p>The City anticipates sending out an RFP by the end of 2022 for the preparation of a new Development Impact Fee Study.</p>	<p>City of Calipatria</p>	<p>Continue</p>

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

<p>19. Fair Housing Program. Provides for arbitration services for private housing disputes for low-income households</p>	<p>Adequately refer housing complaints and promote equal housing laws and housing programs and resource availability.</p>	<p>Ongoing No Complaints or Requests During Report Period</p>	<p>City of Calipatria, CRLA, HUD</p>	<p>Continue</p>
<p>20. Homeless Referral Program. Addresses homeless issues through a network of assistance programs, services, and facilities.</p>	<p>Participate in the Imperial Valley Regional Taskforce on Homelessness and make referrals as needed.</p>	<p>Ongoing No referrals warranted. City staff will continue to participate in the Imperial Valley Regional Task Force and work with organizations to aid the homeless population.</p>	<p>City of Calipatria, Catholic Charities</p>	<p>Continue</p>
<p>21. Performance Monitoring Program. Monitors adopted housing programs and provides for the periodic reporting towards reaching desired housing objectives.</p>	<p>Monitor program success and shortfalls on a routine basis and report findings to City Council for action as needed.</p>	<p>Historic Monitor: <u>2017</u> <u>2020</u></p>	<p>City of Calipatria</p>	<p>Continue</p>
<p>22. Farmworker Prioritization for Housing Program. Rehabilitate and improve substandard housing of farmworkers through low interest loans or grants.</p>	<p>Edit the Housing Assistance Programs to give priority of farmworkers.</p>	<p>Not Met</p>	<p>City of Calipatria</p>	<p>Modify. The City will modify this program and name to “Prioritization for Special Needs Housing Program” to address all special needs housing needed within the City, including Farmworkers.</p>

VII. HOUSING PLAN

Sections I through VII of this Housing Element establish the housing needs, constraints, and opportunities in the City of Calipatria. Section VI 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.

A. HOUSING ISSUES

Housing development was stagnant during the 5th Cycle Housing Element. 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. 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.

B. 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 will establish the framework under which targeted Housing Programs will be implemented 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.

Goal 1: Attract and support quality single-family housing development 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.

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 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 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.

C. 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. 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. 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 efforts that were successful during the prior planning period, new programs that might replace discontinued resources, or new programs to address unmet needs. Programs whose 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 anticipated date 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.

Goal 1: Attract and support quality single-family housing development 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 consider and act on making a financial contribution, in accordance with their adopted Annual Budget Plan, towards the established and on-going First-Time Homebuyers Program annually. City staff will also send out informative brochures and use other media tools to increase application submittals **January 2024**.

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 such as flexible zoning regulations, increase in lot coverage percentage, waived application fees, expedited permitting process, or other incentive identified that may assist with 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 and/or deviation of certain development standards (i.e. setbacks, parking requirements, lot coverage, etc.). In addition, a copy of the adopted 2013 Density Bonus Ordinance will be provided to all potential housing developers. With Density Bonus incentives mentioned above, the City hopes to see an increase in housing supply for affordable housing options. This objective aligns with the City's Action to further fair housing and increases affordable housing options (see Fair Housing Issues on Table 39). The City will also update the Zoning Update to include amendments to the Density Bonus laws per Senate bill 728. The City anticipates completing the Zoning Ordinance Update by **October 2023**. Furthermore, the City will encourage density bonuses for projects that are proposed to be constructed at a lesser density.

Program Financing: City of Calipatria staff time

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 coordinate with the Coachella Valley Housing Coalition and other agencies outside of the region who participate in self-help projects that may be interested in pursuing a local project. 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 and will prioritize the grant application submittal and will utilize media tools to encourage public participation and promote this program. The City anticipates establishing this program by **October 2025**.

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, Community Revitalization, and Public Infrastructure

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 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 based on a formula that considers 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. The City will also make efforts to seek funding opportunities to revitalize the community and improve public infrastructure to attract housing developers and businesses. While working with affordable housing developers, the City will encourage developers to construct housing targeted for special needs groups with the intent to provide more affordable housing options, specifically targeting the northeast quadrant of the City. This objective aligns with the City's Action to further fair housing and increases affordable housing options (see Fair Housing Issues on Table 39). The City will make efforts to apply for such grants upon funding availability and will make it a goal to apply and secure funds for a minimum of three grants by **December 2026.**

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.

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 and multi-family housing development has remained deficient for the last two decades in addressing the needs of all economic segments. This lack of development has prevented diversification in housing types, size of units, and price ranges.

5. Planned Unit Development Program

Establishing a Planned Unit Development (PUD) Ordinance may enable the City to provide flexible development options and increase affordable housing development opportunities in the community. The City updated the Zoning Ordinance to include PUD's for overlay zones, however the Zoning Code

should be updated to specifically include PUD's for development projects that are intended for affordable housing. In exchange for development standard flexibilities, developers are required to provide a higher quality development that may include amenities for the benefit of the residents in the PUD. This task would entail the drafting of a Planned Unit Development Ordinance with minimum and flexible development standards to support housing affordability targeting all economic segments of the community. An example of a flexible development standard in support of affordable housing might be reduced lot sizes from current lot size minimums of 6,000 SF to 5,000 SF.

2021-2029 Program Objective and Time Frame: In 2013, the City established a Planned Unit Development (PUD) Ordinance to provide flexible development options. Concurrent with **Program #7**, the City will update the Zoning Ordinance to include specific language that PUD's should target flexible development standards for affordable housing development projects by **October 2023**

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: The 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, specifically for targeting construction in the northeast quadrant of the City, identified as a City's Action to Further Fair Housing (see Fair Housing Issues on Table 39). 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. City staff will make it a priority to analyze program effectiveness every 4 years and hopes to assist at a minimum of one housing developer with an application by the end of **August 2025**

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.

2021-2029 Program Objective and Time Frame: During the implementation of this program, the City will carefully assess the existing Zoning Ordinance to identify or exclude language that creates barriers to fair housing or that may impede with the construction of affordable housing options. This objective aligns with the City's Action to further fair housing and eliminate fair housing issues identified in Table 39. The City of Calipatria City Council will conduct a review of the existing Zoning Ordinance and will amend the Zoning Ordinance by **October 2023** to address the following potential constraints and comply with State law:

- Group Care Facilities for 7 or more persons allowed by-right in all residential zone without a CUP
- Reasonable Accommodations (retrofitting) pursuant to AB 139 and remove any constraint (Finding 4).
- Density Bonus
- Emergency Shelters; Exclude findings “H” and “I”, under and make modifications to eliminate any constraint. Modify finding “E” as it relates to parking requirements for emergency shelters and include regulations compliant with **AB 139**.
- Planned Unit Development (PUD)
- Single Room Occupancy (SRO)
- Accessory Dwelling Unit (ADU's)
- Farmworker Housing
- Low-Barrier Navigation Centers
- Ministerial Streamlined Permitting Process for Affordable Housing Projects (SB 35)
- Transitional and Supportive housing permitted by-right in all zones where mixed-use and multi-family uses are permitted pursuant to Government Code Section 65651 (CP-T Zone will be updated to reflect this requirement)

Program Funding: City of Calipatria staff time

Responsible Agency: City of Calipatria

8. Streamline Permitting Processing

Streamline the processing of permits for projects that include units available to seniors and lower-and moderate-income households. 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. Concurrent with **Program #7**, City staff will update Zoning Ordinance to include practices and procedures to ensure compliance with **SB 35 – Ministerial Streamlined Permitting Process for Affordable Housing Projects**. Zoning Update is anticipated to be completed by **October 2023**.

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 49 years old by the year 2029. 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 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: City Staff will 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 developmental disabilities. The City will conduct its first review with amendments as necessary and is anticipated to be completed by **January 2025**. The City will make it a goal to assist approximately 15 extremely low, low- and very low-income households over the planning 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. 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. Concurrent with **Program #22**, the City will include this program in the Community Outreach for Housing Assistance and Resources Program by **July 2023**.

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

Responsible Agency: Campeños 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 like 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. Additionally, City staff will assist IVHA to pursue additional Section 8 funds to allow more housing opportunities that would alleviate overcrowding and increase affordable housing supply. This objective supports the City's Action for furthering fair housing and would address housing issues identified in Table 39. Support may take the form of providing letters of support to be included in the IVHA's application package to HUD. The City will modify the program goal to assist IVHA with noticing requirements within 3 years, 12 months, and 6 months of the affordability expiration date per Government Codes 65863.10, 65863.11, and 65863.13.

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 will: **Monitor Assisted Units and Determine which are At Risk of Conversion** – the City will keep in affordable to lower-income households and to avoid tenant displacement. In order to do this, the City 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. The objective with this program would ensure that households, specifically affordable housing units on the southwest and southeast portion of the City, can continue to afford their housing costs which would ensure fair housing and prevent displacement (see Fair Housing Issues on Table 39).

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, most 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 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, to fulfill Calipatria's regional housing needs by income group. The City will discuss possible land use updates and rezoning to facilitate residential development. The rezoning process is expected to be completed by **October 2022**. 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 to accommodate the allocations by the Regional Housing Needs Assessment and the City's population growth projections. Furthermore, during the implementation of this program, City staff will geographically target the northeast quadrant and analyze vacant parcels in this area and their potential to accommodate affordable housing. This objective will further fair housing as it will remove any land use regulations that may currently impede with the construction of multi-family housing or other affordable housing options. This objective supports the City's Action to further fair housing (see Fair Housing Issues on Table 39).

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 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 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. Concurrent with **Program #22**, the City will ensure that residents are aware of the resources and programs offered within the City, including the Housing Rehabilitation Program by **July 2023**.

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 **January 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.

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 aide 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. Prioritization of Housing for Special Needs Groups

Adequately prioritize housing development projects for Special Needs groups and seek funding opportunities for such housing types. Housing types include group homes, emergency shelters, low-barrier navigations, single-room occupancy, etc. City staff will also coordinate with developers and stakeholders to encourage the development of such housing type and provide incentives such as density bonus, [flexible zoning regulations, increase in lot coverage percentage, waived application fees, expedited permitting process, or other incentive identified that may assist with the development of affordable housing](#). Coordinate with developers to ensure new housing development projects are built at suitable conditions for persons with disabilities.

2021-2029 Program Objective and Time Frame: City staff will also coordinate with developers and stakeholders to encourage the development of such housing type and provide incentives such as density bonuses, [such as flexible zoning regulations, increase in lot coverage percentage, waived application fees, expedited permitting process, or other incentive identified that may assist with the development of affordable housing](#). [While determining suitable sites for the construction of housing for special needs groups, the City will prioritize the northeast portion of the City as identified in the City's Action to further fair housing \(see Fair Housing Issues on Table](#)

39). –Coordinate with developers to ensure new housing development projects are built at suitable conditions for persons with disabilities. The City anticipates to this this program established by the end of **December 2024**.

Program Financing: CDBG, HOME and Program Income

Responsible Agency: City of Calipatria

21. Accessory Dwelling Units (ADU’s) or “Second Dwelling Units” Incentives Program

Pursuant to Section 65852.2 of the Government Code, the City of Calipatria will amend its Zoning Ordinance to update the current development standards for the construction of ADU’s to provide flexibility for the conversion or construction of ADU’s or JADU’s. City shall also develop an incentives program for homeowners who have interests in constructing ADU’s or JADU’s. The City currently allows “Second Dwellings Units” in the R-1, R-2, and R-3 residential zones. The City will also include Mobile Home Park zones as a permitted zone for ADU’s.

2021-2029 Program Objective and Time Frame: Develop a new program to incentivize and promote ADU’s or Second Dwellings for lower- to moderate-income households. City staff will pursue funding and provide incentives such as waiving or reducing planning fees associated with building permits, homeowner/applicant assistance, or modifying developments standards. Program is anticipated to be completed by **November 2024**.

22. Community Outreach for Housing Assistance and Resource Program

Develop an outreach method for program implementation, housing needs, and public participation using various media tools in order to encourage the residents to utilize available programs and resources for suitable living opportunities.

2021-2029 Program Objective and Time Frame: The City will update the City website to include access to Planning Fees, Planning Documents, City Maps, and various housing programs available to encourage residents to utilize these resources by **July 2023**. City staff will also seek public participation by sending out flyers of existing housing programs when mailing utility bills or mailing surveys for public participation opportunities. City staff will make it a priority to target advertisement of existing housing programs, specifically in the northeast quadrant of the City, and when announcing any community workshops. This objective supports the City’s Action to enhance community outreach methods and bring awareness to the community of existing housing assistance programs and to further fair housing (see Fair Housing Issues on Table 39).

TABLE 44
2021-2029 HOUSING PROGRAMS

#	HOUSING PROGRAM	8-YEAR OBJECTIVE	FUNDING SOURCE(S)	RESPONSIBLE AGENCY
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.	City staff will continue to seek funding opportunities to ensure the First-Time Homebuyer programs is on-going and make additional efforts to inform the residents of the program by sending out informative brochures using several media tools and increase application submittals by January 2024 .	HOME, CDBG City of Calipatria	City of Calipatria
2.	Density Bonus and Incentives Program. Provide a density bonus to developers who allocate 10% of single-family homes and multi-family units to low and very low-income households.	City will continue to consider the use of Program Income monies to provide incentives <u>such as flexible zoning regulations, increase in lot coverage percentage, waived application fees, expedited permitting process, or other incentive identified that may assist with</u> the development of residential projects targeting housing affordability & use of Density Bonuses. <u>With Density Bonus incentives, the City hopes to see an increase in housing supply for affordable housing options. This objective aligns with the City's Action to further fair housing and increases affordable housing options (see Fair Housing Issues on Table 39).</u> -The City will also update the Zoning Code to include amendments to the Density Bonus laws per Senate bill 728. The City anticipates completed the Zoning Ordinance Update by October 2023 .	Program Income City of Calipatria staff time City of Calipatria	City of Calipatria
3.	Self-Help Housing Program. Housing construction cost subsidies through technical assistance to low- and moderate-income self-help builders.	Continue to stay in contact with the Coachella Valley Housing Coalition or other non-profit organizations that participate in self-help projects and assist or support when there's interest in applying for funding. City staff will make efforts to inform the residents of the self-help housing program if an agreement with	City of Calipatria staff time State HCD self-help "equity"	City of Calipatria Non-profit organizations

		the Coachella Valley Housing Coalition or other non-profits is in place and the program is established. The City anticipates having a program established by October 2025 .		
4.	<p>Pursue Key Federal Funding Sources for Affordable Housing, Community Revitalization, and Public Infrastructure.</p> <p>Pursue funding sources to subsidize housing development and affordability and seek funding opportunities to enhance the community and improve public infrastructure.</p>	<p>Work diligently to apply for funding sources that will aide in affordable housing development. City staff will coordinate and assist developers with identifying and acquiring potential funding for affordable housing developments. <u>While working with affordable housing developers, the City will encourage developers to construct housing targeted for special needs groups with the intent to provide more affordable housing options, specifically targeting the northeast quadrant of the City. This objective aligns with the City's Action to further fair housing and increases affordable housing options (see Fair Housing Issues on Table 39).</u> The City will also make efforts to seek funding opportunities to revitalize the community and improve public infrastructure, <u>specifically the eastern portion of the City,</u> to attract housing developers and businesses. The City will make efforts to apply for such grants upon funding availability and will make it a goal to apply and secure funds for a minimum of three grants by December 2026.</p>	<p>City of Calipatria staff time</p> <p>stakeholders/developers</p> <p>CDBG and HOME</p>	<p>City of Calipatria</p>

GOAL #2 ENCOURAGE AND PROMOTE HOUSING DIVERSITY			
5.	<p>Planned Unit Development Program. Planned Unit Developments (PUD's) enables the City to provide flexible development options and increase affordable housing opportunities.</p>	<p>City to consider updating the existing PUD language in the 2013 Zoning Ordinance to include specific language for PUD's, targeting <u>affordability</u> and consider adoption by end of October 2023.</p>	<p>City of Calipatria staff time</p> <p>City of Calipatria</p>
6.	<p>Tax Credit Rental Projects. Support developers to pursue California tax credits (LIHTC) subsidies for the construction of affordable multi-family housing units</p>	<p>Coordinate with and support prospective developers in pursuit of tax credits to fund the construction of multi-family unit, <u>specifically for targeting construction in the northeast quadrant of the City, identified as a City's Action to Further Fair Housing (see Fair Housing Issues on Table 39)</u>. City staff will make it a priority to analyze program effectiveness every 4 years and hopes to assist at a minimum of one housing developer with an application by the end of August 2025.</p>	<p>City of Calipatria staff time</p> <p>LIHTC funding</p> <p>City of Calipatria Developers</p>
7.	<p>Zoning Ordinance Review and Update and Amendments for the 2021-2029 Planning Period. Amends the Zoning Ordinance to address constraints on housing development and for compliance with new State laws.</p>	<p><u>During the implementation of this program, the City will carefully asses the existing Zoning Ordinance to identify or exclude language that creates barriers to fair housing or that may impede with the construction of affordable housing options. This objective aligns with the City's Action to further fair housing and eliminate fair housing issues identified in Table 39.</u></p> <p><u>Additionally, City staff will amend or add language to the existing 2013 Zoning Ordinance by October 2023 to address constraints for the following housing types/groups:</u></p>	<p>City of Calipatria staff time</p> <p>City of Calipatria</p>

		<ul style="list-style-type: none"> • Group Care Facilities for 7 or more persons allowed by-right in all residential zone without a CUP • Reasonable Accommodations (retrofitting) pursuant to AB 139 and remove any constraint (Finding 4) • Density Bonus • <u>Emergency Shelters</u>: Exclude findings “H” and “I”, under and make modifications to eliminate any constraint. Modify finding “E” as it relates to parking requirements for emergency shelters and include regulations compliant with AB 139. • Planned Unit Development (PUD) • Single Room Occupancy (SRO) • Accessory Dwelling Unit (ADU’s) • Farmworker Housing • Low-Barrier Navigation Centers • <u>Ministerial Streamlined Permitting Process for Affordable Housing Projects (SB 35)</u> • <u>Transitional and Supportive housing permitted by-right in all zones where mixed-use and multi-family uses are permitted pursuant to Gov. Code 65651 (CP-T Zone will be updated to reflect this requirement)</u> 		
<p>8.</p>	<p>Streamline Permitting Process Streamline the processing of permits for projects that include units available to seniors and lower-and moderate-income households.</p>	<p>Establish and conduct ongoing Streamlined permit processing. City staff will update Zoning Ordinance to include practices and procedures to ensure compliance with SB 35 – Ministerial SB 35 – Ministerial Streamlined Permitting Process for Affordable Housing Projects. Zoning Update is anticipated to be completed by October 2023.</p>	<p>City of Calipatria staff time</p>	<p>City of Calipatria</p>

GOAL #3 PRESERVE SUBSIDIEZED HOUSING AND CONSERVE AND IMPROVE EXISTING AFFORDABLE HOUSING

9.	<p>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.</p>	<p>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 developmental disabilities. Amendments are anticipated to be completed by January 2025.</p>	<p>CDBG HOME Program Income</p>	<p>City of Calipatria</p>
10.	<p>Weatherization Program. Provide weatherization services to eligible participants in the City for energy conservation and housing cost reduction.</p>	<p>Advertise the weatherization program in Housing Rehabilitation Program brochures and provide weatherization services to 25 lower income households.</p>	<p>State funding IID Southern California Gas Company</p>	<p>City of Calipatria Campesinos Unidos, Inc.</p>
11.	<p>Section 8 Rental Assistance Certificate/Voucher Program Extends rental subsidies to the very low- income who spend over 30% of their income on rent.</p>	<p>Conserve 40 existing rent subsidies for very low-income households and support IVHA’s efforts in pursuing Section 8 funds. <u>Additionally, City staff will assist IVHA to pursue additional Section 8 funds to allow more housing opportunities that would alleviate overcrowding and increase affordable housing supply. This objective supports the City’s Action for furthering fair housing and would address housing issues identified in Table 39.</u></p>	<p>HUD Section 8</p>	<p>Imperial Valley Housing Authority</p>

12.	<p>Preservation of Publicly Assisted Low Income Housing. Monitor publicly assisted and subsidized housing to ensure affordability is maintained for lower income households.</p>	<p>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 owned and subsidized apartments. <u>The objective with this program would ensure that households, specifically affordable housing units on the southwest and southeast portion of the City, can continue to afford their housing costs which would ensure fair housing and prevent displacement (see Fair Housing Issues on Table 39).</u></p>	City of Calipatria staff time	City of Calipatria Imperial Valley Housing Authority
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GOAL #4 ENCOURAGE PLANNED GROWTH OF THE CITY BY PRESERVING SUITABLE SITES FOR HOUSING

<p>13.</p>	<p>Land Use Plan Update/Zone Change for vacant properties including City-Owned properties. Evaluate existing vacant land including City-owned properties 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 change.</p>	<p>Evaluate existing land use designations for vacant parcels and rezone to accommodate housing to meet RHNA. The City will continue to monitor its sites inventory list and discuss possible land use updates to facilitate residential development. <u>During the implementation of this program, City staff will geographically target the northeast quadrant and analyze vacant parcels in this area and their potential to accommodate affordable housing. This objective will further fair housing as it will remove any land use regulations that may currently impede with the construction of multi-family housing or other affordable housing options. This objective supports the City’s Action to further fair housing (see Fair Housing Issues on Table 39).</u></p> <p>The rezoning process will also allow the development for housing that includes 20 percent or more of its units affordable to lower-income households by-right pursuant to the Surplus Land Act and Government Code Section 65583.2(i). The rezoning process is expected to be completed by the end of October 2022.</p>	<p>City of Calipatria staff time</p>	<p>City of Calipatria</p>
<p>14.</p>	<p>Development Consistency with Adopted Plans. Consistent review of proposed development for compliance with adopted plans & policies.</p>	<p>Review all proposed development for compliance with the adopted plans, policies and regulatory codes and prohibit residential rezoning to non - residential land uses</p>	<p>City of Calipatria staff time</p>	<p>City of Calipatria</p>

15.	Housing Conditions Survey. Conduct a housing conditions survey periodically to monitor housing conditions and prioritize units in need of rehabilitation.	Prioritize units in need of demolition or substantial rehabilitation and promote the Housing Rehabilitation Program to encourage residents to participate in the program.	City of Calipatria, staff time	of City of Calipatria
16.	Development Impact Fee/Infrastructure Assessment. Conduct a comprehensive needs assessment for public facilities and services to adequately address development needs.	Send out an RFP to qualified consultants to prepare by the January 2023 to prepare a new Development Impact Fee Study.	City of Calipatria staff time	City of Calipatria

GOAL #5 ESTABLISH A MONITORING PROGRAM TO MEET GOALS AND OBJECTIVES

17.	Fair Housing. 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	City of Calipatria staff time	City of Calipatria CRLA HUD
18.	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 and send provide informational brochures at City Hall.	City of Calipatria staff time	City of Calipatria Catholic Charities
19.	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	City of Calipatria staff time	City of Calipatria

<p>20.</p>	<p>Prioritization of Housing for Special Needs Groups. Special Needs Groups include the elderly; persons with disabilities; large families; farmworkers; emergency shelters; homeless; etc.</p>	<p>Adequately prioritize housing development projects for Special Needs groups and seek funding opportunities for such housing types. Housing types will include group homes, emergency shelters, low-barrier navigations, single-room occupancy, etc. City staff will also coordinate with developers and stakeholders to encourage the development of such housing types and provide incentives such as density bonuses and streamlined permitting process. <u>While determining suitable sites for the construction of housing for special needs groups, the City will prioritize the northeast portion of the City as identified in the City's Action to further fair housing (see Fair Housing Issues on Table 39).</u> City Staff will coordinate with developers to ensure new housing development projects are also built at suitable conditions for persons with disabilities. The City anticipates to this this program established by the end of December 2024.</p>	<p>City of Calipatria staff time HCD</p>	<p>City of Calipatria</p>
<p>21.</p>	<p>Accessory Dwelling Units (ADU's) or "Second Dwelling Units" Incentives Program. Update current development standards for ADU's or Second Dwellings to facilitate housing development.</p>	<p>Develop a new program to incentivize and promote ADU's or Second Dwellings for lower- to moderate-income households. City staff will pursue funding and provide incentives such as waiving or reducing planning fees associated with building permits, homeowner/applicant assistance, or modifying developments standards. Program is anticipated to be completed by November 2024.</p>	<p>City of Calipatria staff time HCD</p>	<p>City of Calipatria</p>

<p>22.</p>	<p>Community Outreach for Housing Assistance and Resources Program. Publicize all housing programs using several outreach methods and media tools.</p>	<p>City staff will develop an outreach method for program implementation, housing needs, and public participation. City staff will also seek public participation by sending out flyers of existing housing programs. <u>City staff will coordinate with staff members and hold public hearings for the community to provide input on new or existing housing programs and effectiveness of said programs. –City staff will make it a priority to target advertisement of existing housing programs, specifically in the northeast quadrant of the City, and when announcing any community workshops. Additionally, the City will provide informational brochures (both English and Spanish) of existing housing programs which will be placed at a visible location at City Hall or will be attached to utility bills to ensure all income groups and special needs groups are continuously informed. Furthermore, during the implementation of the new programs (Table 43), the City will also ensure public engagement by providing surveys to the residents either by mail, website posts, or social media posts that will include housing affordability and specific needs questions. City staff will also coordinate with low-income housing developers and stakeholders to develop an action plan for addressing the housing needs of the community, particularly for the lower-income and special needs households. City staff will diligently evaluate these public participation methods during the planning period for effectiveness and will make changes, as needed, to receive the most public participation possible.</u></p>	<p>City of Calipatria staff time CDBG HCD</p>	<p>City of Calipatria</p>
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		<p><u>Update City website to include access to Planning Fees, Planning Documents, City Maps, and housing programs available to encourage residents to utilize these resources by July 2023.</u></p>		
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D. QUANTIFIED HOUSING GOALS

Table 38 summarizes the City’s quantified objectives for the 2021-2029 planning period. These objectives represent a reasonable expectation of the maximum number of new housing units that will be constructed, households that will be assisted through housing rehabilitation or First-Time Homebuyer (**Program #1**) and affordable units at risk that will be preserved over the eight years based on the policies and programs outlined in the Housing Element. As previously stated, according to the HCD income limits, extremely low-income is described as 30 percent below the median household income. However, SCAG does not utilize an extremely low-income category. Based on the City’s needs, it is anticipated that 50 percent of the RHNA very low-income category will be utilized for extremely low-income households. In conclusion, various programs will continue to be available to the residents of the City of Calipatria and new programs will be aimed to further assist the City in order to meet the housing need of the City. City staff will make a continuous effort to assess the progress of housing development or analyze existing policies or create new policies to help meet the housing needs.

TABLE 44 RHNA 2021-2029 QUANTIFIABLE GOALS AND ACCOMPLISHMENTS				
Income Category	RHNA 2021-2029	New Construction ¹¹ 2021-2029	Rehabilitation	Conservation/ Preservation ¹²
Extremely Low ¹³	18	18	0	0
Very Low	18	94	9	0
Low	21	112	19	0
Moderate	16	4	0	0
Above Moderate	78	24	0	0
Total Units	151	252	19	0

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

¹¹ The “New Construction” calculations/assumptions for low- and moderate-income households were determined using current Building Permits under review for the construction of single-family homes for low- and assuming achievable and realistic number of construction units for the 2021-2029 planning period.

¹² The “Conservation/Preservation” numbers were determined by using any units “at-risk” for conversion to market value. There are currently no “at-risk” affordable housing units at risk for conversion during the 2021-2029 planning period. See Table 22.

¹³ The total extremely low-income households is assumed utilizing 50% of the total very low-income household RHNA numbers of 36 very low-income households needed during the 6th Housing Element Cycle.

APPENDIX A – SITE INVENTORY LIST

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	023-486-001		LDR	R-1	18 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-002		LDR	R-1	18 Unit/Acre	0.15	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-003		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-004		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-005		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-006		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-007		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-008		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-009		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-010		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-011		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-012		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-013		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-014		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-015		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-016		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-017		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-018		LDR	R-1	18 Unit/Acre	0.14	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant					1	1	
CALIPATRIA		92233	023-486-006		LDR	R-1	18 Unit/Acre	4	Vacant	NO	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac		24			24	24	
CALIPATRIA		92233	023-280-002		LDR	R-1	18 Unit/Acre	27	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			108	54	162	162	
CALIPATRIA		92233	023-486-007		LDR	R-1	18 Unit/Acre	19	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			114		114	114	
CALIPATRIA		92233	023-270-001		MDR	R-2	123 Unit/Acre	25	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac		431			431	431	
CALIPATRIA		92233	023-155-001		MDR	R-2	123 Unit/Acre	12	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac		207			207	207	
CALIPATRIA		92233	023-221-004		LDR	R-1	18 Unit/Acre	0.29	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1		1	1	
CALIPATRIA		92233	023-112-030		LDR	R-1	18 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1		1	1	
CALIPATRIA		92233	023-111-030		LDR	R-1	18 Unit/Acre	0.87	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				2		4	4
CALIPATRIA		92233	023-412-016		LDR	R-1	18 Unit/Acre	0.21	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1		1	1	
CALIPATRIA		92233	023-354-002		MDR	R-2	123 Unit/Acre	0.72	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	12	12	
CALIPATRIA		92233	023-343-006		MDR	R-2	123 Unit/Acre	0.17	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2		2	2	
CALIPATRIA		92233	023-343-009		MDR	R-2	123 Unit/Acre	0.11	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1		1	1	
CALIPATRIA		92233	023-353-015		HDR	R-3	129 Unit/Acre	0.87	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac		18			18	18	