

City Hall  
City of Calipatria  
February 22, 2021  
6 PM

A SCHEDULED MEETING OF THE CITY OF CALIPATRIA  
PLANNING COMMISSION

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL: **Chairman:** *Patricia Nelson; Emma Orozco, Frank Perez, Bonnie Zendejas, Ernie Pacheco*

PRESENT:

ABSENT:

ALSO PRESENT:

INFORMATION REPORT

Staff Report for Housing Element

MOTION:                      SECOND:                      VOTE:  
OPEN TO PUBLIC WORKSHOP

Notice is hereby given that a public workshop will be held by the City of Calipatria Planning Commission. The purpose of the public hearing will be to hear comments from the public regarding the following subject:

**Housing Element Update**

Location: **City Wide**

Per State law, the City of Calipatria must update its Housing Element to cover the housing planning period between 2021 and 2029, often referred to as the 6th Regional Housing Needs Allocation (RHNA) Cycle, and must be completed prior to the October 2021 deadline. The City of Calipatria is conducting an update to its existing Housing Element to address the changing housing needs of the City of Calipatria and conform to State Law. The purpose of the workshop is to share information and receive feedback about potential housing sites and future Zoning Code changes needed to comply with new state laws. Social Distancing practices will be followed. Parameters will be determined, posted and published prior to the meeting.

MOTION:                      SECOND:                      VOTE:  
ADJOURN TO OPEN SESSION

MOTION:                      SECOND:                      VOTE:  
ADJOURN:



# pc staff report

**To:** City of Calipatria Planning Commission  
Romulado Medina, City Manager

**From:** George Galvan, City Planner

**Prepared By:** Denise Marin, Assistant Planner

**Date:** February 22, 2021

**Subject:** **SIXTH CYCLE HOUSING ELEMENT UPDATE  
PUBLIC WORKSHOP**

## INTRODUCTION AND BACKGROUND

The Housing Element is one of seven required Elements of the General Plan which serve as the City's "road map" for how the city will grow and develop. The Housing Element sets forth goals, objectives, and policies to adequately meet the housing needs of everyone in the community. State Law requires that Housing Elements be updated every eight years to coincide with Southern California Association of Governments' (SCAG's) adoption of the Regional Housing Needs Assessment (RHNA). California is entering its sixth housing element cycle which covers the period from 2021 to 2029. The deadline to have a compliant Housing Element Update is October 2021.

This workshop is intended to obtain input from the community and stakeholders regarding the housing needs of Calipatria. This workshop is a required process of Housing Element Law and all comments will be included in the Housing Element Update. The Housing Element law was enacted in 1969 and requires that all local governments in the State of California adequately plan to meet the existing and projected housing needs of all economic segments of the community. The California Department of Housing and Community Development (HCD) reviews every housing element to determine whether it complies with state law and then submits written findings back to each local government. HCD's approval is required before a local government can adopt its housing element as part of its overall General Plan.

## ANALYSIS AND DISCUSSION

The Regional Housing Needs Assessment (RHNA) is a method of allocating housing units to jurisdictions throughout the State. SCAG, in collaboration with HCD, analyzed population and demographic data within the six counties and 191 cities in Southern California and calculated each jurisdiction's fair share of housing units to be created. During the fifth housing cycle, Calipatria was required to create 144 housing units from 2014-2021, as shown in Table 1 below. Calipatria still has a total of 151 housing units to create during this current cycle which ends in October. The City will not meet its current RHNA

obligation. The fifth cycle RHNA numbers do not carry on to the next cycle, but Calipatria must look at the reasons why it was not able to create the required number of units.

**TABLE 1**  
**2014-2021 HOUSING GOALS**

Income Category	2014–2021 RHNA	Units Permitted or Constructed Since 1/1/2014	Remaining RHNA
Very Low	37	0	37
Low	22	0	22
Moderate	22	3	19
Above Moderate	63	0	63
<b>Total Units</b>	<b>144</b>	<b>3</b>	<b>141</b>

During the sixth cycle, Calipatria must create a total of 151 units, which is 7 more than the current cycle. Table 2 below shows the distribution between income categories. The City must make every reasonable effort to ensure that these units are created between 2021 and 2029. The City must examine governmental and non-governmental constraints that prevented the creation of the fifth cycle RHNA numbers and whether these same issues will prevent the development of new housing units in the next 8 years.

**TABLE 2**  
**2021-2029 SIXTH CYCLE HOUSING GOALS**

Income Category	Calipatria	
	No. of Households	Percentage of Households
Very Low	36	24%
Low	21	14%
Moderate	16	10%
Above Moderate	78	52%
<b>Total</b>	<b>151</b>	<b>100%</b>

### **NEW LEGISLATION AFFECTING THE HOUSING ELEMENT UPDATE PROCESS**

Several new laws have been recently enacted that affect the process by which the Housing Element will be updated. HCD has released guidelines on how to comply with the recent mandates. The following is a brief summary of new legislation.

**Suitable sites:** Local agencies have been required to identify the number of suitable sites that can accommodate its housing allocation, but the 2018 legislative session brought new restrictions to the criteria applied to suitable sites. Staff is beginning to analyze the possible impacts of the new suitable sites criteria in the context of the RHNA process in order to understand potential implications for Calipatria. The current Housing Element identifies a total of 214 existing vacant sites.



**AB 686:** Cities are now required to perform an Affirmatively Furthering Fair Housing (AFFH) analysis to ensure that meaningful actions are taken to overcome patterns of segregation and foster inclusive communities from barriers that restrict access to opportunities. The Housing Element's AFFH analysis must include a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

**Accessory Dwelling Units (ADU's):** AB 671 requires cities to include a plan that incentivizes and promotes the creation of Accessory Dwelling Units (ADUs), formerly known as Second Dwelling Units. ADU's are intended to offer additional housing opportunities for very low, low-, or moderate-income households. HCD is also to develop a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of ADUs with affordable rent. Other state bills that were adopted in the 2019 legislative session were intended to make it easier to construct ADUs.

**Enforcement and Penalties:** The State adopted legislation that penalizes cities for not having a compliant Housing Element or adopting policies that bring the Housing Element out of compliance. The State has expanded its enforcement role. Cities with compliant housing elements get preference in applying for housing and infrastructure programs. Cities that do not comply are ineligible for certain programs. The Attorney General, through court order or judgement, can direct cities to bring their Housing Elements into compliance. Courts can impose fines, and failure to pay fines, can result in State Controller intercepting any available state and local funds. If cities do not meet their RHNA, certain affordable housing developments must be streamlined and are subject to a ministerial approval process.

## **LOCAL ISSUES**

The recent adoption of new legislation was intended to address the housing crisis in California. The new laws were intended to address increases in homelessness, overcrowding, cost of housing, and housing shortage. These are not necessarily the same issues that the City of Calipatria faces. Although the cost of housing has significantly increased in various areas of the State, Calipatria is still an affordable place to live for most income groups.

Overcrowding is an issue with approximately 13.21% of household living in overcrowded conditions. It is important to note that HCD defines overcrowding as a household with more than one person per bedroom. These figures are higher than the County rate of 10.6% and the statewide rate of 8.19%. Overcrowding tends to impact renters more than homeowners. 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. The shortage of large rental units can also be alleviated through the provision of rental housing subsidies or subsidized homeownership opportunities.

Homelessness is also an issue, even when it is not a visible problem. The task force estimates that homeless persons currently living in the Imperial Valley could be serviced by one of the six emergency shelters or the various transitional housing units available in the county. As such, continued participation in the Valley Wide Task Force Continuum of Care and the services offered by various

homeless resources throughout the county should be sufficient to continue addressing the needs of the homeless in the City of Calipatria.

## **NEXT STEPS**

This public workshop is intended to introduce the Housing Element process to the community and to engage the public into the Housing Element Update process. This community meeting is being conducted as a requirement of Housing Element Law. No specific action is required at this workshop, other than to receive input from the public on any major housing issues in Calipatria, housing challenges to overcome, potential locations of where new housing can be accommodated, and what are creative solutions can be used to address constraints.

In the upcoming months, Staff will be working closely with HCD to ensure timely compliance on the update of the Housing Element. Another public hearing will be held in March to summarize the findings obtained from this public workshop and to provide the Planning Commission with additional information regarding demographic data, zoning analysis, and other relevant information. Staff anticipates presenting a Draft Housing Element to the Planning Commission in June for the City Council to take action in July. The Draft Housing Element Update will then be submitted to ensure that the Final Housing Element be certified prior to the October deadline.