



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

TO: Commissioner Mike Goodsell
Commissioner Eddie Cedeno
Commissioner Dennis Logue
Commissioner Sylvia Chavez
Commissioner Jerry Arguelles

FROM: Jim Minnick, Secretary
Planning & Development Services Director

SUBJECT: Public Hearing for the consideration of the proposed
General Plan's Housing Element Update (GPA#20-0004)
which is a Countywide Project and to determine Consistency
with the Airport Land Use Compatibility Plan (ALUCP).
[Diana Robinson, Planner III] (ALUC 05-21)

DATE OF REPORT: July 21, 2021

AGENDA ITEM NO: 3

HEARING DATE: July 21, 2021

HEARING TIME: 6:00 p.m.

HEARING LOCATION: County Administration Center
Board of Supervisors Chambers
940 Main Street
El Centro, CA 92243

STAFF RECOMMENDATION

It is Staff's recommendation that the Airport Land Use Commission finds the proposed General Plan's Housing Element Update to be consistent with the 1996 Airport Land Use Compatibility Plan.

SECRETARY'S REPORT

Project Location:

The project is being proposed to apply throughout the unincorporated areas of Imperial County and is therefore, a Countywide project.

Project Description:

Imperial County Planning and Development Services (ICPDS) Department is updating its General Plan's Housing Element ("Project") as required by State law, in an effort to address the housing needs of Californians. The project is being presented for the Imperial County Airport Land Use Commission (ALUC)'s review and their determination of consistency with its 1996 Compatibility Plan. The project is Countywide and although no modifications to existing airports are being proposed, the updates to the Housing Element are subject for review as shown on the General Plan/ALUCP Analysis chapter below.

General Plan/ALUCP Analysis:

Since the project consists of a General Plan Amendment, it is subject to the Airport Land Use Commission's review to determine their consistency with the 1996 ALUC Plan and policies as stated below.

ALUC Plan Part 1, Chapter 2, Policies, Section 2.1.3. "Types of Actions Reviewed" by the Commission, which shall include:

1. General Plan Consistency Review: "...the Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission's policies. Until such time as (1) the Commission finds that the local general plan or specific plan is consistent with the Airport Land Use Compatibility Plan, or (2) the local agency has overruled the Commission's determination of inconsistency, the local jurisdiction shall refer all actions, regulations and permits (as specified in Paragraph 3) involving the airport area of influence to the Commission for review (Section 21676.5 (a)).
2. Statutory Requirements – As required by State law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the Commission's plan *prior to their approval* by the local jurisdiction:
 - a. The adoption or approval of any amendment to a general or specific plan affecting the Commission's geographic area of concern as indicated in Paragraph 1 (Section 21676 (b))..."

The proposed General Plan's Housing Element Update has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan (ALUCP) due to the application to all Countywide parcels.

Attachment A.
Housing Element Workshop Presentation

Imperial County Housing Element Update

Community Outreach Meeting

April 27, 2021

April 28, 2021



Project Team

- » Imperial County
 - David Black – Planner IV
 - Diana Robinson – Planner III
- » PlaceWorks
 - Cynthia Walsh – PlaceWorks Project Manager
 - Lucy Rollins – PlaceWorks Project Planner



Housing Element Overview

- » State Deadline: October 15, 2021
- » Required Element of the General Plan
- » State-mandated update
- » Review and certified by State (HCD) for compliance with State law
- » Plan for accommodating a jurisdiction's fair share of regional housing need

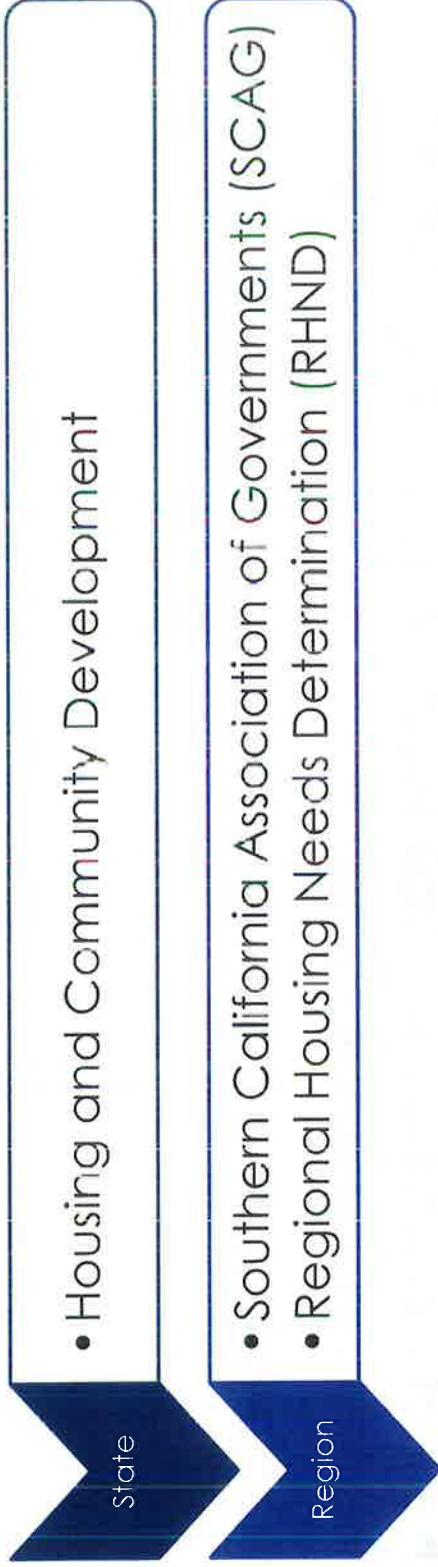


Housing Element Contents

- » **Evaluation** of previous Housing Element
- » **Analysis** of existing and projected housing needs
- » **Inventory** of available land for housing
- » **Analysis** of potential constraints on housing (e.g. permit processing procedures, fees)
- » **Goals, policies, and implementation programs** to meet housing needs



Regional Housing Needs Allocation (RHNA)



- Every city and county must plan to accommodate its fair share of the regional housing need.

Local Jurisdiction

UNINCORPORATED IMPERIAL COUNTY = 4,301 UNITS
SCAG = 1,341,827 UNITS



Regional Housing Needs Allocation (RHNA)

Income Category	2020 Annual Income (4-person household)	Draft RHNA Uninc. Imperial County	Zoning Required to Meet Need
Very Low Income (< 50% of Median Income)	\$34,950	1,203 units	20 du/acre
Low Income (50% - 80% of Median Income)	\$55,900	596 units	20 du/acre
Moderate Income (81% - 120% of Median Income)	\$84,850	580 units	Moderate densities
Above Moderate Income (> 120% of Median Income)	> \$84,850	1,922 units	Market Rate housing
TOTAL		4,301 units	

1,799
units



Strategies for Meeting the Lower Income RHNA

- » **Starting** with sites from the 5th Cycle Housing Element
- » **Projected** Accessory Dwelling Units (ADU)
- » **Projected** manufactured homes
- » **Large sites** – if needed
- » **Specific Plans**



Existing Needs Assessment



What does Low-Income mean?

- » State defines countywide affordability level
- » 2020 Median Income for a family of four in Imperial County: **\$70,700**

Income Category	Percent of Median Income	2020 Annual Income (4-person household)	Monthly Affordable Housing Cost
Extremely Low	30%	\$26,200	\$655
Very Low	50%	\$34,950	\$874
Low	80%	\$55,900	\$1,398
Median	100%	\$70,700	\$1,768
Moderate	120%	\$84,850	\$2,121

Sources: HCD 2020 State Income Levels. Monthly affordable housing costs assumes 30% of monthly income is spent on housing.



Who is considered Low-Income?

- » 2020 Median Income for a family of four in Imperial County: **\$70,700**
- » **75%** of households in unincorporated Imperial County are lower-income

Income Category	Percent of Median Income	Typical Occupations
Extremely Low	30%	Food service workers, retail clerks, manicurists, home care aides
Very Low	50%	Preschool teachers, bank tellers, security guards, landscapers, truck drivers, data entry workers, dental and medical assistants
Low	80%	EMT/paramedics, teachers, mail carriers, maintenance workers, auto mechanics, pharmacy technicians, graphic designers

Sources: HCD 2020 State Income Levels, 2015-2019 American Community Survey, California Department of Labor Wage and Occupations 2020



How affordable is Imperial County?

- » Median Sales Price in Imperial County: **\$175,000***
 - Requires approximate income of **\$28,100**
- » Based on the 2020 Median Income of **\$70,700:**

- **Maximum Affordable Sales Price**:**

- Moderate-Income household: **\$529,619**
- Low-Income household: **\$348,918**
- Very Low-Income household: **\$218,152**

Community	Median Listing Price
Bombay Beach	--
Desert Shores	\$59,000
Heber	\$309,900
Niland	\$52,000
Ocotillo	--
Palo Verde	\$129,000
Salton City	\$45,900
Salton Sea Beach	\$65,000
Seeley	\$105,000
Winterhaven	\$140,000

Sources: HCD 2020 State Income Limits, realtor.com, January 2021

Median sales price varies significantly between communities

Assumes 5% down-payment, 30% of gross income to mortgage, 3% annual interest rate on 30-year mortgage

-- data unavailable



How affordable is Imperial County?

» Based on the 2020 Median Income of **\$70,700:**

- **Maximum Affordable Rent:**

- Moderate-Income household: **\$2,121**
- Low-Income household: **\$1,398**
- Very Low-Income household: **\$874**

Unit Size	Median Rent
1-bedroom	\$375
2-bedroom	\$1,778
3-bedroom	\$1,011
4-bedroom	\$1,350

Sources: realtor.com, January 2021

Assumes 5% down-payment, 30% of gross income to mortgage, 3% annual interest rate on 30-year mortgage



Who is affected by high prices?

- » Housing Cost Burden refers to households overpaying for housing
- » **Overpayment** = Paying more than 30% for housing
- » **Lower-Income** = Extremely low-, very low-, and low-income households, combined.

Housing Cost Burden by Tenure



Source: CHAS 2013-2017



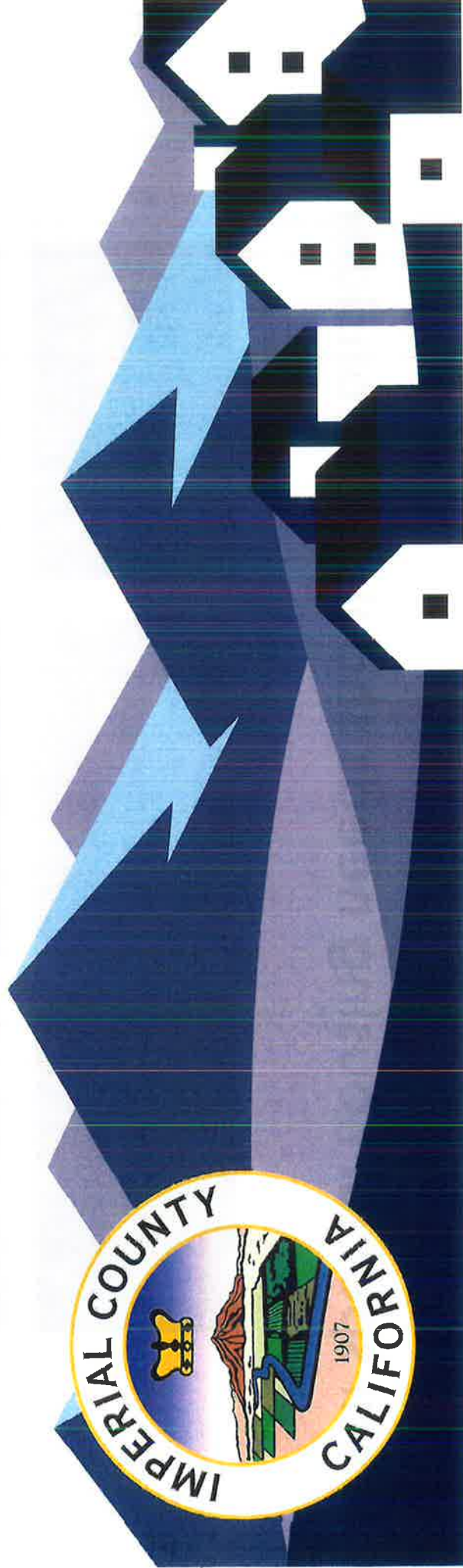
What special housing needs should we consider?



Sources: 2015-2019 American Community Survey, 2020 Homeless Point-in-Time Count and Survey



Schedule



Project Schedule



Project Milestone	Estimated Completion
Project Kick-off	December 2020
Stakeholder Consultations	December 2020 – January 2021
Community Workshops	April 27 & 28
Prepare Public Review Draft	June
Planning Commission Draft Hearing	July
Board of Supervisors Draft Hearing	August
Submit Draft to HCD – 60-day review period	August – September
Public Hearing – PC Recommendation for Adoption	October
Public Hearing – BOS Adoption	November
Submit Final HE to HCD for Review and Certification (90 days)	November – January 2022



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Additional Opportunities for Participation:

Community Workshop – Wednesday, April 28 at 6:30pm

YouTube short video and survey – available Thursday, April 29





Thank you



Attachment B.
5th Cycle Housing Element



COUNTY OF IMPERIAL
2014–2021 HOUSING ELEMENT

Adopted September 17, 2013

ARMANDO VILLA, AICP
Planning & Development Services Director

Prepared by:

PMC
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**HOUSING ELEMENT
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I. INTRODUCTION

Contents of the Housing Element

The Housing Element of the General Plan is a comprehensive assessment of current and future housing needs in Imperial County and proposed actions to facilitate the provision of housing to meet those needs for households of all income levels. Policies contained in this element are an expression of the statewide housing priority to allow for the “attainment of decent housing and a suitable living environment for every Californian,” as well as a reflection of the unique needs and concerns of the Imperial County community. The purpose of this Housing Element is to establish specific goals and policies relative to the provision of housing and to adopt an action plan toward this end. In addition, the element identifies and analyzes housing needs and resources, as well as constraints to housing development.

This Housing Element is based on the following strategic goals:

1. Ensure the availability of a variety of housing types for all income levels throughout the county.
2. Encourage affordable housing developments by utilizing all available funding sources, offering developer incentives, and allowing a wide range of housing types to serve the housing needs of the county’s labor force, special needs groups, and families of all income levels.
3. Continue to facilitate the provision of housing suited to persons with special housing needs.
4. Facilitate the provision of fair housing opportunities for all residents of Imperial County.
5. Encourage the improvement, rehabilitation, and revitalization/reinvestment of the county’s existing residential neighborhoods.
6. Promote sustainable development by encouraging the inclusion of energy conservation features in new and existing housing stock.
7. Encourage and facilitate the regional coordination of public agencies and business organizations to maximize public and private sector resources that will support a vibrant community.
8. Pursue actions to reduce regulatory constraints to housing that impede housing opportunities.

In accordance with state law, the Housing Element must be consistent and compatible with other General Plan elements. Additionally, the Housing Element

must provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements.

In accordance with state law (Government Code Sections 65580 through 65589), the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and
- A program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of very low-, low-, and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

While the focus of the Housing Element is on meeting the housing needs of lower- and moderate-income households, the element must address housing needs and policy issues that relate to the community as a whole. Thus, the Housing Element's focus is to balance the desires of residents, maintain neighborhood character, manage traffic, and minimize visual and other impacts of new development, while addressing the needs of low- and moderate-income households and special needs groups (such as seniors and individuals with disabilities).

II. REVIEW OF 2008–2014 HOUSING ELEMENT

The 2008–2014 Housing Element included goals, policies, and programs intended to produce an adequate and affordable housing for residents of unincorporated Imperial County. **Table 1** describes the programs implemented for each Housing Element. The discussion considers the effectiveness of each program and the appropriateness of continuing the program through the new planning cycle.

As detailed in the table, the County made significant progress in facilitating the development of housing for households of all socioeconomic levels through the adoption of several specific plans which cover a wide variety of types and densities. The County removed constraints to housing for persons with disabilities through the adoption of multiple updates to the Land Use Ordinance in 2013.

The County issued permits for 337 new homes from 2008 to 2012 including single-family homes, mobile homes, and mobile homes. The number of permits issued is well below the quantified objective of 1,455 units in the Housing Needs Allocation of 13,427 units for the planning period. This is largely due to the dramatic downturn in the housing market, which limited the availability of financing and the demand for new construction.

Table 1. Review of 2008–2014 Housing Element Programs

Program	Result/Effectiveness
Goal 1. Ensure the availability of a variety of housing types for all income levels throughout the county.	
Program 1.1.1 Maintain a land inventory of all government and publicly owned surplus sites (including state and federally owned land) in the County that have potential for residential development for extremely low-, very low-, low-, and moderate-income households.	The County maintains a GIS inventory of land owned by the local, state, and federal government. Government land is generally zoned G/S (Government Special Service). Sites owned by local government agencies are inventoried on the County's Geo-viewer website.
Program 1.1.2 The County will provide technical assistance to developers in accessing local, state, and federal funding for affordable housing by: (1) applying for such funding on behalf of affordable housing developers; or (2) providing technical assistance or documentation necessary to support applications for funding by affordable housing developers upon request. Technical assistance will	The County has applied for and received funding through the Neighborhood Stabilization Program to purchase, rehabilitate, and resell foreclosed houses. The County is managing this program in collaboration with Rancho Housing Alliance, a housing developer specializing in meeting the needs of low- and very

Program	Result/Effectiveness
<p>include, but not be limited to:</p> <ul style="list-style-type: none"> • Provision of data or documents within the County's possession that will contain necessary information or assist in the preparation of a successful grant application, • Letter of support (for projects that have received permit approvals by the County), and • Assistance from the County's staff to locate potential sources of matching funds. 	<p>low-income households.</p> <p>Additionally, County staff is available to provide technical assistance to developers during the application process.</p>
<p>Program 1.1.3 Utilize adequate sites inventory and housing condition survey results to support new construction of housing affordable to extremely low-, very low-, and low-income persons by designating sites in the unincorporated area of the County that are appropriate for affordable housing types including emergency shelters, transitional housing, mobile homes, multi-family housing types, and farmworker housing</p>	<p>The County zoning ordinance allows for special housing opportunities for lower-income persons in the following zones:</p> <ul style="list-style-type: none"> • S-1 (Open Space Recreation) and S-2 (Open Space Preservation) – trailer courts and trailer parks • A-1 (Limited Agriculture) – residential care facilities, second dwelling units, community care facilities, emergency shelters, and transitional housing • AM-1 (Agriculture Related Light Industrial) – caretaker residences • C-1 (Light Commercial) and M-1 (Light Industrial) – emergency shelters (in progress) <p>In addition, the County works closely with applicants preparing specific plans to ensure that development plans include a variety of housing types affordable to households at a range of income levels.</p>
<p>Program 1.1.4 Continue to allow the development of manufactured housing and mobile homes in the R1, R-2, R-3, R-4, A-1, A-2, A-3, S-1, and S-2 zones.</p>	<p>As of January 2013, the County had 78 mobile home and RV parks. The County continues to allow mobile/manufactured homes in several zoning districts. From 2006 to 2012, the County permitted the installation of over 250 mobile homes.</p>
<p>Program 1.1.5 Continue to ensure appropriate zoning that allows for medium- and high density housing for extremely</p>	<p>The County has continued to maintain zoning that allows for housing at a range of densities throughout</p>

Program	Result/Effectiveness
<p>low-, very-low, low-, and moderate-income housing throughout the unincorporated County.</p>	<p>the unincorporated county. No changes were made to density standards during this planning period.</p> <p>The County issued permits for new homes at a wide range of densities in the period from 2006 to 2012, including 214 units in multi-family structures ranging in size from 4 to 72 units.</p>
<p>Program 1.1.6 Continue to encourage Planned Developments through the specific plan development agreement process in order to achieve innovative housing designs.</p>	<p>The County approved several specific plans that allow for Planned Residential Development, including McCabe Ranch II, 101 Ranch, and Rancho Los Lagos. The specific plans allow for a variety of housing types in a wide range of densities. Planned development includes attached and detached single-family homes, cluster homes, townhouses, and apartments.</p>
<p>Program 1.1.7 Continue to allow the development of housing for farmworkers in the A-2, A-3, AM-1, and AM-2 zones.</p>	<p>The County continues to allow farmworker housing in the A-2, A-3, AM-1, and AM-2 zones; however, no applications were received for farmworker housing development during the planning period.</p>
<p>Program 1.1.8 To ensure continued compliance with the Employee Housing Act especially California Health and Safety Code Section 17021.5 and 17021.6, the County will review the Land Use Ordinance Title 9 for the following concerning employee housing:</p> <ul style="list-style-type: none"> • Employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation; • For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other term that implies the employee housing is a business run for profit or differs in any other way from a family dwelling; • No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not 	<p>In April 2013, the County added an "employee housing" definition to the Land Use Ordinance and added employee housing as an allowed use to all zones that allow for residential development.</p>

Program	Result/Effectiveness
<p>required of a family dwelling of the same type in the same zone;</p> <ul style="list-style-type: none"> • The use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy; • The review will ensure consistency with the following concerning employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single-family or household; • Employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use; • No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone; and • The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located. 	
<p>Program 1.1.9 Amend Land Use Ordinance Title 9 Division 4 parking requirements to reduce the required number of parking spaces for second residential dwelling units from one and one half to one per unit.</p>	<p>In April 2013, the County amended the Land Use Ordinance to reduce the parking requirement for second dwelling units with zero to one bedroom to one parking space.</p>
<p>Goal 2. Encourage affordable housing developments by utilizing all available funding sources, offering developer incentives, and offering a range of housing types to serve the housing needs of the county's labor force, special needs groups, and families of all sizes.</p>	
<p>Program 2.1.1 Continue to support the efforts of the Imperial Valley Housing Authority by providing technical assistance in funding acquisition and the construction of affordable housing units by assisting them with developing innovative and cost effective construction methods including the use of solar energy, zero-scaping, and green building materials.</p>	<p>The County continues to support the Imperial Valley Housing Authority through technical assistance on specific projects. The County issued permits to the Housing Authority for a 40-unit apartment complex in Heber in 2007.</p>

Program	Result/Effectiveness
<p>Program 2.2.1 Encourage innovative and cost-effective construction methods to reduce housing costs by providing incentives such as density bonus units, reduction in development standards, fee waivers/deferrals and providing assistance in accessing state and federal subsidies. The County will also continue to contract with outside firms to perform plan check reviews for more complex projects in an effort to provide timely development approvals.</p>	<p>The County has encouraged cost-effective construction through the following:</p> <ul style="list-style-type: none"> • Provisions for density bonus units in the County Land Use Ordinance; • Approval of specific plans that allow for smart growth, including mixed-use development; • Assistance in accessing state and federal subsidies through the County's Community and Economic Development Department; and • Continued contracting with outside firms to perform plan check reviews on complex projects in an effort to provide timely development approvals.
<p>Program 2.2.2 The County will promote the use of density bonuses for lower income units by including information about density bonus units and related incentives on the County's updated website.</p>	<p>Due to the lack of construction activity during the economic downturn, no units have been developed under the density bonus program during this planning period. While specifics regarding the density bonus program are not yet available on the County's website, the County actively provides information regarding density bonuses to developers with eligible projects.</p>
<p>Program 2.2.3 Increase the supply of affordable housing for special needs groups by encouraging the development of attached or detached second dwelling units on existing residential lots by providing information to homeowners about second units at the "storefront" area in the Planning and Development Services offices.</p>	<p>The County continues to allow for and encourage the development of second dwelling units. Information regarding second units is available at the Planning and Development Services office.</p>
<p>Program 2.2.4 Continue to monitor State Density Bonus law to ensure the County's ordinance is in compliance with state regulations</p>	<p>The County updated its Density Bonus Ordinance in April 2013 in keeping with State law. The Planning Department will continue to review regulations and ensure compliance.</p>
<p>Program 2.2.5 Amend the Land Use Ordinance Title 9 to establish a policy and procedure for mixed-use (residential and commercial) flexibility. Language for the policy is currently being drafted and the development and processing requirements will be finalized when the policy is</p>	<p>The County Land Use Ordinance was amended in April 2013 to allow residential and commercial mixed-use development in the C-1 and C-2 zoning designations at a density of up to 25 units per acre.</p>

Program	Result/Effectiveness
<p>adopted. The County is anticipating that the mixed-use zone will apply to the Light Commercial (C-1) and General Commercial (C-2) zoning districts and is expecting residential development capacities of 25 du/acre.</p>	
<p>Program 2.2.6 Continue to support the use of federal and state funding resources for meeting local housing needs and programs, especially for households with special needs and lower incomes.</p>	<p>The County was granted \$1.7 million in funding from the Neighborhood Stabilization Program to buy, rehabilitate, and resell foreclosed housing, and continues to apply for CDBG Colonia and CDBG General Allocation funding, which is used for housing rehabilitation programs for the unincorporated areas. The County also has a public services program that provides rental assistance, subsistence payments, or shelter in hotels for up to 90 days.</p>
<p>Program 2.2.7 Continue to seek funding from the Joe Serna Jr. Farmworker Housing Grant Program (Serna) for the rehabilitation of existing farmworker units and the construction of new units. The County will also collaborate with agricultural employers to identify sites and funding sources available through the State Department of Housing and Community Development (HCD) and the USDA Rural Development programs for farmworker housing.</p>	<p>The County facilitated the approval and development of a 40-unit affordable farmworker housing complex in Heber. The complex was developed by the Imperial Valley Housing Authority with funding assistance from the USDA.</p>
<p>Program 2.2.8 Continue to promote development of assisted rental housing for extremely low-, very low-, low-, and moderate-income persons and families through below-market rate financing through private lenders and possibly with the use of tax-exempt Mortgage Revenue Bonds by providing technical assistance with funding applications and other necessary paperwork.</p>	<p>The County worked with local developers on zoning requirements for very low-, low-, and moderate-income housing, and continues to be available to provide technical assistance.</p>
<p>Program 2.2.9 Continue to support self-help housing providers to develop affordable home ownership projects for lower-income households and especially agricultural workers by providing technical assistance with funding applications and other paperwork, as well as by helping self-help housing providers secure sites for their developments.</p>	<p>County staff is available, as needed, to provide site selection support and technical assistance to self-help housing providers and other developers. Staff is also available to provide loan and grant assistance for programs, including the First-Time Homebuyer Loan Program, which may assist households in purchasing units completed by self-help providers.</p>

Program	Result/Effectiveness
<p>Program 2.2.10 The County will assist and support local social service agencies in their applications for state and federal funds to provide housing related services to lower-income households and special needs groups, particularly those offering supportive housing programs for homeless individuals and families.</p>	<p>The County applied for and was granted \$1.7 million from the Neighborhood Stabilization Program to buy, rehabilitate, and resell foreclosed homes.</p> <p>In addition, the County applied for and received CDBG Colonia and CDBG General Allocation funds for housing rehabilitation programs for unincorporated Imperial County, including the colonias of Bombay Beach, Heber, Niland Poe, Seeley, and Winterhaven.</p> <p>The County also has a public services program that provides rental assistance, subsistence payments, and shelter in hotels for up to 90 days for homeless and low-income households.</p>
<p>Goal 3. Continue to facilitate the provision of housing suited to persons with special housing needs.</p>	
<p>Program 3.1.1 Distribute public information regarding local service organizations, homeless and community assistance programs, and emergency shelters/transitional housing by maintaining updated information available at the "storefront" locations at the Planning and Development Services offices.</p>	<p>The County offers information regarding service organizations, assistance programs, and emergency/transitional housing at the Planning and Development Services Department office, located at 801 Main Street in El Centro.</p>
<p>Program 3.1.2 Assist emergency shelters/transitional housing providers in acquiring state, federal, and local funding for services for the homeless.</p>	<p>The County has a public services program that provides rental assistance, subsistence payments, and shelter in hotels for up to 90 days for homeless and low-income households.</p>
<p>Program 3.1.3 Continue to provide, as an in-kind service, County-owned property for the operation of the Center for Family Solutions, a 24-hour emergency shelter for women and children.</p>	<p>The County continues to provide County-owned property for the operation of the Center for Family Solutions as an in-kind service.</p>
<p>Program 3.1.4 Pursuant to Senate Bill 2, the County will update Land Use Ordinance Title 9 to (1) include the current definition of transitional housing as defined in Section 50675.2 of the Health and Safety Code; (2) include the current definition of supportive housing as defined in Section 50675.14 of the Health and Safety Code; and (3) list transitional and supportive housing as a permitted use</p>	<p>The County has amended the Land Use Ordinance to include definitions for transitional and supportive housing and to include transitional and supportive housing as permitted uses in residential districts.</p>

Program	Result/Effectiveness
within residential districts.	
<p>Program 3.1.5 Pursuant to Senate Bill 2, staff will amend the County Land Use Ordinance Title 9 to allow emergency shelters as a permitted use in the General Commercial (C-2) and Light Industrial (M-1) zones.</p>	<p>The County is currently amended the Land Use Ordinance to comply with SB 2 requirements in April 2013. Emergency shelters are permitted in the C-2 and M-1 zones.</p>
<p>Program 3.1.6 Ensure new developments are compliant with standards outlined in the Americans with Disabilities Act (ADA) for persons with disabilities.</p>	<p>The County is prepared to ensure that new developments meet ADA compliance standards; however, there were no new housing developments in the planning cycle.</p>
<p>Program 3.1.7 Review Land Use Ordinance Title 9 to ensure that no development standards present constraints to the development of supportive housing types for persons with special housing needs. Supportive housing should constitute a residential use and should only be subject to those restrictions that apply to other residential uses of the same type in the same zone. The review will include but not be limited to the following:</p> <ul style="list-style-type: none"> • Provision for group homes over six residents specifically for the disabled, other than those residential zones covered by state law; • Add the definition of “supportive housing” as defined in Section 50675.14 of the Health and Safety Code; • A broadened definition of family that (1) provides zoning code occupancy standards specific to unrelated adults, and (2) complies with Fair Housing Law; • Siting or separation requirements for licensed residential care facilities, to determine the extent to which the local restrictions effect the development and cost of housing; • Any minimum distance requirements in the land-use element for the siting of special needs housing developments in relationship to each other do not impact the development and cost of housing for persons with disabilities; and • Alternate residential parking requirements, including 	<p>The County amended the Land Use Ordinance to comply with SB 520 requirements in April 2013.</p>

Program	Result/Effectiveness
reduction, for developments including housing types for persons with special housing needs.	
<p>Program 3.1.8 Currently, the County's land use ordinance allows residential hotels in the Medium-High Density Residential (R-3) zone by conditional use permit (CUP). AB 2634 requires that "single-room occupancy units" (SROs) are explicitly allowed in the ordinance. Therefore, staff will add "SRO" to the definition of "residential hotel" to clarify that SROs are permitted as described in the below-referenced zones. To address the extremely low-income housing need and to ensure compliance with Assembly Bill (AB) 2634, staff will amend Land Use Ordinance Title 9 to explicitly allow single-room occupancy units (SROs) as permitted uses in the Medium-High Density Residential (R-3), High Density Residential (R-4), General Commercial (C-2) and the Limited Agricultural (A-1) zones.</p>	<p>The County amended the Land Use Ordinance to comply with AB 2634 requirements in April 2013. The amendment added "SRO" to the residential hotel definition and made SROs permitted uses in the R-3, R-4, and A-1 zones.</p>
<p>Goal 4. Facilitate the provision of fair housing opportunities for all residents of Imperial County.</p>	
<p>Program 4.1.1 Encourage the development and implementation of housing outreach and education programs to inform the public of available housing opportunities, as well as various assistance programs available to eligible households, by continuing to provide information about the County's housing programs by posting flyers on community boards and at gas stations, schools, and other public places.</p>	<p>The County marketed its housing programs through radio and newspaper advertisements, door-to-door promotions, flyer distribution, and postings on community boards at the post office, stores, and other locations.</p>
<p>Program 4.1.2 Ensure that fair housing enforcement is reviewed periodically to prevent discrimination. Reduce any effects of housing discrimination and prevent future discrimination by referring potential victims of discrimination to the appropriate fair housing agency.</p>	<p>The County is prepared to refer victims of discrimination to the appropriate fair housing agency. The Planning and Development Services Department did not receive any complaints during the planning period.</p>
<p>Goal 5. Encourage the improvement, rehabilitation, and revitalization/reinvestment of the county's existing residential n</p>	
<p>Program 5.1.1 Continue to pursue funding for owner-occupied rehabilitation efforts. Rehabilitation efforts should include improving the existing stock of mobile home units.</p>	<p>The County received CDBG Colonia, CDBG General Allocation, and CalHOME funds for housing rehabilitation programs for unincorporated Imperial</p>

Program	Result/Effectiveness
The County will also evaluate the feasibility of administering a rental rehabilitation program.	County, including the colonias of Bombay Beach, Heber, Niland Poe, Seeley, and Winterhaven.
Program 5.1.2 Continue to implement an active code enforcement and building inspection program to identify existing code deficiencies and encourage improvement of existing substandard dwelling units.	The County actively enforced building and zoning standards throughout the planning period. Code enforcement issued a total of 1,691 violations from 2007 to 2012 (an average of 282 per year). The County achieved compliance on 1,242 of these cases (73%) and continues to work toward compliance on open violations. As of January 2013, the County had a total of 416 active violation cases. Open cases date back to 2000. Among open cases, 102 were condemnation, 14 were repair orders, 79 were stop orders, 212 were zoning violations, and 9 were notice and orders.
Program 5.1.3 Earmark a portion of rehabilitation funds for use in modifying existing rental or ownership units to make them accessible for persons with disabilities.	While funds were not specifically earmarked for persons with disabilities, funding from the County's housing assistance programs was available to assist low-income disabled persons throughout the planning period.
Goal 6. Promote sustainable development by encouraging the inclusion of energy conservation features in new and existing housing.	
Program 6.1.1 Promote the use of energy conservation measures to "weatherize" existing homes as part of the County's rehabilitation program efforts.	All homes rehabilitated under the NSP, CDBG, and CalHOME programs underwent energy efficiency improvements. Approximately 25 projects were completed.
Program 6.1.2 Continue to implement Title 24 Energy Conservation Requirements in housing design and rehabilitation efforts.	The County has continued to implement Title 24 Energy Conservation Standards and provides a link to Title 24 information from the Planning and Development Services website. In addition, all homes rehabilitated under the Neighborhood Stabilization Program, CDBG, and CalHOME are required to incorporate energy efficiency upgrades whenever possible. Approximately 25 rehabilitations have been completed under these programs.

Program	Result/Effectiveness
Goal 7. Encourage and facilitate the regional coordination of public agencies and business organizations to maximize resources that will support a vibrant community.	
Policy 7.1 Continue to encourage the interaction of County employees with industry and business organizations to develop community support for extremely low-, very low-, low- and moderate-income housing development, emergency shelters, and other special housing needs.	The County markets available housing programs via radio ads, newspaper ads, walking door to door, passing out flyers, and postings on community boards and in stores and the post office. In addition, staff attends business and community fairs to advertise available funding to homeowners and developers.
Program 7.1.1 Facilitate the flow of shared information and experiences regarding special topics between incorporated cities and unincorporated communities (e.g., innovative subdivision processes).	The County invites local, state, and federal agencies to provide input and ideas at the pre-application stage of potential development projects. Pre-application consultations and feedback are offered at no cost to developers, allowing all parties to share ideas and concerns. The County worked closely with cities and agencies on specific plans approved during the planning period, including the City of Brawley and the Heber community, as well as local school districts.
Program 7.1.2 Continue to support the coordination between public agencies through the County's intra-department/agency framework that allows specialist staff to have daily interaction and access to a global computer permitting and monitoring program linked to other development related departments/agencies.	The County continues to use the Permit Plus system to facilitate the flow of information between agencies and departments. The system is actively used in departments, including Planning, Public Works, Environmental Health, Administration, and Fire, as well as in the Air Pollution Control District and other agencies.
Program 7.1.3 Continue to coordinate with the Imperial Valley Housing Authority to promote housing efforts.	During the planning period, the County coordinated with the Imperial Valley Housing Authority to facilitate the development of a 40-unit affordable housing complex in Heber.
Program 7.1.4 Coordinate with regional employers to determine appropriate housing types for employees that live in the County.	The County and developers discuss various housing types and zoning requirements for specific types of development in the pre-application process.

Program	Result/Effectiveness
<p>Program 7.1.5 Continue to support economic development activities coordinated through Planning and Development Services by providing technical support in the form of service area plan updates. These updates contain a record of undeveloped lands through the creation of residential subdivisions, annexation of land to incorporated cities, and the capacities of water and sewer in the unincorporated areas.</p>	<p>The County Planning and Development Services Department works directly with LAFCo and incorporated cities on updating service area plans to extend services to locations throughout the county.</p> <p>The County approved two specific plans that may include water and sewer extensions near the cities of Imperial and Brawley.</p> <p>The County completed the construction of a water pipeline from the Heber Water District facility from Pitzer Road along Correll Road around the Imperial Center commercial development and along State Highway 86 back to the Heber Water District. The area along water pipeline is zoned A2G-SPA and has potential for future residential development.</p> <p>Additionally, the County supported development activities through grant funding for infrastructure. The County funded approximately \$6 million in water and sewer lines for the Imperial Center Regional Center.</p>
<p>Goal 8. Pursue actions to reduce regulatory constraints to housing that impede housing opportunities.</p>	
<p>Program 8.1.1 Continue to improve the planning permit processing procedures by improving information retrieval capabilities of counter and project staff, continuing pre-application meetings, and providing updated written materials such as checklists and application forms with fee and standards guidelines to developers. Continue to apply mandatory time frames for application review. The County's updated website will feature a function that will allow developers to track their projects through the permit processing procedures.</p>	<p>The County continually reviews processes and procedures to identify opportunities to improve efficiency. The County now provides a website that allows developers and members of the public to follow applications as they progress through the permitting process.</p>
<p>Program 8.1.2 The County will update all community and urban area plans in 2010 and will work with property owners to determine what land can be rezoned to ensure that sufficient amounts of appropriately zoned land are available to meet the County's RHNA.</p>	<p>Due to staffing limitations, the County was not able to update community and urban area plans during the planning period. However, vacant land remained available throughout the planning period to meet housing needs.</p>

Program	Result/Effectiveness
<p>Program 8.1.3 Increase the use of the clustered Planned Residential Development (PRD) approach by lowering the minimum land area required for a PRD project. The PRD usually allows higher densities than conventional subdivisions and, through clustering, can reduce infrastructure costs. This will be achieved through the specific plan process so developers can select sites to apply the PRD.</p>	<p>The County approved several specific plans that allow for clustered Planned Residential Development, including McCabe Ranch II, 101 Ranch, and Rancho Los Lagos. Each specific plan has its own minimum land use requirements for clustered developments.</p>
<p>Program 8.1.4 Continue to permit landowners to build on lots of record that are currently below the minimum lot size, but only where such construction does not create land use conflicts, such as with existing agricultural operations.</p>	<p>There are many nonconforming lots in Niland, Heber, and Seeley that are 25 feet wide, rather than the 60 feet wide required for development. The County continues to allow development on these lots for low- and moderate-income housing. Over the planning period, the County permitted the installation of approximately 250 mobile homes, many of which were on nonconforming small lots.</p>
<p>Program 8.1.5 Continue to utilize the International Conference of Building Officials (ICBO) to ensure a set of consistent codes. In addition, model codes shall be periodically evaluated for new information on technological advances.</p>	<p>The County continues to utilize the ICBO to ensure a consistent set of codes.</p>
<p>Program 8.1.6 Review building codes periodically to incorporate the most economical construction alternatives consistent with health and safety.</p>	<p>The County regularly reviews and updates all building codes to include new health and safety concerns.</p>
<p>Program 8.1.7 Projects for special needs groups and for lower- and moderate- income households will be encouraged by utilizing the appropriate County Ordinance to permit reduced lot sizes, reduced site setbacks and off-street parking, thereby reducing land costs for private sector housing developments. This will be implemented through ensuring all staff are fully knowledgeable of potential development standard reductions through the monthly staff meeting process.</p>	<p>County staff is knowledgeable about opportunities for reduced standards, density bonuses, and other options available for affordable housing development projects. For example, the County allows for development on nonconforming lots (many are 25 feet wide, rather than the minimum 60 feet wide) for the development of low- and moderate-income housing. Staff is available to discuss these options with developers at pre-application meetings, which are offered at no charge to the applicant.</p>

III. GOALS, POLICIES, AND PROGRAMS

This section of the Housing Element presents Imperial County's goals, policies, and programs relative to the development, improvement, and maintenance of housing within the unincorporated areas of the county, for the planning period of 2014 to 2021.

In general, housing goals are a long-term end in which action is directed. Imperial County's goals are ideals that have been determined by the citizens as desirable and deserving of community time and resources. Policy statements are more specific and shorter range. Programs are action statements and provide well-defined guidelines for decision-making and identify the entity responsible for implementation, funding sources, the time frame for completion, and quantified objectives.

Goal 1: Ensure the availability of a variety of housing types for all income levels throughout the county.

Policy 1.1 Provide for an adequate supply of housing in suitable locations and with adequate services that collectively accommodate a range of housing types, sizes, and prices meeting the needs of all economic segments of the county's population.

Program 1.1.1 Maintain a land inventory of all government and publicly owned surplus sites (including state and federally owned land) in the county that have potential for residential development for extremely low-, very low-, low-, and moderate-income households.

Responsible Agency: Planning and Development Services Department,
Imperial Valley Housing Authority

Funding Source: General Funds (staff time)

Timetable: Update Annually

Program 1.1.2 The County will provide technical assistance to developers with accessing local, state, and federal funding for affordable housing by (1) applying for such funding on behalf of affordable housing developers; or (2) providing technical assistance or documentation necessary to support applications for funding by affordable housing developers upon request. Technical assistance will include, but not be limited to:

- Provision of data or documents within the County's possession that will contain necessary information or assist in the preparation of a successful grant application;
- Letter of support (for projects that have received permit approvals by the County); and
- Assistance from the County's staff to locate potential sources of matching funds.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Annually and ongoing, as needed

Program 1.1.3 Utilize adequate sites inventory and housing condition survey results to support new construction of housing affordable to extremely low-, very low-, and low-income persons by designating sites in the unincorporated area of the county that are appropriate for affordable housing types, including emergency shelters, transitional housing, mobile homes, multi-family housing types, and farmworker housing.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Review annually, support ongoing

Program 1.1.4 Continue to allow the development of manufactured housing and mobile homes in the R-1, R-2, R-3, R-4, A-1, A-2, A-3, S-1, and S-2 zones.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 1.1.5 Continue to ensure appropriate zoning that allows for medium- and high-density housing for extremely low-, very-low, low-, and moderate-income housing throughout the unincorporated county.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 1.1.6 Continue to encourage Planned Developments through the specific plan development agreement process in order to achieve innovative housing designs.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 1.1.7 Continue to allow the development of housing for farmworkers in the A-2, A-3, AM-1, and AM-2 zones.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 1.1.8 To ensure continued compliance with the Employee Housing Act especially California Health and Safety Code Section 17021.5 and 17021.6, the County has set forth the following conditions for affordable housing:

- Employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation.
- For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other term that implies the employee housing is a business run for profit or differs in any other way from a family dwelling.
- The use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy.
- The review will ensure consistency with the following concerning employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household.
- Employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use.
- No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.
- The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Goal 2 Encourage affordable housing developments by utilizing all available funding sources, offering developer incentives, and allowing a wide range of housing types to serve the housing needs of the county's labor force, special needs groups, and families of all income levels.

Policy 2.1 Continue to use existing financing services and to stimulate the development of innovative financial techniques that will reduce housing

cost and facilitate housing production in Imperial County for all income levels and special needs groups.

Program 2.1.1 Continue to support the efforts of the Imperial Valley Housing Authority by providing technical assistance in funding acquisition and the construction of affordable housing units by assisting them with developing innovative and cost effective construction methods including the use of solar energy, xeriscaping, and green building materials.

Responsible Agency: Planning and Development Services Department;
Imperial Valley Housing Authority
Funding Source: Grant funds, General Fund (staff time)
Timetable: Review coordinated efforts annually, support ongoing

Policy 2.2 Facilitate the creation of affordable housing units and offer incentives for developers to create housing for all income levels, to reflect Imperial County's share of the region's housing needs.

Program 2.2.1 Encourage innovative and cost-effective construction methods to reduce housing costs by providing incentives such as density bonus units, reduction in development standards, and fee waivers/deferrals, and providing assistance in accessing state and federal subsidies. The County will also continue to contract with outside firms to perform plan check reviews for more complex projects in an effort to provide timely development approvals.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 2.2.2 The County will promote the use of density bonuses for lower-income units by including information about density bonus units and related incentives on the County's updated website.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 2.2.3 Increase the supply of affordable housing for special needs groups, including seniors and those with disabilities and developmental disabilities, by encouraging the development of attached or detached second dwelling units on existing residential lots by providing information to homeowners about second units at the Planning and Development Services offices.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 2.2.4 Continue to monitor State Density Bonus law to ensure the County's ordinance is in compliance with state regulations.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Annually

Program 2.2.5 Allow for the development of mixed-use zoning in the Light Commercial (C-1) and General Commercial (C-2) zoning districts which allow for residential development at up to 25 dwelling units per acre.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 2.2.6 Continue to support the use of federal and state funding resources for meeting local housing needs and programs, especially for households with special needs, particularly seniors and those with disabilities and developmental disabilities, and lower incomes.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 2.2.7 Continue to seek funding from the Joe Serna Jr. Farmworker Housing Grant Program (Serna) for the rehabilitation of existing farmworker units and the construction of new units. The County will also collaborate with agricultural employers to identify sites and funding sources available through the California Department of Housing and Community Development (HCD) and the USDA Rural Development programs for farmworker housing.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds, Serna, CDBG
Timetable: As NOFAs are released

Program 2.2.8 Continue to promote development of assisted rental housing for extremely low-, very low-, low-, and moderate-income persons and families through below-market-rate financing through private lenders and possibly with the use of tax-exempt Mortgage Revenue Bonds by providing technical assistance with funding applications and other necessary paperwork.

Responsible Agency: Planning and Development Services Department
Funding Source: California Housing Finance Agency (CHFA)
Timetable: Ongoing

Program 2.2.9 Continue to support self-help housing providers to develop affordable homeownership projects for lower-income households and especially agricultural workers by providing technical assistance with funding applications and other paperwork, as well as by helping self-help housing providers secure sites for their developments.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 2.2.10 The County will assist and support local social service agencies in their applications for state and federal funds to provide housing related services to lower-income households and special needs groups, particularly those offering supportive housing programs for homeless individuals and families.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing or as requested

Goal 3: Continue to facilitate the provision of housing suited to persons with special housing needs.

Policy 3.1 Provide the appropriate regulatory framework, funding availability, and other necessary services for the creation of housing for persons with special needs, which include large families, farmworkers, the elderly, persons with disabilities and developmental disabilities, single-parent families, extremely low-income households, and the homeless.

Program 3.1.1 Distribute public information regarding local service organizations, homeless and community assistance programs, including the Torres Martinez Tribal Temporary Assistance for Needy Families (TANF) program, and emergency shelters/transitional housing by maintaining updated information available at the “storefront” locations at the Planning and Development Services offices.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Review information and update quarterly, distribution ongoing

Program 3.1.2 Assist emergency shelters/transitional housing providers in acquiring state, federal, and local funding for services for the homeless.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 3.1.3 The County will continue to allow for the development of transitional housing, and per Section 50675.14 of the Health and Safety Code, continue to allow supportive housing as a permitted use in residential districts.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 3.1.4 Pursuant to Senate Bill 2, continue to allow emergency shelters as a permitted use in the General Commercial (C-2) and Light Industrial (M-1) zones in the County Land Use Ordinance Title 9.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 3.1.5 Ensure new developments are compliant with standards outlined in the Americans with Disabilities Act (ADA) for persons with disabilities.

Responsible Agency: Planning and Development Services Department
Imperial Valley Housing Authority
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 3.1.6 Continue to allow supportive housing types for persons with special housing needs, including persons with disabilities and developmental disabilities, in the County Land Use Ordinance Title 9, including the following:

- Provision for group homes over six residents specifically for the disabled, other than those residential zones covered by state law;
- Siting or separation requirements for licensed residential care facilities, to determine the extent to which the local restrictions affect the development and cost of housing;
- Any minimum distance requirements in the Land Use Element for the siting of special needs housing developments in relationship to each other do not impact the development and cost of housing for persons with disabilities; and

- Alternate residential parking requirements, including reduction, for developments including housing types for persons with special housing needs.

Responsible Agency: Planning and Development Services Department, Imperial Valley Housing Authority

Funding Source: General Funds (staff time)

Timetable: Ongoing

Program 3.1.7 To address the extremely low-income housing need and to ensure compliance with Assembly Bill (AB) 2634, the County Land Use Ordinance Title 9 will continue to explicitly allow single-room occupancy units (SROs) as permitted uses in the Medium-High Density Residential (R-3), High Density Residential (R-4), General Commercial (C-2), and Limited Agricultural (A-1) zones.

Responsible Agency: Planning and Development Services Department

Funding Source: County staff time

Timetable: Ongoing

Goal 4: Facilitate the provision of fair housing opportunities for all residents of Imperial County.

Policy 4.1 Ensure that housing opportunities are available to all income groups in all communities without discrimination on the basis of race, religion, ethnicity, sex, age, marital status, or household composition.

Program 4.1.1 Encourage the development and implementation of housing outreach and education programs to inform the public of available housing opportunities, as well as various assistance programs available to eligible households, by continuing to provide information about the County's housing programs by posting flyers on community boards and at gas stations, schools, and other public places.

Responsible Agency: Planning and Development Services Department, Imperial Valley Housing Authority

Funding Source: General Funds (staff time)

Timetable: Update and redistribute assistance program information quarterly or as needed, education programs ongoing

Program 4.1.2 Ensure that fair housing enforcement is reviewed periodically to prevent discrimination. Reduce any effects of housing discrimination and prevent future discrimination by referring potential victims of discrimination to the appropriate fair housing agency.

Advertise fair housing information on the County's website, in radio and newspaper ads, through flier distribution, and postings on community boards at the post office, stores, and other locations.

Responsible Agency: Planning and Development Services Department,
Imperial Valley Housing Authority

Funding Source: General Funds (staff time)

Timetable: Annually

Goal 5: Encourage the improvement, rehabilitation, and revitalization/ reinvestment of the county's existing residential neighborhoods.

Policy 5.1 Ensure that the quality, safety, and livability of the housing stock in the county are continually maintained or upgraded and that dilapidated housing that cannot be improved is replaced, where appropriate and necessary.

Program 5.1.1 Continue to pursue funding for owner-occupied rehabilitation efforts. Rehabilitation efforts should include improving the existing stock of mobile home units.

Responsible Agency: Planning and Development Services, Imperial
Valley Housing Authority

Funding Source: CDBG, HOME, other federal/state sources

Timetable: Annually apply for funds to support existing
owner-occupied rehabilitation program

Program 5.1.2 Continue to implement an active code enforcement and building inspection program to identify existing code deficiencies and encourage improvement of existing substandard dwelling units.

Responsible Agency: Planning and Development Services Department,
Imperial Valley Housing Authority

Funding Source: General Funds (staff time)

Timetable: Ongoing

Program 5.1.3 The County will update its list of subsidized rental properties on an annual basis and identify units at-risk of converting to market rate. The County will contact the owner(s) of any identified at-risk units to determine their interest in selling the property or maintaining the affordability of the units. The County will work with property owners to apply for federal, state and local subsidies to ensure the continued affordability of at-risk units and will maintain a list of non-profit organizations that may be interested in the acquisition/rehabilitation of at-risk units.

The County will make information regarding tenants rights and conversion procedures, as well as assistance organizations and

information regarding other affordable housing opportunities within the County available to tenants of at-risk units.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Update Annually, provide assistance as needed

Goal 6 Promote sustainable development by encouraging the inclusion of energy conservation features in new and existing housing stock.

Policy 6.1 Promote architectural design and orientation of residential developments in a way that promotes energy conservation.

Program 6.1.1 Promote the use of energy conservation measures to weatherize existing homes as part of the County's rehabilitation program efforts.

Responsible Agency: Planning and Development Services Department
Funding Source: CDBG, HOME, General Funds (staff time)
Timetable: Ongoing

Program 6.1.2 Continue to implement Title 24 Energy Conservation Requirements in housing design and rehabilitation efforts.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Goal 7 Encourage and facilitate the regional coordination of public agencies and business organizations to maximize public and private sector resources that will support a vibrant community.

Policy 7.1 Continue to encourage the interaction of County employees with industry and business organizations to develop community support for extremely low-, very low-, low-, and moderate-income housing development, emergency shelters, and other special housing needs.

Program 7.1.1 Facilitate the flow of shared information and experiences regarding special topics between incorporated cities and unincorporated communities (e.g., innovative subdivision processes).

Responsible Agency: Planning and Development Services Department, Imperial Valley Housing Authority
Funding Source: General Funds (staff time)
Timetable: Coordinate communication annually or as appropriate, shared information is ongoing

Program 7.1.2 Continue to support the coordination between public agencies through the County's intra-department/agency framework that allows specialist staff to have daily interaction and access to a global computer permitting and monitoring program linked to other development-related departments/agencies.

Responsible Agency: Planning and Development Services
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 7.1.3 Continue to coordinate with the Imperial Valley Housing Authority to promote housing efforts.

Responsible Agency: Planning and Development Services
Department, Imperial Valley Housing Authority
Funding Source: General Funds
Timetable: Review coordination efforts annually,
coordination ongoing

Program 7.1.4 Coordinate with regional employers to determine appropriate housing types for employees who live in the county.

Responsible Agency: Planning and Development Services Department,
Imperial Valley Housing Authority
Funding Source: General Funds
Timetable: Ongoing

Program 7.1.5 Continue to support economic development activities coordinated through the Planning and Development Services Department by providing technical support in the form of service area plan updates. These updates contain a record of undeveloped lands through the creation of residential subdivisions, annexation of land to incorporated cities, and the capacities of water and sewer in the unincorporated areas.

Responsible Agency: Planning and Development Services
Funding Source: General Funds (staff time)
Timetable: Ongoing

Goal 8 Pursue actions to reduce regulatory constraints to housing that impede housing opportunities.

Policy 8.1 The County will monitor its development process to ensure it does not unduly restrict the development of affordable housing while also looking for ways to help minimize the impact of non-governmental constraints to affordable housing development.

Program 8.1.1 Continue to improve planning permit processing procedures by improving information retrieval capabilities of counter and project staff, continuing pre-application meetings, and providing updated written materials such as checklists and application forms with fee and standards guidelines to developers. Continue to apply mandatory time frames for application review. The County's updated website features a function that will allow developers to track their projects through the permit processing procedures.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing as projects are submitted to the Planning Department

Program 8.1.2 The County will consider updating community and urban area plans as staff develops a timeline for completing them.

Responsible Agency: Planning and Development Services
Funding Source: General Funds (staff time)
Timetable: 2014–2021

Program 8.1.3 Increase the use of the clustered Planned Residential Development (PRD) approach by lowering the minimum land area required for a PRD project. The PRD usually allows higher densities than conventional subdivisions and, through clustering, can reduce infrastructure costs. This will be achieved through the specific plan process so developers can select sites to apply the PRD.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Case-by-case basis; ongoing

Program 8.1.4 Continue to permit landowners to build on lots of record that are currently below the minimum lot size, but only where such construction does not create land use conflicts, such as with existing agricultural operations.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 8.1.5 Continue to utilize the International Conference of Building Officials (ICBO) to ensure a set of consistent codes. In addition, model codes shall be periodically evaluated for new information on technological advances.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Program 8.1.6 Review building codes periodically to incorporate the most economical construction alternatives consistent with health and safety.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Review annually

Program 8.1.7 Encourage projects for special needs groups and for lower- and moderate-income households by utilizing the appropriate County ordinance to permit reduced lot sizes, reduced site setbacks, and off-street parking, thereby reducing land costs for private sector housing developments. This will be implemented through ensuring all staff are fully knowledgeable of potential development standard reductions through the monthly staff meeting process.

Responsible Agency: Planning and Development Services Department
Funding Source: General Funds (staff time)
Timetable: Ongoing

Quantified Objectives

Table 2 summarizes Imperial County’s quantified objectives for the 2014 to 2021 planning period. These objectives represent a reasonable expectation of the number of new housing units that will be developed and conserved and the households that will be assisted over this planning period based on policies and programs in this document.

Through the planning period, it is assumed that the current 1,626 Housing Choice Vouchers will continue to be in use by County residents, most of whom are extremely low-income. New construction estimates are based on activity from the past five years. **Table 2** illustrates the County’s realistic expectations for development during the planning period.

Table 2. Quantified Objectives 2014–2021

	Income Category					TOTAL
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	200	200	416	624	624	2,064
Rehabilitation	0	8	8	10	0	26
Conservation/Preservation	0	37	37	0	0	74
Housing Choice Vouchers	1,626	0	0	0	0	1,626
Total	1,826	245	461	634	624	3,790

IV. PUBLIC PARTICIPATION

According to state law, jurisdictions must “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort” (Government Code Section 65583(c)). Active community participation throughout the update process contributes to a Housing Element that is a more thorough and accurate representation of the County’s needs and desired actions. Public input played an important role in the preparation of this Housing Element.

- The County held workshops in El Centro, Heber, and Salton City in January 2013. The workshops were noticed in the local newspaper and on the County’s website, and an invitation letter was sent to housing-related service providers and stakeholders along with a flyer in English and Spanish. The following organizations were formally invited by invitation:
- El Centro Regional Task Force on the Homeless
- Imperial Valley Housing Authority (IVHA)
- Imperial Valley Association of Governments (IVAG)
- Valley of Imperial Development Alliance (VIDA)
- Campesinos Unidos
- Quechan Tribal Housing Authority
- Numerous non-profit homeless service providers
- Cities of Brawley, Calexico, Calipatria, El Centro, Holtville, Imperial, and Westmorland
- Imperial Irrigation District
- All special districts and utility companies within the County

The public review draft Housing Element will be available for public review on the County’s website (www.icpds.com) and in the Imperial County Planning and Development Services office. Direct notices that the Housing Element has been released will be sent to those on the mailing list.

In addition, public hearings will be held before the Planning Commission and the Board of Supervisors prior to adoption of the Housing Element. Notices will be published in the local newspaper and on the County’s website in advance of each hearing.

Community Workshops

El Centro, County Office, January 14, 2013

The first meeting began with a brief presentation made by the County's housing element consultant. The presentation included a summary of state law requirements, identification of new laws that affect this Housing Element update, a summary of demographic information from the 2010 US Census, and an overview of the County's current Housing Element goals, policies, and programs. County staff, regional service providers, real estate agents, and representatives from Imperial City and the Imperial Continuum of Care were in attendance.

The discussion following the presentation focused on the needs of residents throughout the county. Some of the comments and community needs identified were:

- Housing options for seniors.
- Housing for single individuals.
- More large family rental projects (with three- and four-bedroom units).
- A homeless shelter to serve the region, especially in times of extreme weather conditions (hot and cold).
- More affordable housing. Public housing and other affordable developments are 100 percent occupied and have long waiting lists.

Heber, Fire Department, January 15, 2013, and Salton City, County District Offices, January 16, 2013

The next two workshops were located in Heber and in Salton City. Despite noticing and outreach efforts, no one attended either meeting.

Public Hearings

- A public hearing before the Planning Commission for consideration of the Element was held on June 12, 2013.
- A public hearing before the Board of Supervisors for consideration and adoption of the Element was held on September 17, 2013.

V. GENERAL PLAN CONSISTENCY

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code Section 65583(c)(6)(B)). This requires evaluation of two primary characteristics: (1) identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The County’s General Plan comprises the following ten elements: Land Use; Housing; Circulation and Scenic Highways; Noise; Seismic and Public Safety; Conservation and Open Space; Agriculture; Parks and Recreation Element; Geothermal and Transmission; and Water. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth in the General Plan. As portions of the General Plan are updated in the future, the General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

APPENDIX A: HOUSING NEEDS ASSESSMENT

This appendix, the Housing Needs Assessment, analyzes population, housing, employment opportunities, and income characteristics, identifies special housing needs, and evaluates the condition of the housing stock and other important information to support the goals, policies, and programs to meet the needs of the citizens of Imperial County. Data in this needs assessment was pulled from a variety of sources, including:

- 2000 US Decennial Census (US Census)
- 2010 US Census
- US Census Bureau American Community Survey (ACS)
- Southern California Area of Governments (SCAG)
- California Department of Housing and Community Development (HCD)
- California Employment Development Department (EDD)
- US Housing and Urban Development (HUD)
- 2008 PMC Housing Condition Survey

Wherever available, the County used data compiled by the Southern California Association of Governments (SCAG). SCAG primarily utilized data from the US Census and various ACS data sets. Due to the wide margin of error in ACS data and the variety of sources used, there may be discrepancies between figures in this analysis. Additionally, where unincorporated county data was not available, data from incorporated cities in the county were summed and subtracted from the overall county total to arrive at an unincorporated county estimate. For instances in which this method was not feasible or appropriate, countywide data is reported. Demographic information for townsites was extrapolated from Census Designated Places (CDP) data and/or from city and total county data.

Unincorporated Townsites

There are 10 townsites in the unincorporated areas of Imperial County: Bombay Beach, Desert Shores, Heber, Niland, Ocotillo/Nomirage, Palo Verde, Salton City/Vista Del Mar, Salton Sea Beach, Seeley, and Winterhaven. These townsites serve as the population centers, and future population growth will be directed to these areas. **Table A-1** provides an overview of each townsite, including population, housing units, and location.

Table A-1. Imperial County Townsites

Townsite	Population	Housing Units	Location
Bombay Beach	295	449	East shore of the Salton Sea, south of State Highway 111
Desert Shores	1,104	421	West shore of the Salton Sea, east of State Highway 86
Heber	4,275	1,192	Between Calexico and El Centro
Niland	1,006	489	North-central portion of the county, south of the Union Pacific Railroad
Ocotillo	266	138	Southwestern portion of the county, just north of the United States/Mexico international boundary
Palo Verde	171	211	Northeastern portion of the county, along State Highway 78
Salton City	3,763	2,026	West shore of the Salton Sea
Salton Sea Beach	422	338	Northwest portion of the county on State Highway 86
Seeley	1,739	556	Six miles west of El Centro
Winterhaven	394	186	Southeastern most portion of the county

Source: US Census 2010

Existing Conditions

This section describes demographic characteristics, employment and income trends, special housing needs, and characteristics of the county's existing housing stock.

Population Trends

According to the 2010 US Census, the total population of Imperial County was 174,528 in 2010, an increase of 23 percent since 2000. The population of the unincorporated county increased 15 percent over the same period, from 32,865 to 37,778.

Heber was the most populated townsite in the unincorporated county, with a population of 4,275 in 2010; however, Salton City saw the most growth from 2000 to 2010. The Salton City population increased from 944 residents to 3,763, an increase of 299 percent. Refer to **Table A-2** for population trends in townsites, the unincorporated county, and Imperial County as a whole.

Table A-2. Population Trends

Area	2000	2010	Change	
			Number	Percentage
Bombay Beach	395	295	-100	-25%
Desert Shores	805	1,104	299	37%
Heber	3,007	4,275	1,268	42%
Niland	1,205	1,006	-199	-17%
Ocotillo	312	266	-46	-15%
Palo Verde	279	171	-108	-39%
Salton City	944	3,763	2,819	299%
Salton Sea Beach	440	422	-18	-4%
Seeley	1,576	1,739	163	10%
Winterhaven	522	394	-128	-25%
Total Townsites	9,485	13,435	3,950	42%
Remaining Unincorporated	23,380	24,343	963	4%
Total Unincorporated County	32,865	37,778	4,913	15%
Total County	142,361	174,528	32,167	23%

Source: US Census 2000, 2010

The Southern California Association of Governments (SCAG) prepares a population forecast as part of its Regional Transportation Plan/Sustainable Growth Strategy. The population in the unincorporated areas of the county grew nearly 80 percent from 2010 to 2020 and another 26 percent from 2020 to 2035. Refer to **Table A-3** for population projections for the unincorporated county and Imperial County as a whole for 2020 and 2035.

Table A-3. Population Projections, 2020 and 2035

Area	2020	2035
Unincorporated County	67,900	73,400
Countywide	189,675	239,149

Source: Southern California Association of Governments Regional Transportation Plan/Sustainable Growth Strategy Forecast, 2012

Age Characteristics

Current and future housing needs are determined, in part, by the age characteristics of residents. For many, housing needs change based on stage of life. Young professionals, growing families, seniors, and residents with a wide variety of other lifestyles have unique housing preferences and financial situations.

Persons aged 25 to 44 are considered to be in the family-forming age group. According to the 2010 US Census, this age group represents 28 percent of the population in the unincorporated county. Residents aged 65 and older account for 12 percent of the population in the unincorporated county. The retirement age group makes up a significantly smaller portion of the population than the family-forming age group. This could suggest that Imperial County has more appeal to the working-age population than to persons of retirement age. Refer to **Table A-4** for a breakdown of the population by age group for the unincorporated county and for Imperial County as a whole.

Table A-4. Age Characteristics, 2010

Age Group	Unincorporated County		Total County	
	Number	Percentage	Number	Percentage
< 5 years	2,544	7%	13,526	8%
5 to 14 years	5,220	14%	28,377	16%
15 to 24 years	5,871	16%	28,235	16%
25 to 34 years	5,828	15%	24,197	14%
35 to 44 years	5,042	13%	22,941	13%
45 to 54 years	5,055	13%	22,497	13%
55 to 64 years	3,830	10%	16,603	10%
65+ years	4,388	12%	18,152	10%
Total	37,778	100%	174,528	100%

Source: US Census 2010

Race and Ethnicity

According to the 2010 US Census, white residents represented the largest race group in the unincorporated county and Imperial County as a whole, accounting for 62 percent and 59 percent of residents, respectively. Persons of Hispanic origin, who may identify with any race, made up a significant portion of the population. Approximately 66 percent of residents were of Hispanic origin in the unincorporated county and 80 percent of the countywide population was Hispanic. Refer to **Table A-5** for detailed figures on race and ethnicity in the unincorporated county and in Imperial County as a whole.

Table A-5. Population by Race, 2010

Race/Ethnicity	Unincorporated County		Total County	
	Persons	Percentage	Persons	Percentage
White	23,254	62%	102,553	59%
Black or African American	2,047	5%	5,773	3%
American Indian and Alaska Native	1,748	5%	3,059	2%
Asian	499	1%	2,843	2%
Native Hawaiian and Other Pacific Islander	36	<1%	165	<1%
Some other race	8,622	23%	52,413	30%
Two or more races	1,572	4%	7,722	4%
Total	37,778	100%	174,528	100%
Hispanic Origin	25,040	66%	140,271	80%

Source: US Census 2010

Household Characteristics

A household is defined as any group of people living together in a residence, whether related or unrelated. Household size and composition information can indicate the type of housing that may be appropriate for county residents.

According to the 2010 US Census, there were 10,436 households in the unincorporated county in 2010, an increase of approximately 15 percent since 2000. The household population increased by approximately 25 percent for the county as a whole for the same period.

Table A-6 shows household growth trends in the unincorporated county and in Imperial County as a whole from 2000 to 2010.

Table A-6. Household Growth Trends, 2000–2010

Area	2000	2010	Change	
			Number	Percentage
Unincorporated County	9,104	10,436	1,332	15%
Total County	39,384	49,126	9,742	25%

Source: US Census 2000, 2010

Household Size

According to the 2010 US Census, the average household in Imperial County was 3.1 persons (countywide) as of 2010. Approximately 45 percent of households in the unincorporated county were one- or two-person households, 31 percent were three- or four-person households, and 21 percent were large households with five or more

persons. Owner-occupied households had a higher percentage of smaller, one- or two-person households.

In the county as a whole, approximately 40 percent of households were one- or two-person, 25 percent were three- or four-person, and 35 percent were large households with five or more persons. Refer to **Table A-7** for household size by tenure in the unincorporated county and in Imperial County as a whole.

Table A-7. Household Size by Tenure

Household Size	Unincorporated County		Total County	
	Number	Percentage	Number	Percentage
Owner-occupied	6,708	64%	27,465	56%
1-person	1,364	13%	3,846	8%
2-person	2,001	19%	6,797	14%
3-person	996	10%	4,743	10%
4-person	975	9%	4,995	10%
5-person	692	7%	3,697	8%
6-person	357	3%	1,789	4%
7 or more persons	323	3%	1,598	3%
Renter-occupied	3,728	36%	21,661	44%
1-person	809	8%	4,552	9%
2-person	786	8%	4,308	9%
3-person	626	6%	3,856	8%
4-person	643	6%	3,819	8%
5-person	437	4%	2,730	6%
6-person	251	2%	1,384	3%
7 or more persons	176	2%	1,042	2%
Total Households	10,436	100%	49,126	100%

Source: US Census 2010

Income Characteristics

The California Department of Housing and Community Development (HCD) publishes annual income limits for each county that are used to determine eligibility for assisted housing programs. Income levels are described in the following categories:

- Extremely low income: earns up to 30 percent of the median
- Very low income: earns 31 to 50 percent of the median

- Low income: earns between 51 and 80 percent of the median
- Moderate income: earns between 81 and 120 percent of the median

Limits for each income category are based on a percentage of the county median income. For Imperial County, the median income was \$57,900 in 2012. The income limits by household size for 2012 are provided in **Table A-8**.

Table A-8. Imperial County Income Limits, 2012

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very Low	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Low	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Median	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150	\$71,800	\$76,450
Moderate	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750

Source: HCD 2012

Household Income

Table A-9 provides a summary of households in the unincorporated county according to the 2008–2010 American Community Survey. Approximately 21 percent of households earned less than \$15,000 per year.

Table A-9. Household Income, 2010

Annual Income	Number*	Percentage
Less than \$14,999	1,918	21%
\$15,000 to \$24,999	1,289	14%
\$25,000 to \$34,999	1,358	15%
\$35,000 to \$49,999	1,090	12%
\$50,000 to \$74,999	1,427	16%
\$75,000 to \$99,999	902	10%
\$100,000 to \$149,999	1,062	12%
Total	9,046	100%

Source: 2008–2010 American Community Survey

*Note: The reported American Community Survey household number estimates have different margins of error due to differing sample sizes. As a result, the total number of households reported in this table is different than the total number of reported households based on the 2010 US Census.

Extremely Low-Income Households

Lower-income households generally have greater difficulty in finding suitable housing and often overpay for housing (spend 30 percent or more of their income for housing

costs). Extremely low-income households are those that earn 30 percent or less of the county median household income. As of 2012, there were 1,510 extremely low-income households in unincorporated Imperial County. Approximately 55 percent of extremely low-income households were renters.

Table A-10. Unincorporated Area Extremely Low-Income Households

Income Range	Owners	Renters
Extremely Low (less than 30% of median): \$0 to \$17,350	680	830
Total	1,510	

Source: HUD 2012

Poverty

The poverty rate is the percentage of people in a given group that live below the poverty level out of the total population. Imperial County's overall poverty rate is approximately 23 percent. **Table A-11** shows the poverty rate by age group in the unincorporated county.

Table A-11. Population Below Poverty Level, 2010

Age Group	Number	Percentage
Children < 18 years	2,729	32%
Adults (18–64) years	3,294	21%
Elderly (65+) years	531	13%
Total Population Below Poverty Level*	6,554	23%

Source: ACS 5-Year Estimates, 2010

* Totals may not add up to the sum of their constituent parts due to rounding.

Employment

According to ACS estimates, there were 9,618 jobs in the unincorporated area of Imperial County in the year 2010. The largest industries of employment were Education, health, and social services (1,874 employees); Agriculture, forestry, fishing and hunting, and mining (1,222 employees); and Retail trade (1,222 employees). Refer to **Table A-12** for the number of jobs by industry type in the unincorporated county.

Table A-12. Employment by Industry

Industry Type	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	1,222	13%
Construction	616	6%
Manufacturing	410	4%
Wholesale trade	181	2%
Retail trade	1,222	13%
Transportation, warehousing, and utilities	798	8%
Information	139	1%
Finance, insurance, real estate, rental and leasing	418	4%
Professional, scientific, management, administration	384	4%
Educational, health and social services	1,874	19%
Arts, entertainment, recreation, and services	782	8%
Other services	477	5%
Public administration	1,095	11%
Total	9,618	100%

Source: ACS 5-Year Estimates, 2010

Table A-13 shows employment projections from 2008 through 2018 as related to growth in absolute number of jobs in the El Centro Metropolitan Statistical Area (MSA). During the next six years, the El Centro MSA expects new employment to be concentrated in a variety of occupations ranging from sales to healthcare practitioners. Only two occupational groups provide income greater than the County's annual median income of 2007 (\$57,900). These higher-income occupations include protective services (primarily law enforcement) and healthcare practitioners and technicians. The highest average annual salary falls under the healthcare practitioners and technical occupations group (\$64,625); the lowest average annual salary is within the farming, fishing, and forestry occupations (\$18,717).

Table A-13. El Centro Metropolitan Statistical Area Employment, 2008–2018

Occupation Group	Annual Average Employment		Change		Annual Salary
	2008	2018*	Number	Percentage	
Personal Care and Service	4,350	5,330	980	23%	\$22,013
Sales and Related	6,480	7,190	710	11%	\$19,730
Protective Service	3,770	4,160	390	10%	\$62,833
Healthcare Practitioners and Technical	1,950	2,330	380	19%	\$64,615
Office and Administrative Support	8,210	8,590	380	5%	\$28,321
Education, Training, and Library	5,130	5,480	350	7%	\$54,967
Installation, Maintenance, and Repair	2,380	2,710	330	14%	\$36,917
Farming, Fishing, and Forestry	9,370	9,690	320	3%	\$18,717

Source: California Employment Development Department 2010

* Projected

Special Needs

This section identifies special needs households in Imperial County. This review is essential because a major part of the County’s role in providing opportunities for affordable housing is to preclude barriers to residents whose needs are not normally met by the private sector. This segment of the county’s population is constrained by the housing market not only because of lower incomes but also because of the lack of housing that is suitable to their special needs.

Senior Households

Many seniors live on a low, fixed-income and have physical disabilities and dependence needs that make it difficult for them to find suitable affordable housing. In the unincorporated county, households with persons aged 65 and older mostly comprise one or two persons. There are heavy concentrations of senior households in the outlying desert “retirement” communities. According to the 2010 US Census, 13 percent of the population or 4,388 persons in the unincorporated county were 65 years and older as of 2010. Refer to **Table A-14** for seniors by age group in the unincorporated county.

Table A-14. Unincorporated County Senior Population, 2010

Age of Seniors	Number	Percentage
65 to 69 years	1,371	31%
70 to 74 years	1,086	25%
75 to 79 years	856	20%
80 to 84 years	670	15%
85 years and older	405	9%
Total	4,388	100%

Source: US Census 2010

As shown in **Table A-15**, there were 2,701 senior households in the unincorporated county as of 2010. Among these households, approximately 77 percent resided in owner-occupied units.

Table A-15. Senior Households by Tenure, 2010

Age	Number	Percentage
Owner-Occupied		
65 to 74 years	1,084	52%
75 to 84 years	794	38%
85 years and over	195	9%
Total	2,073	77%
Renter-Occupied		
65 to 74 years	355	57%
75 to 84 years	206	33%
85 years and over	67	11%
Total	628	23%
Total Households		
65 to 74 years	1,439	53%
75 to 84 years	1,000	37%
85 years and over	262	10%
Total Households with Senior Householder	2,701	100%

Source: US Census 2010

Table A-16 lists care facilities for seniors and disabled persons along with the capacity of each facility.

Table A-16. Care Facilities for Seniors and/or Disabled Persons

Facility Name	Address	Capacity (persons)
Imperial Manor (adults with mental disabilities)	100 E. 2 nd Street, Imperial	29
Royal Convalescent Hospital	320 Cattle Call Drive, Brawley	99
Heart & Hand	499 S. Sunset Drive, El Centro	14
Valley Retirement Inn	708 E. 5 th Street, Holtville	150
Los Amigos Community Care (adults with mental disabilities)	641 W. Main Street, Brawley	32
Safe Haven Home Care (in-home care)	525 W. Main Street, El Centro	-
Plaza Senior Apartments	1755 W. Main Street, El Centro	172
Blossom Valley Inn	708 E. 5 th Street, Holtville	175
Casa Elite	1785 Citrus Lane, El Centro	6
Golden Joy Residential Care	103 S. Haskell Drive, El Centro	6
Parent's Place	1126 Mesquite Avenue, Brawley	6
Parent's Place Walnut House	1135 Walnut Avenue, Brawley	6
Vintage Village 2	1203 Driftwood, El Centro	6
Vintage Village Assisted Living	921 Ocotillo, El Centro	6

Source: *Retirenet.com 2010; Google.com 2012; State of California Community Care Licensing Division 2012*

Persons with Disabilities

As defined by the California Government Code, disabilities include, but are not limited to, physical and mental disabilities. A mental disability involves any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. A physical disability includes any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss of body functions. Physical disabilities include those that are neurological, immunological, or musculoskeletal in nature as well as those that involve the respiratory, cardiovascular, reproductive, genitourinary, hemic and lymphatic, or digestive systems and those involving the special sense organs, speech organs, skin, or endocrine system.

As shown in **Table A-17**, approximately 9 percent of the Imperial County population had some type of disability, according to ACS estimates. The US Census did not collect disability information for cities or Census designated places smaller than 20,000 people; therefore, updated disability data was not available at the time of this report for the unincorporated county.

Table A-17. Persons with Disability by Employment Status, Total County

Employment Status of Persons with a Disability	Number	Percentage*
Employed	2,037	2%
Unemployed	849	1%
Not in the Labor Market	6,409	6%
Total Persons with a Disability	9,295	9%
Total Population (Civilian Non-institutional)	107,427	-

Source: ACS 3-Year Estimates, 2011

* Percentage should not total 100 percent.

Developmental Disabilities

Senate Bill (SB) 812 requires that the County include an analysis of the special housing needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

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

The California Department of Developmental Services (DDS) provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Diego Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The San Diego Regional Center has a field office in the City of Imperial, which provides services to all of Imperial County. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

According to the San Diego Regional Center, in 2011, the Imperial County field office served 540 developmentally disabled residents in the unincorporated County. As of 2011, 15 vendors provided respite/family services, 16 vendors provided clinical services, 12 vendors provided community living services, 14 vendors provided day

programs, and 6 vendors provided transportation resources to developmentally disabled persons in the county. Refer to **Table A-18** for an estimate of the number of developmentally disabled residents by age in Imperial County.

Table A-18. Imperial County Developmentally Disabled Residents

Zip Code	0-18 Years	18+ Years	Total
92227 (Brawley)	97	97	194
92231 (Calexico)	151	147	298
92232 (Calexico)	0	0	0
92233 (Calipatria)	15	15	30
92243 (El Centro)	191	231	422
92244 (El Centro)	2	0	2
92250 (Holtville)	7	30	37
92251 (Imperial)	74	78	152
92281 (Westmorland)	8	6	14
Total, All Incorporated Cities	545	604	1149
Total County	817	872	1689
Total, Unincorporated Area of the County	272	268	540

Source: San Diego Regional Center, 2013

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Large Households

Large households are defined as those containing five or more persons. Large households are considered a special needs group because they may experience difficulty in finding suitable housing units. Renter households, in particular, are less likely to find units with three or more bedrooms.

Factors that can contribute to overcrowding are large families, concentrations of ethnic groups that have larger families, and economic conditions which force sharing of units by two families or several unrelated persons. According to the 2010 US Census, approximately 21 percent of households (2,236 households) in the unincorporated

county contained five or more persons. Of these households, 61 percent (1,372 households) were owners and 39 percent (864 households) were renters.

According to the 2010 ACS 5-Year Estimates, 57 percent of the occupied housing units in the unincorporated county had three or more bedrooms (5,170 units). Of these units, approximately 25 percent (1,285) were owner-occupied and 75 percent (3,885) were renter-occupied.

Single-Parent and Female-Headed Households

Single-parent households are male- or female-headed households with children under the age of 18 living at home. Single-parent households often have lower incomes than two-parent households and may have special needs relating to childcare, healthcare, and housing. Female-headed households, in particular, tend to have lower incomes, which limits opportunities to find housing of an adequate size at an affordable price.

According to the 2010 US Census, approximately 3 percent of county households were single-parent with a male householder and approximately 8 percent were single-parent with a female householder. Refer to **Table A-19** for data regarding single-parent and female-headed households in unincorporated Imperial County.

Table A-19. Single-Parent and Female-Headed Households, 2010

Householder Type	Number	Percentage of Total Households
Male householder, no wife present	676	6%
With own children under 18 years	309	3%
No own children under 18 years	367	4%
Female householder, no husband present	1,516	15%
With children under 18	810	8%
No own children under 18 years	706	7%

Source: US Census 2010

Native Americans

There are two federally-recognized tribal reservations in Imperial County – the Quechan Tribe and the Torres-Martinez Desert Cahuilla Indians. According to SCAG (with information from the 2010 US Census), there were 2,189 members of the Quechan tribe residing in Imperial County in 691 households. The Torres Martinez Desert Cahuilla Indian population consisted of approximately 5,594 residents in 1,222 households. The Torres Martinez tribal population resides in Riverside and Imperial Counties.

Native American populations may have special needs due to lower-incomes and a lack of access to resources. The Torres Martinez Tribal Temporary Assistance for Needy Families (TANF) program provides temporary assistance to Native American families with children. The Program offers housing-related assistance, as well as social services

including child assistance and employment training. Housing assistance is provided through payment or temporary cash for housing and utilities or emergency shelter expenses. Local TANF offices are located in Thermal (66725 Martinez Road) and Anza (52701 Highway 371).

Farmworkers

Imperial County is located in one of the most productive agricultural regions in the United States. While agriculture is a year-round activity in the county, agricultural activity peaks between November and February and reaches the lowest ebb during the months of July, August, and September. According to SCAG, which calculated unincorporated farming jobs from the 2010 ACS 5-Year Estimates, approximately 9,811 residents were identified as having a farming occupation.

Many farmworkers earn relatively low wages. According to the California Economic Development Department's occupational profile, agricultural workers earned an average hourly wage of \$13.81 as of the first quarter of 2012. The majority of the farmworkers in the county are of Hispanic descent. Many are migrant, generally residing in the county for four to six months out of the year and moving to other areas for the remainder of the year. This creates a fluctuating demand for rental units, with the highest demand occurring during the winter and spring months.

Imperial County's proximity to Mexicali, Mexico, where a large portion of the farm labor pool resides, affords many farm laborers the ability to continue to live in Mexicali where rents are less than in Imperial County. These farm laborers commute on a daily basis via personal vehicle, carpool, public transportation, or employer-supplied busing, which reduces the overall seasonal housing need usually associated with this type of workforce.

The Imperial Valley Housing Authority (IVHA) operates four farmworker housing complexes. Two are located in the City of El Centro, one with 40 units and the other with 36 units. Complexes are also located in the City of Brawley with 58 units and in Heber with 40 units. These farmworker complexes are regulated by the United States Department of Agriculture's (USDA) Rural Development.

Homeless Persons

Homeless individuals and families have an urgent need for housing resources and services; however, their needs are difficult to meet because of the range and complexity of the factors that lead to homelessness. Services for homeless families and individuals are available mainly in the incorporated cities in Imperial County. **Table A-20** lists homeless assistance programs and service providers in the county.

Table A-20. Homeless Services

Agency Name	Address	Services
Emergency Shelter Providers		
Center for Family Solutions	727 W. Main Street, El Centro	1, 2, 5, 6, 9, 10, 13, 14, 15, 23, 24
Guadalupe Men's Shelter	545 Encinas Street, Calexico	1, 11, 12, 14, 27
House of Hope	1948 Orange Avenue, El Centro	5, 10, 13, 14
Neighborhood House's Casa Villaneuva	506 4 th Street, Calexico	1, 3, 5, 10, 13, 14
Transitional Housing		
Center for Family Solutions Transitional Home	727 W. Main Street, El Centro	353-6922
New Creations Transitional Home	312 E. 5 th Street, Imperial	5, 6, 7, 18
Turning Point	307 E. 8 th Street, Holtville	5, 6, 7
Volunteers of America	1331-B Clark Road, El Centro	2, 5, 6, 7, 17, 18
Support Services		
Imperial County Family Resource Center	Brawley, Calexico, El Centro, Imperial, Niland, San Pascual, Seeley	1, 2, 5, 6, 14, 16, 17, 24, 25
Calexico Housing Authority	1006 E. 5 th Street, Calexico	8, 14, 24
Campeños Unidos	1005 C Street, Brawley	8, 13, 14, 15, 27, 28
Catholic Charities	250 W. Orange, El Centro	1, 3, 8, 10, 12, 13, 14, 26
Clinicas de Salud del Pueblo, Inc.	900 Main Street, Brawley	1, 5, 16, 24, 27, 28, 31
Center for Family Solutions	727 W. Main Street, El Centro	1, 2, 5, 9, 10, 13, 14, 15
Employment Development Department	1550 W. Main, El Centro	15, 21, 30
Imperial County Health Department	935 Broadway, El Centro	16
Imperial County Social Services	2995 S. 4 th Street, El Centro	16, 25
Imperial Valley Food Bank	329 Applestill Road, El Centro	19
Imperial Valley Housing Authority	1401 D Street, Brawley	14
Imperial Valley Behavioral Health Services	202 N. 8 th Street, El Centro	1, 6, 7, 17, 20, 29, 30
I.V. Independent Living Center (Empowering People with Disabilities)	1450 Broadway, Suite 5, El Centro	1, 14, 23, 24
IVROP	687 State Street, El Centro	4, 5, 14, 15, 28, 30
IVROP Foster Youth Services	2995 S. 4 th Street, #102, El Centro	1, 8, 13, 15, 23, 32, 33
Neighborhood House	506 E. 4 th Street, Calexico	3, 5, 8, 1, 12, 13, 14, 23, 32, 33

Agency Name	Address	Services
Salvation Army	375 N. 5 th Street, El Centro	3, 8, 13, 14, 32, 33
Sure Helpline	396 Roadway, Suite1, El Centro	5, 6, 14, 24
Veteran Services	1099 Airport Road, Imperial	21
Services Key		

- | | |
|---|--|
| 1. Adult Counseling | 17. Veteran's Assistance |
| 2. Anger Management Classes | 18. Winter Shelter (during cold periods only) |
| 3. Assist. with Gas Bills | 19. Independent Living Skills Training |
| 4. WIA Services | 20. Advocacy (Individual, Systems, Legal) |
| 5. Counseling, Education, and Prevention | 21. Food Stamps, CalWorks, General Relief |
| 6. Crisis Intervention | 22. Immigration Services |
| 7. Drug and Alcohol Treatment | 23. Assistance with Filling Out Social Service-Related Forms |
| 8. Light bill and/or rental Assistance | 24. Income Tax Assist. |
| 9. Emergency Assist. For Battered Women | 25. Day Treatment |
| 10. Emergency Housing for Women & Children | 26. Workshops |
| 11. Emergency Housing For Men | 27. Provides Interpreters |
| 12. Emergency Transportation (i.e., bus ticket) | 28. Christmas Assistance |
| 13. Food or Clothing Referral | 29. Shower Facility |
| 14. Housing Referral | |
| 15. Job Training | |
| 16. Medical Assistance | 20. Treatment & Housing of Mentally Ill |

Source: Imperial Valley Resources for the Homeless, April 2006

According to the HUD 2005 Continuum of Care Homeless Assistance Application, there were 424 homeless persons in Imperial County. Emergency shelters housed 102 people, 50 of whom were part of a family household. Another 167 people were housed in transitional housing facilities.

HOUSING CHARACTERISTICS

Unit Type

As of 2010, there were a total of 12, 896 housing units in the unincorporated county. Just over half (55 percent) of the units were detached single-family homes. Mobile homes accounted for 39 percent of the housing stock. In Imperial County as a whole, detached single-family homes accounted for 62 percent of the 54,876 total units. Refer to **Table A-21** for information regarding housing units by type in the unincorporated county and in Imperial County as a whole.

The composition of the housing stock varied greatly among townsites in the unincorporated county. In Heber and Salton City, most housing units were detached single-family dwellings, whereas in Bombay Beach and Salton Sea Beach, most housing units were mobile homes. Refer to **Table A-22** for the percentage of housing units by type and townsite in the unincorporated county.

Table A-21. Housing Unit Type

Unit Type	Unincorporated County		Total County	
	Number	Percentage	Number	Percentage
Single-Family, Detached	7,074	55%	33,985	62%
Single-Family, Attached	263	2%	1,841	3%
2 Units	104	2%	1,592	3%
3–4 Units	431	1%	3,092	6%
5+ Units	346	1%	7,084	13%
Mobile homes	4,577	39%	7,113	13%
Other (Boat, RV, etc.)	101	6%	169	0%
Total Housing Units	12,896	100%	54,876	100%

Source: ACS 5-Year Estimates, 2010

Table A-22. Housing Units by Type, Unincorporated Imperial County

Townsite	Single-Family	Multi-Family	Mobile Homes	Other
Bombay Beach	16%	0%	84%	0%
Desert Shores	58%	12%	30%	0%
Heber	73%	16%	10%	1%
Niland	44%	0%	51%	5%
Ocotillo	61%	0%	39%	0%
Palo Verde	44%	0%	56%	0%
Salton City	74%	5%	20%	1%
Salton Sea Beach	17%	0%	83%	0%
Seeley	46%	27%	27%	0%
Winterhaven	43%	30%	27%	0%

Source: US Census 2010

Tenure and Vacancy

Housing tenure refers to the occupancy of a housing unit—whether the unit is owner-occupied or renter-occupied. Housing tenure is influenced by demographic factors such as household composition, income, and age, as well as the cost of housing. According to the 2010 US Census, approximately 64 percent of occupied housing units were owner-occupied in unincorporated Imperial County as of 2010. This ownership rate is higher than that of the county as a whole, where 56 percent of occupied units were owner-occupied. Refer to **Table A-23** for occupancy figures for the unincorporated county and for Imperial County as a whole.

Vacancy rates are an indicator of housing supply and demand. If housing demand is greater than the supply, the vacancy rate is likely to be low and the price of housing increases. A 5 to 6 percent vacancy rate is generally considered healthy. According to the 2010 US Census, there was a vacancy rate of approximately 27 percent in the unincorporated county and 12 percent in the county as a whole, potentially indicating a demand that is well below the supply. Nearly half of the vacant units in the unincorporated county were used for seasonal or recreational use. Refer to **Table A-23** for vacancy information for the unincorporated county and for Imperial County as a whole.

Table A-23. Tenure and Vacancy

Tenure and Vacancy Status	Unincorporated County		Total County	
	Number	Percentage	Number	Percentage
Occupied	10,436	73%	49,126	88%
Owner-occupied	6,708	64%	27,465	56%
Renter-occupied	3,728	36%	21,661	44%
Vacant	3,899	27%	6,941	12%
For rent	356	9%	1,762	19%
For sale	275	7%	1,019	12%
Rented or sold, not occupied	137	4%	381	7%
Seasonal or recreational use	1,805	46%	2,046	32%
Migrant worker housing	14	<1%	14	<1%
Other	1,312	34%	1,719	30%
Total Housing Units	14,335	100%	56,067	100%

Source: US Census 2010

Overcrowding

Overcrowding occurs when there is more than one person per room (excluding bathrooms and kitchens). Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration. Overcrowding most often occurs when housing costs are high relative to income, forcing more than one family to share a single unit or reside in a smaller unit.

According to the ACS, approximately 9 percent of households were living in overcrowded conditions in the unincorporated county as of 2010. Among these overcrowded households, approximately 64 percent were renters. The occurrence of overcrowding in the unincorporated county is similar to that in the county as a whole, where approximately 10 percent of households were living in overcrowded conditions as of 2010. Refer to **Table A-24** for data regarding overcrowding in the unincorporated county and in the county as a whole.

Table A-24. Overcrowded Households

Persons Per Room	Unincorporated County		Total County	
	Number	Percentage	Number	Percentage
Owner-Occupied				
1.00 or less	5,402	60%	24,951	53%
1.01 to 1.50	241	3%	1,436	3%
1.51 or more	49	1%	392	1%
Renter-Occupied				
1.00 or less	2,791	31%	17,827	38%
1.01 to 1.50	413	5%	1,953	4%
1.51 or more	101	1%	745	2%
Total Occupied Housing Units	8,997	100%	47,304	100%

Source: ACS 5-Year Estimates, 2010 (Note: This source may report slightly different "total occupied housing units" than the 2010 US Census.)

Housing Costs and Affordability

Median housing prices in the unincorporated area vary considerably from townsite to townsite. Prices for homes in the areas near the larger incorporated cities are generally higher than are those for the smaller, outlying unincorporated areas. **Table A-25** depicts average home listing and sale prices in 2012 for Census designated places in the unincorporated county. The median single-family home prices in the unincorporated areas ranged from a low of \$28,250 in Ocotillo to a high of \$141,750 in Palo Verde.

Table A-25. Median Home Sales Prices, 2012

Area – Zip Code	Average Listing Price	Median Sales Price
Heber – 92249	\$178,911	\$140,000
Niland/Bombay Beach – 92257	\$60,333	\$75,000
Ocotillo/Nomirage – 92259	\$114,950	\$28,250
Palo Verde – 92266	\$151,720	\$141,750
Seely – 92273	\$169,000	\$105,264
Desert Shores/Salton Sea Beach – 92274	\$29,400	N/A*
Salton City – 92275	\$90,333	N/A*
Winterhaven – 92283	37,317	N/A*

Source: Trulia.com 2012

* Values not available due to lack of recent home sales.

Assuming that the potential homebuyer within each income group has sufficient credit, down payment (5 percent), and maintains affordable housing expenses (i.e., spends no more than 30 percent of their income on mortgage, taxes, and insurance), the maximum affordable home prices can be determined. **Table A-26** demonstrates the purchasing power of the income groups defined above.

Given the median single-family home price in the unincorporated county, homeownership is beyond the reach of most extremely low-, very low-, and low-income households. Low-income households may be able to afford to buy attached or prefabricated units such as townhomes, condominiums, and manufactured homes.

Table A-26. Affordable Housing Costs by Income Category

Income Group	Annual Income ¹	Monthly Income	Maximum Purchase Price ²
Extremely Low	\$17,350	\$1,445	\$57,330
Very Low	\$28,950	\$2,413	\$70,060
Low	\$46,300	\$3,858	\$82,800
Moderate	\$69,500	\$5,791	\$95,541

Source: HCD State Income Limits, 2012; Realtor.com Home Affordability Calculator, 2012

¹Based on a four person household, annual income maximum for each income category varies by household size.

²Calculation of affordable mortgage and home price is based on a 30-year fixed-rate mortgage at a 5 percent interest rate and a 5 percent down payment.

Rental Housing Costs

The maximum amount a household can spend on rent depends primarily on the level of household income. **Table A-27** shows the approximate affordable rent based on income category for 2012. Maximum rent is based on a housing cost of 30 percent or less of monthly income. Maximum rents for households in Imperial County range from \$433 per month for extremely-low income households to \$1,737 for moderate-income households.

Table A-27. Affordable Rental Prices

Income Category	Annual Income ¹	Monthly Income	Maximum Monthly Gross Rent ²
Extremely Low	\$17,350	\$1,445	\$433
Very Low	\$28,950	\$2,413	\$723
Low	\$46,300	\$3,858	\$1,157
Moderate	\$69,500	\$5,791	\$1,737

Source: HCD State Income Limits, 2012

¹Based on a 4-person household.

²Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility costs.

The price of rental units in Imperial County varies from area to area depending on the neighborhood, style, and maintenance of the unit. Rental costs were generally found to be higher in the incorporated cities and lower in the outlying rural and desert areas. The median monthly rent for a two-bedroom unit in the unincorporated county was \$510. Based on the income limits shown in **Table A-27**, even very low-income households can afford most rental units in the unincorporated county. Refer to **Table A-28** for median rental rates in the unincorporated county.

Table A-28. Median Monthly Rent, Unincorporated Imperial County

Unit Size	Median Market Rent	Number of Units Surveyed
Studio	\$350	1
One-Bedroom	\$400	6
Two-Bedroom	\$510	8
Three-Bedroom	\$650	11

Source: Craigslist.com, November 30, 2012

Overpayment

Overpayment is defined as the number of lower-income households who spend more than 30 percent of their income for housing (either mortgage or rent), including cost of utilities, property insurance, and real estate taxes as defined by the federal government. According to HUD (2012), approximately 461 lower-income owners and 620 lower-income renters were overpaying for housing. In total, this equates to 971 households (or 9 percent of the total households) in the unincorporated portion of Imperial County that overpaid for housing in 2010. This indicates an existing need for more affordable units in the unincorporated portion of the county. Many of the County's programs are geared toward supporting and assisting in the development of affordable units in the county, particularly the programs listed in Policy 2.2. **Table A-29** describes the extent of overpayment in the county.

Table A-29. Households Overpaying for Housing

Income Level	Owner	Renter
0–30% AMI	115	130
30–50% AMI	126	215
50–80% AMI	220	165
80–100% AMI	97	35
Subtotal	558	545
Total Overpaying	1,103	
Total Lower-Income* Households Overpaying	971	

Source: HUD 2012

* Lower Income is defined as 80% AMI. This total includes all income brackets from 0 to 80% AMI.

Housing Authority

Residents of Imperial County are served by the Imperial Valley Housing Authority (IVHA). IVHA provides public housing and administers the Section 8 Housing Choice Voucher Program. IVHA owns and manages over 1,000 consistently occupied rental units for lower-income families, seniors, disabled persons, and farmworkers in locations throughout the county.

The Housing Choice Voucher Program provides recipients the opportunity to rent housing of their choice in the private market. The program provides rent subsidies to private landlords on behalf of participant households.

IVHA administers a total of 1,626 vouchers throughout the county. Between 6,000 and 7,000 applicants are on the Public Housing and Housing Choice Voucher waiting lists.

Assisted Housing Inventory

Most assisted housing is located in the incorporated cities of the county where necessary services are located. As shown in **Table A-30**, eight assisted housing developments provide 367 affordable housing units. In addition to development listed in the table below, the Seeley Housing Authority provides 48 low-income apartment units and the Calipatria Housing Investors LP provides 80 low-income apartment units. The County has utilized a variety of funding sources to provide affordable housing to residents, including CDBG, HOME, Tax Credits, Rural Development loans, and other HUD assistance.

Table A-30. Assisted Housing Developments in Unincorporated Imperial County

Name of Development	Funding Source/Rents	Number of Lower-Income Assisted Units	Earliest Date of Conversion
Desert Sunrise Apartments	USDA-RD, HOME (avg. rent \$229)	23	2022
Heber Village	Unknown	17	2006
Heber Family Apartments	HOME and Tax Credits (Avg. rent \$603.08)	81 ¹	2020
Villa Paloma (Heber Family Apartments II)	HOME and Tax Credits (avg. rent \$557.62)	72 ¹	2022
Niland Apartments	Unknown	37	2024
Niland Apartments	Unknown	56	2064
Seeley Valley Apartments	Unknown	34	2022
Sierra Vista Apartments	Unknown	47	2030
TOTAL		367	

Source: California Housing Partnership Corporation 2012

¹ Includes a manager apartment.

Assisted Housing At Risk of Conversion

Existing housing that receives governmental assistance is often a significant source of affordable housing for communities. Affordable units “at risk” may convert to market rate within ten years. **Table A-31** shows the three projects at risk of being converted to market rate (74 units).

Table A-31. Assisted At-Risk Rental Housing in Unincorporated Areas

Projects	Total Units	Assisted Units	Funding Source(s)	Earliest Date of Conversion
Heber Village Apartments	24	17	FmHA 515	7/9/2006
Desert Sunrise Apartments	24	23	Unknown	9/18/2022
Seeley Valley Apartments	38	34	Unknown	6/21/2022
TOTAL	86	74		

Source: California Housing Partnership Corporation 2012

Cost Analysis

The cost of preserving the assisted units is estimated to be significantly less than that required to replace the units through new construction. Preserving assisted units generally requires subsidizing the difference between market-rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

The gap between current market-rate rents and affordable payments for extremely low-, very low-, and low-income households varies slightly across the county, depending on proximity to urban centers. Generally, low- and moderate-income households can afford rents for two- and three-bedroom apartments without experiencing overpayment. However, extremely low- and very low-income households would find it more difficult to obtain rental housing at an affordable price without overpaying.

The cost of acquiring an apartment complex on the market for use as assisted housing ranges from \$53,571 to \$97,222 per dwelling unit (sales data of comparable rental housing taken from loopnet.com, June 2008). Based on this information, the acquisition cost of an individual 14- to 35-unit multi-family rental complex in the unincorporated area (the number of units at risk) would range from \$749,994 to \$3.4 million. The cost to acquire all 74 rental units at risk is estimated to be between \$3.9 million and \$7.2 million.

Recent affordable projects built in Imperial County by Chelsea Investment Corporation have ranged in prices from \$128,750 per unit for the 80-unit Calexico Family Apartments built in 2003 to \$219,444 per unit for the 72-unit Villa Paloma Apartments built in 2007. Based on these figures, it would cost between approximately \$9.5 and \$16.2 million to replace 74 units with new construction.

Resources for Preservation

Two primary resources are available for preserving at-risk units: (1) public agencies, nonprofit housing corporations, and tenant groups, and (2) public financing or subsidy programs.

Regarding Section 8 projects, the property owner can opt to terminate the Section 8 contract ("opt out") or renew the contract. The primary incentive for Section 8 property owners to opt out of their regulatory agreement is monetary. Market rents have risen to the point at which many property owners can earn more by prepaying their government assistance, even if they have to borrow money at market interest rates, and charge the higher market-based rents.

For the property owner to successfully opt out of the Section 8 contract, the owner must satisfy certain procedural requirements. A Notice of Intent (NOI) must be filed with HUD one year before the termination date that indicates the owner's intent to convert the units to market rate. Failure to file an NOI within the specified time frame or to follow the other procedures to opt out of the Section 8 contract results in an automatic contract rollover for five years.

Upon filing of a Notice of Intent, HUD may offer several incentives to property owners to remain in their contracts, including refinancing the property mortgage and establishing higher rents charged for the projects.

Pursuant to Government Code Section 65863.10, the property owner of a Section 8 contract must also provide 6 months' advance notification to each tenant household if the property owner intends to terminate the Section 8 contract. The notice must indicate the anticipated date of conversion and the anticipated rent increase, the possibility of remaining subsidized, the owner's intentions, and the appropriate contacts for additional information. The property owner must also send a copy of the statement to the city or county where the property is located, to the appropriate local housing authority, and to the California Department of Housing and Community Development. The statement must indicate the number, age, and income of affected tenants, the type of assistance, and the owner's plans for the project.

Upon receipt of notice, the County may contact the owner to determine if there are financial or other incentives that could induce the owner to maintain the rent and occupancy restrictions or to sell the property to another owner who will maintain the affordability of the rental units. The County cannot block the owner's ability to prepay if state and federal requirements for notification are followed and other procedural requirements are met prior to prepayment and the termination of restrictions. The County can, however, monitor the process to ensure that all state and federal requirements are met.

Imperial County and the Imperial Valley Housing Authority are very active in funding and managing affordable housing projects. In addition, the following agencies could potentially own and/or manage at-risk affordable properties: Affordable Housing People, Coachella Valley Housing Coalition, Community Housing Group, Community Housing

Works, San Diego County SER-Jobs for Progress, Inc., Chelsea Investment Corporation, and Southern California Housing Development Corporation.

Housing Conditions

In January 2008, the County conducted an extensive housing conditions survey. The survey found that approximately half of the units surveyed were well maintained or in need of only minor repairs. The other half required improvements ranging from roofing to structural and foundation issues.

Because the last survey was complete in 2008, it can be assumed that most housing surveyed is in the same or slightly worse condition. The County assumes that at least half of the housing stock in the unincorporated county is in need of repair or rehabilitation.

A house in sound condition is well maintained and structurally intact. This includes a good foundation, straight roof lines, good exterior paint condition and siding, and windows and doors that are in good repair. Homes in sound condition may have minor maintenance needs or require some paint or siding repair. Homes deemed to be in need of minor repairs require general maintenance or one major repair such as a new roof.

The survey utilizes the following categories to describe the state of housing units:

Sound. Dwelling appears new or well maintained and structurally intact. The foundation appears to be structurally undamaged, and roof lines are straight. Siding, windows, doors, and exterior paint are in generally good condition. Units that are in need of minor maintenance such as small areas of peeling paint may still be considered sound.

Minor. Shows signs of deferred maintenance or needs one major component, such as a roof.

Moderate. Needs replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

Substantial. Needs replacement of several major components and possibly other repairs (e.g., foundation, roof structure replacement or re-roofing, painting, or window replacement).

Dilapidated. Appears structurally unsound, unfit for human habitation in its current condition, may be considered for demolition, or at minimum, major rehabilitation will be required.

Many of the homes surveyed in Imperial County were categorized as sound, minor, or moderate, but several were observed to be in the substantial or dilapidated categories. **Table A-32** illustrates the overall condition of all of the homes surveyed in the county. More than 5,000 units (63 percent) of the homes surveyed in Imperial County were in sound condition or needed only minor repairs.

Approximately 17 percent or 1,414 of the surveyed residences were in moderate condition and 16 percent or 1,343 homes were categorized as needing substantial repairs or were dilapidated.

Table A-32. Housing Conditions Survey Results

Condition	Single-Family		Duplex/ Multi-Family		Mobile/ Manufactured Homes		Total	
	Units	Percentage	Units	Percentage	Units	Percentage	Units	Percentage
Sound	3,890	63%	21	30%	147	9%	4,058	49%
Minor	935	15%	14	20%	170	10%	1,119	14%
Moderate	871	14%	22	32%	521	31%	1,414	17%
Substantial	233	4%	7	10%	523	31%	763	9%
Dilapidated	256	4%	5	7%	319	19%	580	7%
Total	6,185	78%	69	1%	1,680	21%	7,934	100%

Source: PMC Housing Conditions Survey, January 2008

Constraints

The availability, cost, and quality of housing are influenced by factors including economic and housing market conditions, the availability of financing, governmental practices and processes, and public and private attitudes toward housing for local residents. This chapter addresses potential governmental, non-governmental, and infrastructure constraints to affordable housing development, as well as opportunities for energy conservation.

Non-Governmental Constraints

Construction and Financing Costs

Development Costs

Construction costs vary widely based on the type of development, with multi-family housing generally less expensive to construct than single-family homes on a per-unit basis. Variables such as unit size and the number and quality of amenities such as fireplaces, swimming pools, and interior fixtures create wide cost variations within each construction type.

In addition to construction costs, the price of land is one of the primary components of housing development costs. 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 (e.g., steep slopes, soil stability, seismic hazards, or flooding) can impact the cost of land. Other costs may stem from professional services such as land surveying and engineering, soils engineering/analysis, site design, landscape and architectural design, and permit processing.

An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the cost of a single-story four-cornered home in the Imperial County area to be approximately \$113 per square foot. This cost estimate is based on a 2,000-square-foot house of good-quality construction including a one-car garage and central heating and air conditioning. The total construction cost for a single-story house, excluding land, is estimated at \$226,420.

If labor or material costs increase, the cost of construction in Imperial County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and the rehabilitation of existing housing. The County will do its part in reducing development processing times and providing a more streamlined review process by continuing to implement Program 7.1.2 described in the Goals, Policies, and Programs section.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a unit affects the availability and affordability of housing in Imperial County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. The recent economic downturn had a significant impact on the housing market and housing financing. In the years following the downturn, financing has become more difficult to obtain, especially for low- and middle-income households. This could be a constraint to homeownership for lower-income families. At the same time, post-economic downturn interest rates have been historically low. These historically low rates could provide opportunity for low- and middle-income families to experience homeownership.

The fixed interest rate mortgage remains the preferred type of loan, especially during the periods of low, stable interest rates that are currently occurring. **Table A-33** illustrates interest rates as of December 2012. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table A-33. Interest Rates

Conforming and FHA Loans	Interest	APR
30-year fixed	3.38%	5.55%
30-year fixed FHA	3.25%	4.27%
15-year fixed	2.63%	2.93%
5-year ARM	2.25%	2.99%
5-year ARM FHA	2.25%	2.90%
Jumbo		
30-year fixed	3.63%	3.75%
5-year ARM	2.50%	3.03%

Source: wells Fargo.com, December, 2012

Table A-34 depicts Home Mortgage Disclosure Act (HMDA) data. The number of home purchase loans originated in the El Centro region is shown for 2009, 2010, and 2011. The table shows that the number of federally insured loans and conventional loans has remained proportionately constant for the last three years. HMDA data is not available for other parts of Imperial County.

Table A-34. Home Mortgage Originations, El Centro MSA

Year	FHA, FSA/RHS & VA*	Conventional
2009	1,209	328
2010	1,040	298
2011	939	292

Source: Home Mortgage Disclosure Act, Aggregate Reports

* Federal Housing Administration, Farm Service Agency/Rural Housing Service, and Veteran's Administration

Price of Land

Land costs can vary substantially and are based on many factors, including location, zoning, size, environmental constraints, and access to infrastructure. A sample of land costs at asking prices in Imperial County is shown in **Table A-35**. According to the online real estate listing site Trulia.com, residential land listed for sale in December 2012 ranged in price from \$4,900 per acre in Niland to \$36,800 per acre in Salton City.

Table A-35. Sample Land Prices

Location	Price	Acres	Price/Acre
Niland	\$99,500	20.39	\$4,900
Salton City	\$99,500	14.48	\$6,900
Salton City	\$5,400	0.19	\$28,400
Salton City	\$7,900	0.22	\$35,900
Salton City	\$4,750	0.37	\$12,800
Salton City	\$7,000	0.19	\$36,800

Source: Trulia.com, December 2012

Governmental Constraints

Local policies and regulations can impact the price and availability of housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues can constrain the development and improvement of housing.

Land Use Controls

The Imperial County General Plan establishes policies that guide residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for a wide variety of uses in the county. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development. Refer to **Table A-36** for a description of Imperial County General Plan land use classifications that allow for residential development. Most opportunities for new residential development are located in areas in the Urban Area and Specific Plan classifications.

Policies set forth in the General Plan are implemented by the development regulations in Title 9, the Land Use Ordinance for Imperial County, as well as in adopted specific plans.

Table A-36. General Plan Land Use Designations

Designation	Intent
Agriculture	This category is intended to preserve lands for agricultural production and related industries, including aquaculture, ranging from light to heavy agriculture. Where this designation is applied, agriculture shall be promoted as the principal and dominant use to which all others shall be subordinate.
Community Area	The Community Area category represents land uses associated with the unincorporated communities of Hot Mineral Spa/Bombay Beach, Ocotillo/Nomirage, and Palo Verde. Their land use orientation is primarily relatively low density second home and retirement dwellings and recreational services, rather than urban residential uses. Higher densities may be allowed pursuant to an approved Master Plan for the overall Community Area where adequate public infrastructure exists.
Industry	Industrial land uses within this category consist of heavy manufacturing land uses located in areas with the necessary supporting infrastructure and located away from conflicting existing or planned land uses. Residential land uses are limited to one single-family dwelling unit if appurtenant to a permitted industrial or commercial use and occupied by a caretaker, custodian, or night watchman when on the same lot as the industrial use and only upon the issuance of a conditional use permit by the Planning/Building Department or the Planning Commission.
Recreation/ Open Space	The maximum allowed residential use for Open Space/Recreation is one residence per acre. Greater densities may be permitted by a specific plan encompassing at least 160 acres for appropriate recreation-oriented residential development where adequate facilities and services for such use exist or can be provided.
Specific Plan	Application of the Specific Plan designation shall be accompanied by adoption of objectives and policies for the design, development, and use of such areas. This may include residential, commercial, industrial, agricultural, recreational, open space, and public uses.
Urban Area	The Urban Area classification includes areas surrounding the seven incorporated cities and the unincorporated communities of Niland, Heber, Seeley, Winterhaven, and West Shores/Salton City. These areas are characterized by a full level of urban services, including public water and sewer systems. Residential building intensity is determined by available public facilities and services and physical or environmental factors which may affect the site.

Source: Imperial County Land Use Element, 2008

Residential Development Standards

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the General Plan. Title 9, the County’s Land Use Ordinance (Zoning Ordinance), also serves to preserve the character and integrity of existing neighborhoods. Residential uses are allowed in a variety of zones, including agriculture, residential, commercial, and open space. **Table A-37** shows specific zones that permit residential uses as well as allowed densities and development standards.

Table A-37. Land Use Zones and Development Standards

Zone	Max. Units Per Acre	Min. Lot Area/ Dwelling Unit	Setback ¹			Building Height	Parking Per Unit
			Front Yard	Side Yard	Rear Yard		
Limited Agriculture (A-1)	2	.5 acres	25	5	5	40 ft or 3 stories, whichever is less; detached accessory structures shall not exceed 2 stories or 30 ft	2 spaces for 3 bedroom or less; plus .5 for each bedroom in addition to 3
General Agricultural Rural (A-2)	One residence per legal parcel	40 acres	30	5	10	40 ft or 3 stories, whichever is less	
Heavy Agriculture (A-3)	One residence per legal parcel	40 acres	30	10	10		
Low Density Residential (R-1)	5	6,000 sf	25	5	25	40 ft or 3 stories, whichever is less; detached accessory structures shall not exceed 2 stories or 25 ft	R-1 requirement plus 1 guest space for every 5 units
Medium Density Residential (R-2)	10	3,000 sf	25	5	25	40 ft or 3 stories, whichever is less; detached accessory structures shall not exceed 2 stories or 25 ft	
Medium-High Density Residential (R-3)	29	6,000 sf/ 2,000 sf ²	20	5	15	80 ft or 6 stories; detached accessory structures shall not exceed 2 stories or 25 ft	
High Density Residential & Mobile Home Park/ Subdivision (R-4)	7/29 ³	6,000 sf /pursuant to Title 25 of CCR ³	20	5/10 ³	15	30 ft or 2 stories, whichever is less	R-1 requirement plus 1 guest space for every 5 units; 2 spaces per mobile home plus 1 guest space for every 5 mobile homes
Light Commercial (C-1)	n/a	9,500 sf	20	5	15	50 ft or 5 stories, whichever is less	Varies depending on land use
Open Space/ Recreational (S-1)	1	43,560 sf	25	10	10	35 ft	2 spaces for 3 bedroom or less; plus .5 for each additional bedroom
Open Space/ Preservation (S-2)	1	20 acres	30	20	20	40 ft	

Source: Imperial County Land Use Ordinance Title 9, accessed December 2012

1. Reports the most restrictive standards for a common lot. For a full listing of additional setback options and requirements, see Imperial County Land Use Ordinance, Title 9.

2. No lot in an R-3 zone shall be less than 6,000 square feet and shall provide a minimum of 2,000 square feet/dwelling for multiple dwellings.

2. Non-mobile homes / mobile homes

Parking Requirements

Parking standards for single-family homes, duplexes, condominiums, and mobile or manufactured homes require a minimum of two parking spaces per unit and an additional .5 space for each additional bedroom in excess of three bedrooms. In addition, multi-family developments and mobile home parks are required to provide one guest space for every five units in the project. The parking requirement for second dwelling units with zero or one bedroom is 1.5 spaces for units with zero to one bedroom. Second units with two or more bedrooms are subject to the same parking requirements as single-family dwelling units. Refer to **Table A-37** for parking requirements by zone.

Parking requirements for single- and multi-family units do not present a constraint for development in Imperial County. Requirements for multi-family development are less than those for single-family residences. However, the parking requirement for second dwelling units could potentially constrain development of these unit types. In 2013, the County updated the Land Use Ordinance to reduce the parking requirement for second units from 1.5 spaces per unit to one space per unit or bedroom.

In addition, the County adheres to the state density bonus law, which allows developers to opt for less parking requirements as an incentive for building a certain percentage of affordable units. An example of this is the Villa Paloma (formerly Heber Family Apartments II) developed by Chelsea Investment Corporation. Villa Paloma's 71 assisted units are all affordable to low- or very low-income households, and the developer was granted a parking requirement exception under the density bonus law.

Provision for a Variety of Housing

The Housing Element must identify housing opportunities at a range of types and sizes to ensure that options are available to meet the needs of all segments of the population. The Imperial County Land Use Ordinance provides for a variety of housing types, including single-family dwellings, duplexes, guest dwellings, mobile homes, group residential homes, multiple-unit dwellings, convalescent homes, accessory structures, supportive housing, and single-room occupancy units. **Table A-38** summarizes the housing types permitted and conditionally permitted by zone.

Table A-38. Housing Types Permitted by Zoning District

Residential Uses	A-1	A-2	A-3	R-1	R-2	R-3	R-4	C-1	C-2	AM-1	AM-2	M-1	S-1	S-2
Single-Family Dwelling	P	P	P	P	P								P	P
Guest House				P									C	
Second Dwelling Unit	C	C	C	P	P								C	
Mobile/Manufactured Homes	P, C ¹	P	P	P			P	C					P ⁵	C
Community Care Facility	C				C	C	C	C	C					
Residential Care Facilities < 5 people	P	P	P	P	P	P	P							
Residential Care Facility > 5 people				C	C									
Convalescent Hospital	C			C	C	C	C	C					C	
Retirement or Rest Home	C			C	C	C	C	C						
Senior Citizen Complex				C										
Condominium					P	P	P							
Apartment					P	P	P	C						
Duplex					P	P ²	P ²							
Boarding or Rooming House						C	C	C	C					
Residential Hotel/SRO	P ⁶					P ⁶	P ⁶	C	C					
Emergency Shelters	C								P ⁶				P ⁶	
Farmworker Housing		C	P, C ³							C	P ⁴			
Fraternity or Sorority						C	C	C	C					

Source: Imperial County Land Use Ordinance (Title 9)

¹ Manufactured homes are allowed by right. Mobile homes may only be allowed temporarily during construction of a single-family dwelling or as a second unit (with a Conditional Use Permit).

² Also allows townhouses, triplexes, and quadriplexes.

³ The A-3 zone allows farm labor housing "under California law" as a permitted use and farm labor housing for contract labor with a Conditional Use Permit.

⁴ The AM-2 zones allows "farm labor housing facilities" as a permitted use.

⁵ Provided 50% of the total use is for RVs.

⁶ Per Land Use Ordinance amendments adopted April 2013

P = Permitted

C = Conditional Use Permit

Housing for Persons with Disabilities

According to state law (Government Code Section 65583 (a)(4)), the Housing Element must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities.

Permitting requirements for group care facilities can act as a constraint to the development of housing for persons with disabilities. Residential care facilities for less than five people are permitted by right in the following zones: A-1, A-2, A-3, R-1, R-2, R-3, and R-4. Residential care facilities with more than five people are conditionally

allowed in the R-1 and R-2 zones. The conditions do not present undue restrictions to these facilities, and since residential care facilities for less than five people are permitted by right in all agricultural and residential zones, no constraint is present.

The Land Use Ordinance has been updated to facilitate the development of supportive housing types for persons with special housing needs. The Land Use Ordinance includes a definition for “supportive housing” and treats supportive housing as a residential use, subject only to the restrictions that apply to other residential uses in the same zone. In addition, the County has broadened the definition of family to comply with fair housing law and now allows a reduction in parking requirements for housing designed for persons with special needs.

The County’s reasonable accommodation procedures are included in the Title 9 Land Use Ordinance, Division 3, Chapter 7. The Chapter describes procedures to facilitate requests for variations in the enforcement of development standards to accommodate special requirements resulting from a disability.

Emergency Shelters and Transitional Housing

The California Health and Safety Code (Section 50801) defines an emergency shelter as “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 households may be denied emergency shelter because of an inability to pay.”

Recent legislation (Senate Bill 2, 2007) requires jurisdictions to allow emergency shelters and transitional housing in at least one zone with adequate vacant land without a Conditional Use Permit. The County has amended the Land Use Ordinance to allow emergency shelters by right (without a Conditional Use Permit) in the C-2 (General Commercial) and M-1 (Light Industrial) zones. Much of the vacant land in these zones is located near existing urban areas and incorporated cities, where transportation and other services could reasonably be expected to be extended in the future. There are approximately 100 acres of C-2 and M-1 zoned land in Seeley, over 200 acres in Heber, 20 acres in Niland, 100 acres near Calexico, 40 acres in northern Salton City, more than 200 lots in Vista Del Mar, 60 lots in central Salton City, more than 100 lots in southern Salton City, 30 lots in southwest Salton City, 38 lots in Salton City Beach, and 35 lots in Desert Shores.

Vacant sites in the M-1 and C-2 zones are at a wide range of sizes, suitable to accommodate shelters of various sizes. Within the M-1 and C-2 zones, there are over 1,000 vacant parcels under 1 acre, 96 that are from 1 to 5 acres, 9 that are 5 to 10 acres, and 11 that are 20 acres or more.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include

supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

The County Land Use Ordinance includes definitions for transitional and supportive housing and includes transitional and supportive housing as permitted uses in residential districts.

Single-Room Occupancy Units and Boarding/Rooming Houses

Single-room occupancy units (SROs) and boarding or rooming houses can serve as an affordable housing option for lower-income households and those with special housing needs, including persons who are homeless or near-homeless, persons with substance abuse problems, and farmworkers. In compliance with AB 2634, the County has amended the Land Use Ordinance to add SROs to the residential hotel definition and allow them by right in the R-3, R-4, and A-1 zones. The Land Use Ordinance also allows residential hotels or SROs and boarding or rooming houses with a Conditional Use Permit in the R-3, R-4, C-1, and C-2 zones.

Manufactured Housing and Mobile Homes

All types of manufactured housing, including mobile homes, are allowed as a permitted use in all agricultural and residential zones. This allows for a variety of affordable options, as mobile homes are available in many sizes and prices and may potentially be affordable to those with extremely low incomes. Program 1.1.4 states that the County will continue to allow the development of manufactured housing and mobile homes in the R-1, R-2, R-3, R-4, A-1, A-2, A-3, S-1, and S-2 zones.

Farmworker Housing

The Imperial Valley Housing Authority provides housing for permanent farmworkers that is regulated through the USDA's Rural Development office. Housing for farmworkers is conditionally allowed in the A-2, A-3, and AM-1 zones. Farm labor housing facilities are permitted in the AM-2 zone. No special conditions are described in the Land Use Ordinance for any type of farm labor housing. These structures are treated the same as any other residential and residential accessory building. Program 1.1.7 directs the County to continue to allow farmworker housing in these zones and Program 1.1.8 states that the County will review Health and Safety Code Section 17021.6 to ensure compliance with the Employee Housing Act. Other pertinent programs to farmworker housing are Program 2.2.7, which states that the County will pursue all available funding sources for farmworker housing from HCD and USDA Rural Development, and

Program 2.2.9, which continues the County's commitment to cooperating with local self-help housing providers to provide homeownership opportunities for farmworkers.

Processing and Permit Procedures

Conditional Use Permits

The findings required to authorize a Conditional Use Permit do not constrain the development of affordable housing. The following list does not contain any language that calls out any special conditions for affordable housing types. Any use permitted with a Conditional Use Permit must satisfy all of the following criteria:

- The proposed use is consistent with the goals and policies of the adopted County General Plan;
- The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be located;
- The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed conditional use;
- The proposed use meets the minimum requirements of the Land Use Ordinance applicable to the use and complies with all applicable laws, ordinances, and regulations of the County of Imperial and the State of California;
- The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity;
- The proposed use does not violate any other law or ordinance; and
- The proposed use is not granting a special privilege.

Processing Timelines

The County strives to perform thorough but expedient permit processing, with average processing times equal to or less than those of similar jurisdictions. Permit processing time varies based on the type and specifics of development applications. The approximate permit processing times for all types of permits is shown in **Table C-1** in **Appendix C**. The typical permit processing time for residential development greatly depends on whether the proposed development is a permitted use or if a rezone or Conditional Use Permit is required. Permitted uses do not require any discretionary review and take between 7 and 10 days to process. Applications that require more extensive review such as two-story buildings and multi-family structures are sent to an outside consultant for plan check review. These applications typically take between two and four weeks to process.

Development Fees

Planning and Building fees vary greatly depending on the type of development. A developer proposing a multi-family project will submit building plans to the Building Department and pay the corresponding building permit fee (see **Appendix C**). The proposal is then forwarded to the Planning Department for site plan review, for which the County does not charge a fee if building fees have already been paid. The same is true for single-family developments if the proposed site is already mapped. If not mapped, the applicant would be charged for a minor or major subdivision, depending on the size of the development. **Appendix C** also lists new construction building fees that are based on a Nexus Methodology Study conducted in November 2004 and adopted by the Board of Supervisors. Building permit fees are being implemented on a gradual basis as noted in the fee schedule. However, the timeline for the graduation of fees has changed. The County is still assessing these fees at 80 percent of the listed fees. These fees are based on actual processing costs and 100 percent cost recovery and do not present a constraint to development. Effective June 19, 2012 to January 1, 2014, the County is offering reduced rates on Lot Line Adjustments for 4 or fewer lots, Lot Mergers with 4 or fewer lots, and CUPs for 2nd Dwelling Units.

Development impact fees are a potential constraint to affordable housing development. The County charges impact fees for sheriff, general government, fire, parks and recreation, and libraries. Impact fees for unincorporated areas total \$4,673 per unit for a single-family dwelling, \$3,662 per unit for multi-family housing, and \$3,205 per mobile home unit. In April 2008, the County Board of Supervisors approved these development fees as well as an exemption for residential units in projects constructed as housing for lower-income households, as such households are defined pursuant to Section 50079.5 of the Health and Safety Code. Additionally, developers of senior citizen residential units are only required to pay 60 percent of the total impact fee amount per unit.

Development fees may be reduced through the application of the state density bonus law, which allows developers that provide certain percentages of a project's total units affordable to lower-income households to receive a density bonus or other incentive or concession. The County abides by the state density bonus law and works with developers that request reductions in development standards or fee waivers.

On-and Off-Site Improvements

Developers of multi-family projects and single-family housing tracts are generally responsible for on- and off-site improvements, including curbs, gutters, and sidewalks, and, depending on the location, extension of sewer and water services. This requirement is necessary because it is the only way to provide infrastructure to developments and does not present a constraint to development.

Residential developments in the R-1, R-2, R-3 and R-4 zones are subject to the following site improvement requirements and standards:

- Dedicate streets and roads to the County. The required dedication is 30 feet from the centerline for local streets, 45 feet from the centerline for secondary streets, and 55 feet from the centerline for collector highways.
- Provide curbs, gutters and sidewalks.
- New on-site utility services must be placed underground, unless the utility supplier requests otherwise.
- Adequate drainage, potable water, and sewage disposal.
- A lighting plan.
- Developments of 10 or more dwellings must provide a minimum 5 percent of the net area as usable open space.

Residential development is also subject to landscaping requirements based on the residential use as follows:

- Mobile Home/R.V. Parks
 - A minimum of 10 percent of the developed lot area must be landscaped.
 - Setback areas must be landscaped. Within these areas, trees must be planted no further than 5 feet apart and no closer than 5 feet from the edge of the sidewalk.
 - Within the interior of the mobile home park/R.V. park, at least one tree per space must be provided.
- Multi-unit residential
 - A minimum of 15 percent of the total developed area must be landscaped (in addition to any required park or open space area).
 - Setback areas, excluding driveways, sidewalks and maneuvering areas, must be landscaped. Within these areas trees must be planted no further than 30 feet apart and no closer than 5 feet from the sidewalk.
 - A minimum of 10 percent of off-street parking areas must be planters and landscaped areas.
- Single-unit residential
 - A minimum of 20 percent of the total developed lot area must be landscaped.

- The setback areas, excluding driveway entrances and public walkways, must be landscaped. Within these areas trees must be planted no further than 30 feet apart and no closer than 5 feet from the sidewalk.

Codes and Enforcement

The County has adopted the 2010 California Building Code, which regulates the construction of all physical structures in the county. This code is widely used throughout California, and its implementation in Imperial County does not impose additional or unusual constraints to housing development. Use of this standardized code, rather than a locally prepared building code, may reduce costs, as developers are not burdened with learning the detailed regulations of a unique code.

The County has active code enforcement and building inspection programs that work to uphold adopted codes and encourage the improvement of substandard dwelling units. Violations are primarily identified on a complaint basis or through the general observation of building code officers.

INFRASTRUCTURE CONSTRAINTS

Electricity

Electricity is available for most areas of the county through the Imperial Irrigation District, Southern California Edison, or San Diego Gas and Electric.

Water and Wastewater

In the unincorporated areas of the county, water and sewer services are generally limited to parcels within or immediately adjacent to established communities or incorporated cities. Modest residential development can usually be accommodated, but larger subdivisions generally require costly facility expansions. Financing for expansions is available from state and federal sources but may take several years to obtain. Those communities that have recently been expanded, including Heber and Palo Verde, have the most potential for short-term growth.

Residential developments that are built adjacent to cities and plan to “plug into” their service systems are subject to available capacities and Local Agency Formation Commission (LAFCo) regulations. Although local cities are under no obligation to provide services, in the past they have typically allowed the connection via an extension of city services or assisted in the annexation of the proposed development. Both approaches are subject to LAFCo regulations.

Outside established communities, where urban services cannot be extended or an individual water well cannot be provided, water is available through a canal system for uses other than drinking and through commercial drinking water companies. Sewage is by individual septic tank system. Larger developments may require state-approved sewer or water treatment systems or may have to connect to special districts.

As of 2012, the Heber Public Utilities District (HPUD) had 1,509 active water connections. The HPUD is currently able to treat two million gallons per day (mgd). This water is pumped to reservoirs that collectively store 5.5 million gallons of water. The HPUD's Wastewater Treatment Plant (WWTP) currently has a capacity of .8 mgd and has capacity to serve all current and approved developments with an additional 300 connections. The WWTP is also undergoing an expansion increase its capacity by 50 percent.

Water services for the Salton Sea are provided by the Coachella Valley Water District (CVWD). The CVWD currently operates over 3,100 residential connections in the Salton City and Desert Shores and 330 connections in the Bombay Beach/Hot Mineral spa area (as of March 2013). As development in the area has significantly slowed, funding for water service expansion has dissipated. CVWD completed a 2.5 million gallon reservoir in Salton City and added 42,000 feet of pipeline to the system. These upgrades, along with others planned for the next ten years will increase capacity to 5,100 residential connections in the Salton City and Desert Shores areas. There are no current plans to expand the capacity of the water system in the Bombay Beach/Hot Mineral Spa area.

The CVWD has 594 residential sewer connections in the Bombay Beach Area, with an existing capacity for 600 connections. There are no plans to expand sewer connections in the area at this time. CVWD does not provide sewer service to the communities on the west shore of the Salton Sea.

According to the 2010 Salton Community Services District Sewer System Management Plan, the Salton Community Services District currently has a 450,000 gallon per day (gpd) capacity for wastewater services (250,000 gpd in Salton City, 200,000 gpd in Desert Shores).

Table A-39 lists the water districts that provide service to the townsites in the unincorporated areas of Imperial County. In accordance with Senate Bill 1087, the adopted Housing Element will be forwarded to all water and sewer providers serving Imperial County.

Table A-39. Imperial County Water Districts (Unincorporated County)

Townsite	Water District
Bombay Beach	Coachella Valley Water District
Desert Shores	Salton Community Services District
Heber	Heber Public Utilities District
Niland	Niland Sanitary District
Ocotillo/Nomirage	Coyote Valley Mutual Water Company, Ocotillo Valley Mutual Water Company
Palo Verde	Palo Verde Water District
Salton City	Salton Community Services District
Salton Sea Beach	Coachella Valley Water District
Seeley	Seeley County Water District
Winterhaven	Winterhaven County Water District

Source: Imperial County Planning Department 2012

HOUSING RESOURCES AND OPPORTUNITIES

Regional Housing Needs

State law (Government Code Section 65580 et seq.) requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the anticipated need to each region in the state. For much of Southern California, including Imperial County, HCD provides the regional need to the Southern California Association of Governments (SCAG), which then distributes the Regional Housing Needs Allocation (RHNA) to the cities and counties within the SCAG region. SCAG allocates housing production goals for cities and counties based on their projected share of the region’s household growth, the state of the local housing market and vacancies, and the jurisdiction’s housing replacement needs.

Projected housing needs in the RHNA are described by income categories as established by HCD: very low, low, moderate, and above moderate income. Additionally, recent state housing element legislation requires jurisdictions to project housing needs for extremely low-income households, which is assumed to be half of the very low-income allocation.

Imperial County’s share of the 2014 to 2021 RHNA is 6,474 units for the unincorporated areas. Refer to **Table A-40** for a breakdown of units by income category.

Table A-40. 2014–2021 RHNA by Income Category

Income Category	Number of Units	Percentage of Total
Extremely Low Income (at or below 30% of median)	816	13%
Very Low Income (31% to 50% of median)	817	13%
Low Income (51% to 80% of median)	1,001	15%
Moderate Income (81% to 120% of median)	1,001	15%
Above Moderate Income (over 120% of median)	2,839	44%
Total	6,474	100%

Source: SCAG Housing Need by Income Category for 5th Cycle Housing Element Update, 2012

Local governments can employ a variety of strategies to meet RHNA housing production goals, as provided in Government Code Section 65583(c)(1), including vacant land zoned for residential uses, development of second units, and the potential for redevelopment of underutilized sites. As described in the sites inventory section, below, Imperial County has vacant land zoned for residential development at a range of densities to exceed the RHNA for all income categories.

Sites Inventory

State housing element law emphasizes the importance of adequate land for housing and requires that each housing element "...identify adequate sites... to facilitate and encourage the development of a variety of housing types for all income levels..." (Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

As shown in **Table A-41**, Imperial County has vacant land zoned for residential development at a range of densities up to 29 units per acre, with a realistic capacity for 16,948 units. While vacant residential sites could accommodate up to 19,973 units in accordance with zoning standards, it is assumed that not all sites will accommodate the maximum allowable units due to various site features and constraints. For purposes of this analysis, realistic capacity was estimated at 80 percent of the maximum allowed or at the number targeted or planned for sites in specific plan areas.

Table A-41. Summary of Vacant Parcels

Zone	GP Designation	Acres	Max. Density (units per acre)	Max. Units	Realistic Unit Capacity¹
High Density					
R-4	West Shores/Salton City Urban Area High Density Residential	58.9	29	1,707	1,366
R-3	West Shores/Salton City Urban Area High Density Residential; McCabe Ranch Specific Plan; Heberwood Estates High Density Residential	47.1	29	1,365	1,092
R-3	West Shores/Salton City Urban Area Medium Density Residential	113.9	20	2,278	1,823
High Density Multi-Family	Rancho Los Lagos Specific Plan	63	24	1,512	1,016
R-3/CCMU	101 Ranch Specific Plan	151.3	20	3,026	1,387
High Density Multi-Family	McCabe Ranch II Specific Plan	35.3	22–24	794	718
Subtotal High Density		469.5		10,682	7,402
Low and Medium Density					
R-1/R-2	101 Ranch Specific Plan	1,165.1	5–8	7,779	5,716
Single-Family, Low and Medium Density	Rancho Los Lagos Specific Plan	477.0	n/a ²	n/a	2,814
Single-Family (Traditional, Small Lot, Flex Lot, Estate, Mini-Estate, Low Density)	McCabe Ranch II Specific Plan	266.0	n/a ³	1,582	1,582
Subtotal Low and Medium Density		1,705.1		9,291	9,546
TOTAL		2,174.6		19,973	16,948

Source: Imperial County Planning & Development Services, 2012; 101 Ranch Specific Plan, 2011; Rancho Los Lagos Specific Plan, 2011; McCabe Ranch II Specific Plan, 2010

¹ Estimated at 80% of maximum, based on typical development trends in Imperial County, or at the number of units specified for sites in specific plan areas.

² The Rancho Los Lagos Specific Plan does not provide densities for single-family areas in terms of units per acre.

³ Maximum densities for the Flex Lot, Small Lot, and Traditional Lot areas are 9, 7, and 5, respectively. Densities for the Estate, Mini-Estate, and Low Density areas are not provided in terms of units per acre.

In addition to a range of densities, identified vacant sites are a range of sizes, including smaller single-family parcels and large parcels in specific plan areas. Many higher density sites (zoned R-3 and R-4) are between 1 and 2 acres and are located adjacent to one another, allowing for potential development in a variety of sizes. A detailed inventory of vacant residential sites is provided in **Appendix B**.

Pursuant to state law (Government Code Section 65583.2(c)(3)(B)), parcels zoned for a residential density of 20 units or more per acre are assumed to be appropriate to accommodate the County’s lower-income RHNA. Imperial County has a realistic capacity for 7,402 units in higher-density zones (20 to 29 units per acre), well in excess of the lower-income RHNA of 2,634.

Vacant sites zoned for low- and medium-density residential are assumed to be appropriate for market-rate housing, affordable to households with moderate and above moderate incomes. Imperial County can accommodate market-rate housing well beyond the needs projected in the RHNA. Refer to **Table A-42** for a comparison of the RHNA to realistic capacities for each income category.

Table A-42. 2014–2021 RHNA Analysis

Income Category	RHNA	Realistic Capacity	Remaining RHNA
Extremely Low Income	816	7,402 (high density)	--
Very Low Income	817		--
Low Income	1,001		--
Moderate Income	1,001	9,546 (low and medium density)	
Above Moderate Income	2,839		--
Total	6,474	16,948	--

Source: SCAG Housing Need by Income Category for 5th Cycle Housing Element Update, 2012; Imperial County Planning & Development Services, 2012

Sites in the vacant land inventory are located in existing townsites in the unincorporated county and in specific plan areas, including 101 Ranch, McCabe Ranch II, and Rancho Los Lagos. The County anticipates additional capacity for up to 1,154 residential units in the Mosaic Specific Plan area. Because the Mosaic Specific Plan is still in the planning stages, sites in this area were not included in the inventory in **Appendix B**. Imperial County’s existing and planned specific plans are described in greater detail in the following section.

Environmental Constraints and Infrastructure

Though fault lines and floodplains are present in the Imperial Valley, the ample availability of land in the county allowed for the identification of potential sites that are not subject to environmental factors which would present a constraint to housing development. All sites listed in the inventory are located within the Heber Public Utilities

District (HPUD) or the Salton Community Services District and Coachella Valley Water District (sites in the West Shores/Salton City Urban Area) or have identified adequate infrastructure improvements and financing as part of a specific plan.

Specific Plans

Much of the planned residential development in unincorporated Imperial County is located within specific plan areas, including 101 Ranch, McCabe Ranch II, Rancho Los Lagos, and Mosaic (planned but not yet adopted). Adopted specific plans have undergone environmental review and identify how adequate infrastructure including water and sewer will be provided. The specific plan descriptions below provide an overview of the general character of each plan area and highlight development standards unique to the plan. Unless otherwise noted, standards align with those in the County's General Plan.

101 Ranch Specific Plan

The 101 Ranch Specific Plan, adopted in 2012, encompasses 1,897 acres of land located between the cities of Brawley and Imperial. The plan provides for 6,986 residential units ranging from entry-level duplex homes on 4,000-square-foot lots to "move-up" homes on 8,000-square-foot lots.

Units in the Low Density Residential (R-1) and Medium Density Residential (R-2) zones will likely accommodate above moderate-income households, while other housing types, such as the garden courts and townhomes in the Multi-Family/Attached Residential (R-3) areas, will be developed on smaller lots (as small as 2,500 square feet) and will likely be appropriate for moderate-income households. Note that the R-1, R-2, and R-3 designations in this Specific Plan differ from those of the County's General Plan.

Development standards in the 101 Ranch Specific Plan allow for a variety of lot configurations with required and optional development standards. Options vary by zone but typically allow trade-offs between setbacks and parking requirements. 101 Ranch is expected to be developed in three stages beginning with the West Community, then the East Community, and finally the Central Community. Refer to **Table A-43** for a summary of the size, density, and planned units in each of the three communities.

Water, wastewater, and other services for the 101 Ranch area will be financed and constructed by the developer. Services will likely be located outside of the plan area and constructed within the Keystone County Service Area to serve the 101 Ranch, Rancho Los Lagos, and other planned development.

Table A-43. 101 Ranch Specific Plan Residential Unit Potential

Area/Zone	Maximum Density (units per acre)	Acres	Units¹
West Community		665.7	3,229
R-1	5	303.9	1,268
R-2	8	361.8	1,961
Central Community		211.3	1,479
R-1	5	55.2	145
R-2	8	86.3	612
R-3	20	69.8	721
East Community²		426.3–439.4	2,278–2,396
R-1	5	154.9	649
R-2	8	203	1,081
R-3	20	68.4	548
CCMU ²	20	13.1	118
Total		1,303.3–1,316.4	6,986–7,104

Source: 101 Ranch Specific Plan, 2011

¹ Units planned are from 45% to 80% of the maximum density.

² The plan allows for flexibility in the Community/Commercial Mixed Use area; these sites may be developed with community-serving commercial or up to 118 residential units or some mix thereof.

McCabe Ranch II Specific Plan

The McCabe Ranch II Specific Plan, adopted in 2010, describes development planned for a site of approximately 457 acres located near the townsite of Heber in the unincorporated county, south of the City of El Centro. The plan includes four main components: a conventional residential community, a gated residential community, a business park/commercial area, and a village commercial area. In addition, the plan calls for uses including parks, schools, and public facilities.

The plan provides for a maximum of 2,300 housing units. Housing options include attached and detached single-family homes on a variety of lot sizes, as well as multi-family units at a density of up to 24 units per acre.

The timing and phasing of construction will depend on market conditions. The plan allows for flexibility in the specific type of housing constructed and mix of commercial uses to allow for changing demand.

Development in the McCabe Ranch II area will connect to the Heber Public Utility District. The Specific Plan anticipates upgrades and expansions to the Heber Utility District systems to accommodate the new development. McCabe Ranch II developers will contribute to infrastructure expansion financing.

Table A-44. McCabe Ranch II Specific Plan Residential Unit Potential

Residential Type	Max. Density (units per acre)	Acres	Units
Traditional Lot, Single-Family	5	83.9	420
Small Lot, Single-Family	7	31.6	221
Flex Lot, Single-Family	9	68.6	617
High Density Multi-Family	22	26.7	587
Gated Community			
Estate Lots, Single-Family	n/a (1 SF dwelling per site, min. lot size .5 acre)	22.6	45
Mini-Estate Lots, Single-Family	n/a (1 SF dwelling per site, min. lot size 10,000 sf)	25.9	112
Low Density, Single-Family	n/a (1 SF dwelling per site, min. lot size 6,000 sf)	33.4	167
High Density Multi-Family	24	8.6	131
Total		293.6	2,300

Source: McCabe Ranch II Specific Plan, June 2010

Rancho Los Lagos Specific Plan

The Rancho Los Lagos Specific Plan, adopted in 2012, provides for 3,830 housing units in a 1,076-acre mixed-use, walkable community. The plan establishes four community areas: conventional residential, active adult residential, golf course, and business park. Development timing will be based on market conditions, and each area may be developed over several phases, with associated infrastructure and community facilities provided concurrently.

High Density Multi-Family areas will accommodate 1,016 units at densities between 12 and 24 units per acre. Medium Density Single-Family areas will accommodate 1,501 units in duplexes and detached single-family dwellings and cluster single-family dwellings (shared driveway) on lots under 5,000 square feet. Low Density Single-Family areas will accommodate 1,313 single-family residences on lots over 5,000 square feet.

The Rancho Los Lagos Plan includes provisions for 939 units in an “active adult” community that would be age restricted to residents 55 years and older. Homes at low and medium densities are planned to meet the needs of seniors at a wide range of income levels. The area would be served by a homeowners association recreation complex as well as by community-wide parks, lakes, and a golf course.

Refer to **Table A-45** for a summary of land and unit potential by residential development type.

According to the Rancho Los Lagos Environmental Impact Report, development in Rancho Los Lagos area will connect to planned water and wastewater services facilities

to be provided in the Keystone County Service Area. In the event that construction at Rancho Los Lagos commences before the service facilities are completed, the Keystone County Service Area will provide a temporary water treatment plant.

Table A-45. Rancho Los Lagos Specific Plan Residential Unit Potential

Development Type	Density (units per acre)	Acres	Units
Single-Family Residential			
Low Density	n/a ¹	191	884
Medium Density	n/a ²	132	991
Multi-Family Residential (High Density)	12–24	63	1,016
Active Adult (or Conventional) Gated Community Residential			
Low Density	n/a ¹	77	429
Medium Density	n/a ²	77	510
Total		540	3,830

Source: Rancho Los Lagos Specific Plan, 2011

¹ One unit per lot, minimum lot size of 5,000 square feet.

² Detached single-family dwellings on lots ranging from 3,500 to 4,999 square feet; cluster detached single-family dwelling units (4 to 6 units sharing a common driveway) on lots ranging from 2,900 to 4,999 square feet; and duplex units on lots ranging from 3,200 to 4,999 square feet.

Mosaic Specific Plan (not yet adopted)

The County is in the planning stages of the Mosaic Specific Plan. The plan proposes a mix of residential, neighborhood commercial, open space, and public facilities development on a 201.5-acre site in the southwest portion of the Heber townsite.

The Mosaic Specific Plan area will provide for housing in a wide range of home styles and price levels. The preliminary plan calls for up to 1,154 residences in a pedestrian-oriented community. Housing types include single-family homes, townhouses, and multi-family condominiums. Multi-family housing will be allowed at a density of up to 29 units per acre, creating potential housing opportunities for lower-income households. In addition, a portion of the planned single-family homes will be constructed on small lots of approximately 4,050 square feet, providing a more affordable single-family option. Mosaic will be constructed in five phases, each of which includes related infrastructure, parks, and a variety of housing types.

Units planned in the Mosaic Specific Plan are not included in the sites inventory in Appendix B because the plan has not yet been adopted; however, units in this plan area may be available within this planning cycle.

Travertine Point Specific Plan (pending)

The counties of Riverside and Imperial approved the Travertine Point Specific Plan in 2012 and 2013, respectively. The plan, proposed by the Torres Martinez Desert

Cahuilla Indians and Black Emerald, LLC, encompasses 4,918 acres of land located approximately 12 miles north of Salton City straddling the Riverside and Imperial County border. Approximately 1,267 acres of the Specific Plan project area are located within Imperial County.

Travertine Point is envisioned to be a complete new community with a range of uses including local and regional commercial, residential neighborhoods, recreation and open spaces, public services and facilities, as well as a resort and Marina on the Salton Sea. The plan calls for a total of 16,655 residential units in a variety of types, including residential mixed-use and neighborhood residential at densities ranging from 2 units per acre to over 20 units per acre.

As of this writing, the plan is on hold, thus units planned in Travertine Point are not included in the sites inventory in Appendix B. However, homes in this area may be available within this planning cycle.

Housing Programs

First-Time Homebuyer Program

The County administers a first-time homebuyer program that offers deferred-payment, low-interest loans to assist very low- and low-income households purchase homes in the unincorporated areas of Imperial County. The program offers loans of up to \$40,000 as second mortgages with interest rates of 5 percent less than the household's first mortgage but not lower than 1 percent. The program has been funded through the HOME program since 2004.

Rehabilitation Program

Imperial County administers a rehabilitation loan program that offers low-interest loans and grants to lower-income households in the unincorporated areas of the county. Loans can be used to improve safety and sanitation and to alleviate overcrowded living conditions. Improvements may include the addition of rooms or repair of roofs, foundations, electrical systems, heating units, or cooling units, or other potential hazards. Rehabilitation loans have interest rates between 2 and 5 percent and terms up to 20 years. The program is funded by the Community Development Block Grant (CDBG) program.

Opportunities for Energy Conservation

Imperial County has been using Energy Conservation Regulations mandated by the California Energy Commission for new residences and additions since 1978. The County implements prescriptive and performance standards such as window shading, orientation, weatherproofing measures, water heater insulation blankets, low-flow showerheads, insulation, weatherstripping, and duct insulation.

If a residence is designed in full compliance with energy conservation standards, the savings in energy costs, when measured over the life of the building, will be greater than the cost incurred by compliance. More importantly, the efficient use of energy will result in reduced dependency on limited energy producing resources.

Goal 6 of the Imperial County Housing Element calls for the County to "promote sustainable development by encouraging the inclusion of energy conservation features in new and existing housing stock." To achieve this goal, the County will implement Program 6.1.1 to promote energy conservation and weatherization as part of the County rehabilitation program and Program 6.1.2 to continue to implement Title 24 energy conservation requirements.

APPENDIX B: ADEQUATE SITES INVENTORY AND MAP

Table B-1. Adequate Sites Inventory

Map Reference	APN	Zone	Acres	Max. Density	Max. Units	Realistic Unit Capacity	General/Urban Area Plan/ Specific Plan Land Use Designation	Environmental Constraints	Infra-structure
1	001-930-035	R4	3.3	29	96	77	West Shores/Salton City Urban Area High Density Residential	None	Yes
2	014-051-001	R4	1.3	29	37	29	West Shores/Salton City Urban Area High Density Residential	None	Yes
3	014-051-002	R4	1.0	29	29	23	West Shores/Salton City Urban Area High Density Residential	None	Yes
4	014-051-003	R4	1.4	29	40	32	West Shores/Salton City Urban Area High Density Residential	None	Yes
5	014-051-004	R4	0.9	29	25	20	West Shores/Salton City Urban Area High Density Residential	None	Yes
6	014-051-005	R4	1.2	29	34	27	West Shores/Salton City Urban Area High Density Residential	None	Yes
7	014-053-001	R4	1.2	29	34	27	West Shores/Salton City Urban Area High Density Residential	None	Yes
8	014-053-002	R4	1.1	29	33	26	West Shores/Salton City Urban Area High Density Residential	None	Yes
9	014-053-003	R4	1.1	29	33	26	West Shores/Salton City Urban Area High Density Residential	None	Yes
10	014-053-004	R4	1.1	29	33	26	West Shores/Salton City Urban Area High Density Residential	None	Yes
11	014-053-005	R4	1.2	29	33	27	West Shores/Salton City Urban Area High Density Residential	None	Yes

Map Reference	APN	Zone	Acres	Max. Density	Max. Units	Realistic Unit Capacity	General/Urban Area Plan/ Specific Plan Land Use Designation	Environmental Constraints	Infrastructure
12	014-053-006	R4	2.0	29	57	46	West Shores/Salton City Urban Area High Density Residential	None	Yes
13	014-061-001	R4	1.2	29	33	27	West Shores/Salton City Urban Area High Density Residential	None	Yes
14	014-061-002	R4	1.0	29	29	23	West Shores/Salton City Urban Area High Density Residential	None	Yes
15	014-061-003	R4	0.8	29	23	18	West Shores/Salton City Urban Area High Density Residential	None	Yes
16	014-061-004	R4	0.8	29	23	18	West Shores/Salton City Urban Area High Density Residential	None	Yes
17	014-061-005	R4	1.0	29	29	23	West Shores/Salton City Urban Area High Density Residential	None	Yes
18	014-061-006	R4	1.2	29	33	27	West Shores/Salton City Urban Area High Density Residential	None	Yes
19	014-062-001	R4	0.9	29	26	20	West Shores/Salton City Urban Area High Density Residential	None	Yes
20	014-062-002	R4	0.9	29	25	20	West Shores/Salton City Urban Area High Density Residential	None	Yes
21	014-062-003	R4	0.8	29	24	19	West Shores/Salton City Urban Area High Density Residential	None	Yes
22	014-062-004	R4	0.8	29	23	18	West Shores/Salton City Urban Area High Density Residential	None	Yes
23	014-062-005	R4	0.9	29	26	20	West Shores/Salton City Urban Area High Density Residential	None	Yes
24	014-062-006	R4	0.9	29	27	21	West Shores/Salton City Urban Area High Density Residential	None	Yes

Map Reference	APN	Zone	Acres	Max. Density	Max. Units	Realistic Unit Capacity	General/Urban Area Plan/ Specific Plan Land Use Designation	Environmental Constraints	Infra-structure
25	014-063-001	R4	1.0	29	28	23	West Shores/Salton City Urban Area High Density Residential	None	Yes
26	014-063-002	R4	1.0	29	30	24	West Shores/Salton City Urban Area High Density Residential	None	Yes
27	014-063-003	R4	1.0	29	30	24	West Shores/Salton City Urban Area High Density Residential	None	Yes
28	014-063-004	R4	1.0	29	30	24	West Shores/Salton City Urban Area High Density Residential	None	Yes
29	014-063-005	R4	1.0	29	30	24	West Shores/Salton City Urban Area High Density Residential	None	Yes
30	014-063-006	R4	1.0	29	28	23	West Shores/Salton City Urban Area High Density Residential	None	Yes
31	014-071-001	R4	1.2	29	34	27	West Shores/Salton City Urban Area High Density Residential	None	Yes
32	014-071-002	R4	1.2	29	34	27	West Shores/Salton City Urban Area High Density Residential	None	Yes
33	014-071-003	R4	1.0	29	29	23	West Shores/Salton City Urban Area High Density Residential	None	Yes
34	014-071-004	R4	0.9	29	25	20	West Shores/Salton City Urban Area High Density Residential	None	Yes
35	014-071-005	R4	1.1	29	32	26	West Shores/Salton City Urban Area High Density Residential	None	Yes
36	014-071-006	R4	1.1	29	32	26	West Shores/Salton City Urban Area High Density Residential	None	Yes
37	014-072-001	R4	1.2	29	35	28	West Shores/Salton City Urban Area High Density Residential	None	Yes

Map Reference	APN	Zone	Acres	Max. Density	Max. Units	Realistic Unit Capacity	General/Urban Area Plan/ Specific Plan Land Use Designation	Environmental Constraints	Infra-structure
38	014-072-002	R4	1.2	29	34	27	West Shores/Salton City Urban Area High Density Residential	None	Yes
39	014-072-003	R4	1.2	29	36	29	West Shores/Salton City Urban Area High Density Residential	None	Yes
40	014-072-004	R4	1.2	29	35	28	West Shores/Salton City Urban Area High Density Residential	None	Yes
41	014-072-005	R4	1.2	29	36	29	West Shores/Salton City Urban Area High Density Residential	None	Yes
42	014-072-006	R4	1.3	29	36	29	West Shores/Salton City Urban Area High Density Residential	None	Yes
43	014-073-001	R4	1.2	29	34	27	West Shores/Salton City Urban Area High Density Residential	None	Yes
44	014-073-002	R4	1.3	29	38	30	West Shores/Salton City Urban Area High Density Residential	None	Yes
45	014-073-003	R4	1.3	29	38	30	West Shores/Salton City Urban Area High Density Residential	None	Yes
46	014-073-004	R4	1.3	29	38	30	West Shores/Salton City Urban Area High Density Residential	None	Yes
47	014-111-003	R4	0.9	29	25	20	West Shores/Salton City Urban Area High Density Residential	None	Yes
48	014-111-004	R4	0.9	29	25	20	West Shores/Salton City Urban Area High Density Residential	None	Yes
49	014-111-005	R4	0.9	29	25	20	West Shores/Salton City Urban Area High Density Residential	None	Yes
50	017-830-001	R4	0.8	29	22	17	West Shores/Salton City Urban Area High Density Residential	None	Yes

Map Reference	APN	Zone	Acres	Max. Density	Max. Units	Realistic Unit Capacity	General/Urban Area Plan/ Specific Plan Land Use Designation	Environmental Constraints	Infra-structure
51	017-830-005	R4	0.7	29	21	17	West Shores/ Salton City Urban Area High Density Residential	None	Yes
52	017-830-006	R4	0.8	29	22	17	West Shores/Salton City Urban Area High Density Residential	None	Yes
53	017-842-004	R4	0.8	29	22	17	West Shores/Salton City Urban Area High Density Residential	None	Yes
54	017-842-006	R4	0.8	29	22	17	West Shores/Salton City Urban Area High Density Residential	None	Yes
SUBTOTAL R4			58.9		1,707	1,366			
55	014-221-001	R3	1.7	29	50	40	West Shores/Salton City Urban Area High Density Residential	None	Yes
56	014-221-002	R3	1.7	29	48	39	West Shores/Salton City Urban Area High Density Residential	None	Yes
57	014-221-003	R3	1.7	29	48	39	West Shores/Salton City Urban Area High Density Residential	None	Yes
58	014-221-004	R3	1.6	29	47	38	West Shores/Salton City Urban Area High Density Residential	None	Yes
59	054-210-079	R3	24.7	29	716	573	Heber High Density Residential (Heber Urban Area Plan)	None	Yes
60	054-614-022; 054-615-003	R3	6.3	29	183	146	McCabe Ranch Specific Plan	None	Yes
61	054-645-001	R3	2.6	29	76	61	Heberwood Estates High Density Residential (Heber Urban Area Plan)	None	Yes
62	054-645-002	R3	2.7	29	78	62	Heberwood Estates High Density Residential (Heber Urban Area Plan)	None	Yes

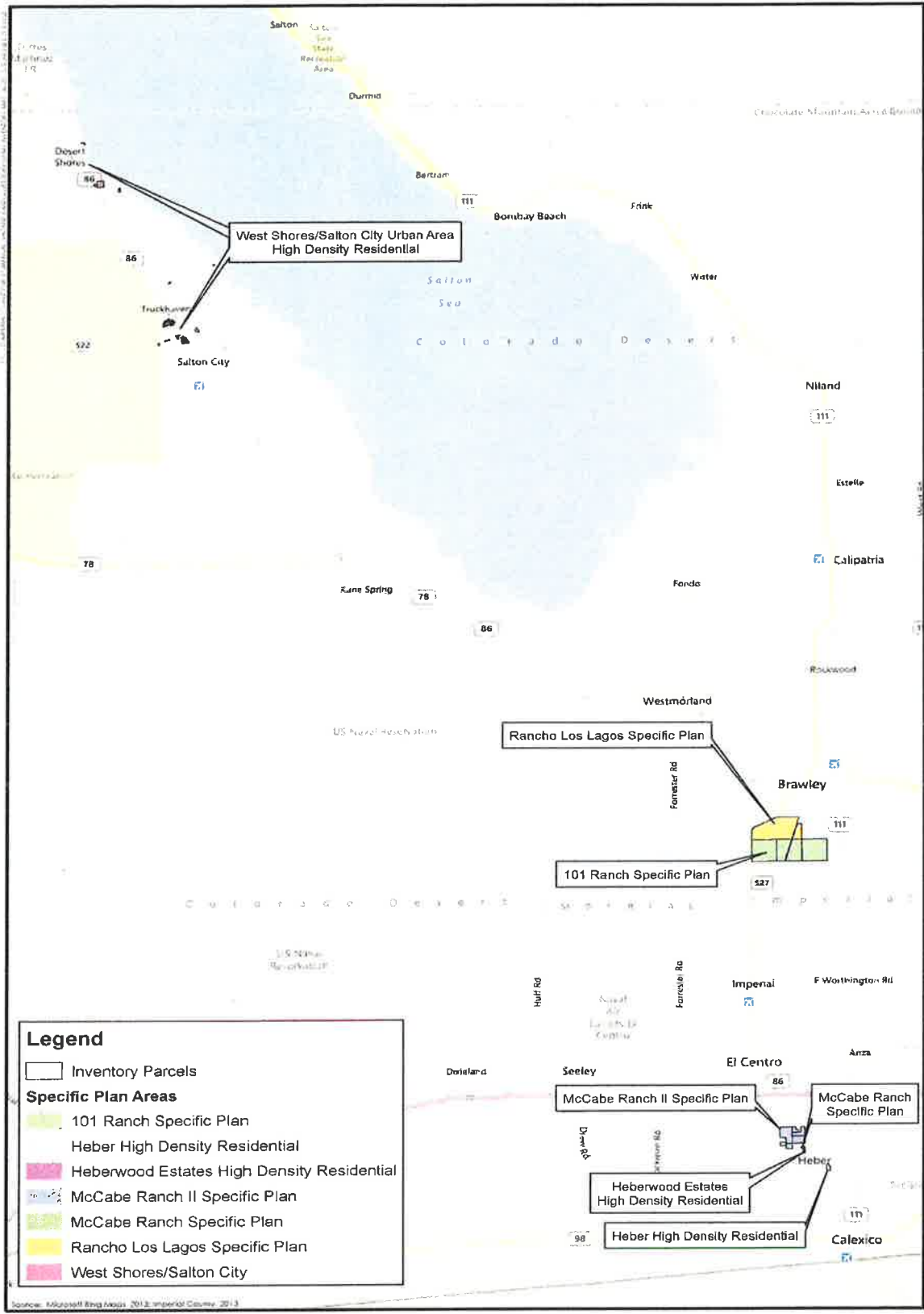
Map Reference	APN	Zone	Acres	Max. Density	Max. Units	Realistic Unit Capacity	General/Urban Arca Plan/ Specific Plan Land Use Designation	Environmental Constraints	Infra-structure
63	054-645-003	R3	1.1	29	32	26	Heberwood Estates High Density Residential (Heber Urban Area Plan)	None	Yes
64	054-645-004	R3	3.0	29	86	69	Heberwood Estates High Density Residential (Heber Urban Area Plan)	None	Yes
SUBTOTAL R3			47.1		1,365	1,092			
65	001-480-035	R3	4.2	20	84	68	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
66	001-850-047	R3	8.6	20	172	137	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
67	001-930-036	R3	38.2	20	764	611	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
68	007-870-011	R3	3.9	20	77	62	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
69	009-222-001	R3	3.7	20	75	60	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
70	010-082-004	R3	1.1	20	21	17	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
71	014-222-002	R3	2.3	20	45	36	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
72	014-260-002	R3	1.8	20	36	29	West Shores/Salton City Urban Area Medium Density Residential	None	Yes

Map Reference	APN	Zone	Acres	Max. Density	Max. Units	Realistic Unit Capacity	General/Urban Area Plan/ Specific Plan Land Use Designation	Environmental Constraints	Infra-structure
73	014-260-003	R3	1.7	20	33	27	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
74	014-260-006	R3	1.5	20	29	24	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
75	014-260-007	R3	2.2	20	45	36	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
76	014-291-001	R3	1.7	20	34	27	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
77	014-291-003	R3	1.9	20	37	30	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
78	014-291-004	R3	1.5	20	30	24	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
79	014-291-005	R3	1.2	20	24	19	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
80	014-291-006	R3	1.3	20	26	21	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
81	014-291-007	R3	1.3	20	26	21	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
82	014-291-008	R3	1.9	20	37	30	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
83	014-292-001	R3	1.4	20	27	22	West Shores/Salton City Urban Area Medium Density Residential	None	Yes

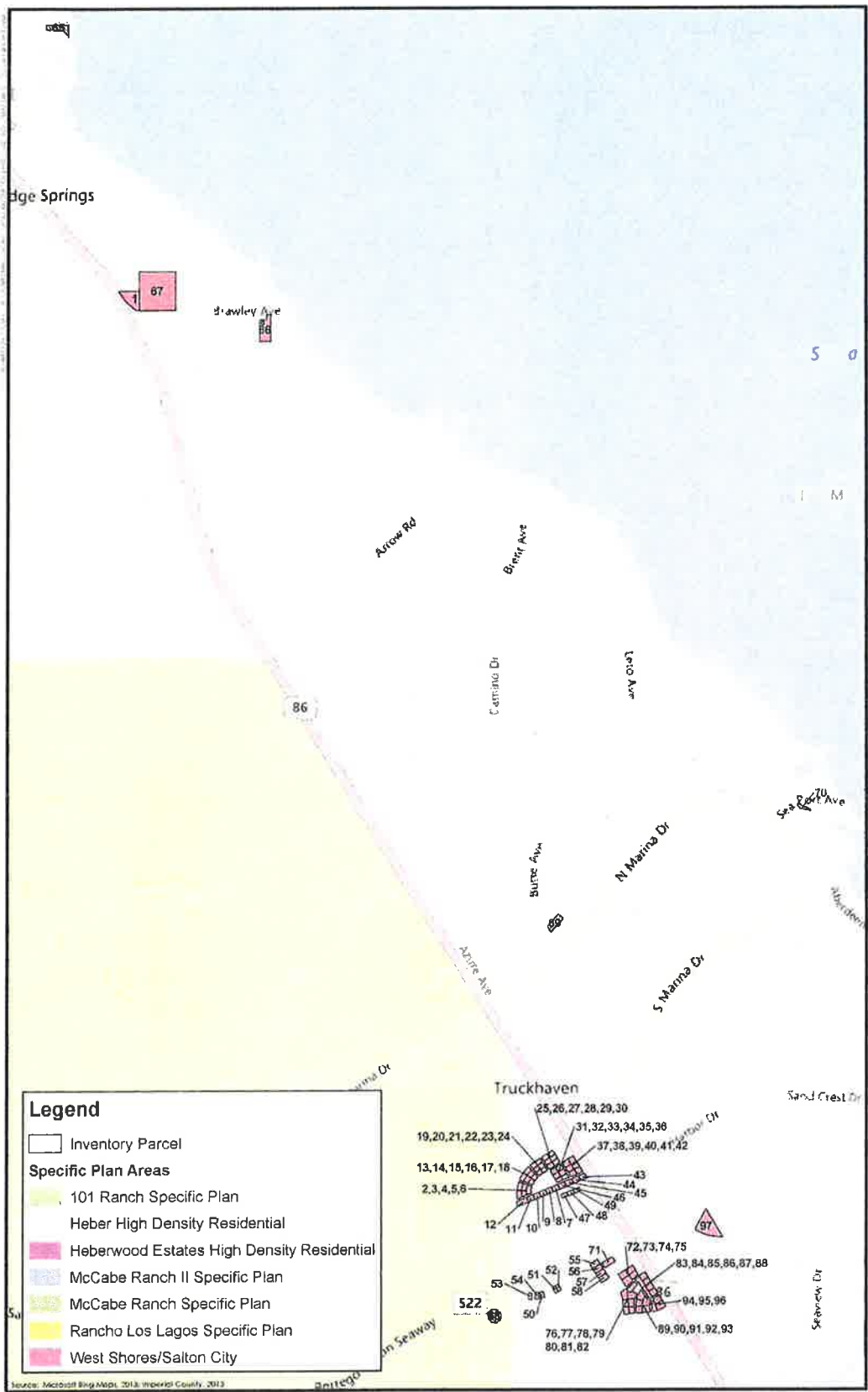
Map Reference	APN	Zone	Acres	Max. Density	Max. Units	Realistic Unit Capacity	General/Urban Area Plan/ Specific Plan Land Use Designation	Environmental Constraints	Infra-structure
84	014-292-002	R3	1.4	20	27	22	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
85	014-292-003	R3	1.4	20	27	22	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
86	014-292-004	R3	1.4	20	28	22	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
87	014-292-005	R3	1.7	20	34	27	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
88	014-292-006	R3	1.7	20	34	27	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
89	014-293-001	R3	1.9	20	37	30	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
90	014-293-002	R3	1.6	20	33	26	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
91	014-293-003	R3	1.4	20	27	22	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
92	014-293-004	R3	1.4	20	29	23	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
93	014-293-005	R3	1.7	20	35	28	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
94	014-294-001	R3	1.6	20	31	25	West Shores/Salton City Urban Area Medium Density Residential	None	Yes

Map Reference	APN	Zone	Acres	Max. Density	Max. Units	Realistic Unit Capacity	General/Urban Area Plan/ Specific Plan Land Use Designation	Environmental Constraints	Infra-structure
95	014-294-002	R3	2.0	20	41	33	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
96	014-294-003	R3	1.3	20	27	21	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
97	015-360-001	R3	12.3	20	245	196	West Shores/Salton City Urban Area Medium Density Residential	None	Yes
SUBTOTAL R3 (WS/SC)			113.9		2,278	1,823			
98	040-190-001; 040-190-002; 040-190-004; 040-200-001	R-3	138.2	20	2,764	1,269	101 Ranch Specific Plan	Mitigation for impacts to biological resources identified in Specific Plan EIR	Planned
		CCMU	13.1	20	262	118			
SUBTOTAL 101 RANCH			151.3		3,026	1,387			
99	054-130-042; 054-130-072; 054-130-076; 054-130-077; 054-130-078; 054-130-079	High Density Multi-Family	26.7	22	587	587	McCabe Ranch II Specific Plan	Mitigation for impacts to vegetation/habitats, sensitive habitats, and wildlife species identified in Specific Plan EIR	Planned
		Gated Community High Density Multi-Family	8.6	24	206	131			
SUBTOTAL MCCABE RANCH II			35.3		794	718			
100	040-013-03; 040-013-04; 040-013-07	High Density Multi-Family	63.0	24	1,512	1,016	Rancho Los Lagos Specific Plan	Mitigation for impacts to biological resources identified in Specific Plan EIR	Planned
SUBTOTAL RANCHO LOS LAGOS			63.0		1,512	1,016			
SUBTOTAL HIGH DENSITY			469.5		10,682	7,402			
	054-130-042; 054-130-072; 054-130-076; 054-130-077; 054-130-078; 054-130-079	Traditional Lot, Single-Family	83.9	5	420	420	McCabe Ranch II Specific Plan	Mitigation for impacts to vegetation/habitats, sensitive habitats, and wildlife species identified in	Planned
		Small Lot, Single-Family	31.6	7	221	221			

Map Reference	APN	Zone	Acres	Max. Density	Max. Units	Realistic Unit Capacity	General/Urban Area Plan/ Specific Plan Land Use Designation	Environmental Constraints	Infrastructure
99		Flex Lot, Single-Family	68.6	9	617	617		Specific Plan EIR	
		Estate Lots, Single-Family	22.6	n/a	45	45			
		Mini-Estate Lots, Single-Family	25.9	n/a	112	112			
		Low Density, Single-Family	33.4	n/a	167	167			
SUBTOTAL MCCABE RANCH II			266.0		1,582	1,582			
98	040-190-001; 040-190-002; 040-190-004; 040-200-001	R-1	514.0	5	2,570	2,062	101 Ranch Specific Plan	Mitigation for impacts to biological resources identified in Specific Plan EIR	Planned
		R-2	651.1	8	5,209	3,654			
SUBTOTAL 101 RANCH			1,165.1		7,779	5,716			
100	040-013-03; 040-013-04; 040-013-07	Single-Family, Medium Density	209.0	n/a	n/a	1,501	Rancho Los Lagos Specific Plan Area	Mitigation for impacts to biological resources identified in Specific Plan EIR	Planned
		Single-Family, Low Density	268.0	n/a	n/a	1,313			
SUBTOTAL RANCHO LOS LAGOS			477.0		-	2,814			
SUBTOTAL LOW AND MEDIUM DENSITY			1,705.1		9,291	9,516			
TOTAL			2,174.6		19,973	16,948			

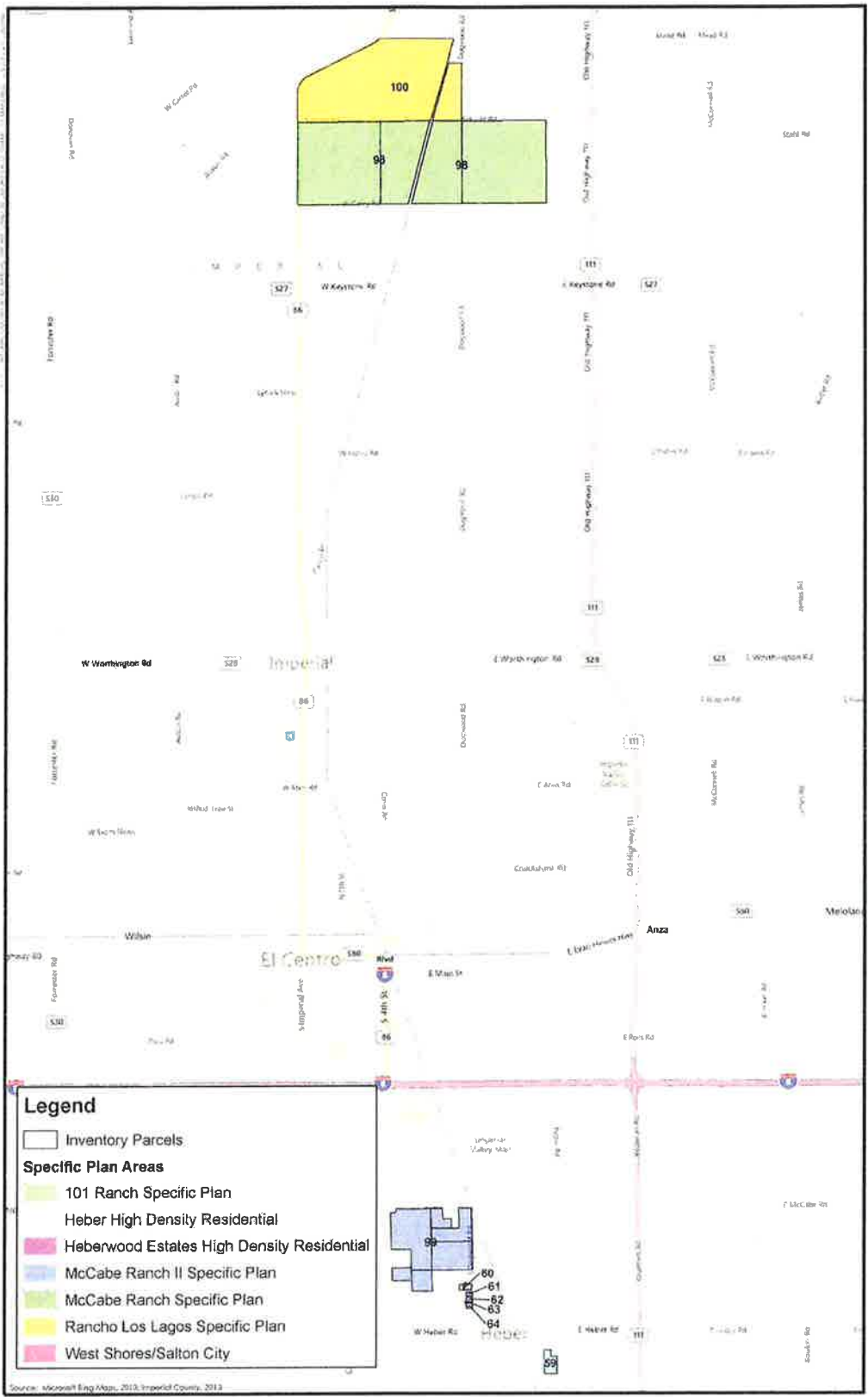


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Vacant Land Inventory
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Source: Microsoft Bing Maps, 2013; Imperial County, 2013



Vacant Land Inventory
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APPENDIX C: PROCESSING REQUIREMENTS AND FEES SCHEDULE

Table C-1. Average Discretionary Permit Processing Times

Project Type	INITIAL REVIEW AND COMMENT PERIOD		CEQA PROCE	
	Application Review for Completeness and Consistency	Responsible Agency Comment Period	Preparation of Environmental Checklist (Initial Study)	Project Exem from CEQA
Typical Time Frame	10 to 30 days¹	10 days¹	14 to 30 days¹	14 to 30 day
Conditional Use Permit				
Minor	Yes		N/A	Yes
Intermediate	Yes		Yes	N/A
Major	Yes		Yes	N/A
Subdivision				
Minor	Yes		Yes	N/A
Major	Yes		Yes	N/A
Lot Line Adjustment	Yes		N/A	Yes
Lot Merger	Yes		N/A	Yes
Certificate of Compliance	Yes		N/A	Yes
Change of Zone	Yes		Yes	N/A
General Plan Amendment	Yes		Yes	N/A
Variance	Yes		N/A	Yes
Envir. Assessment (only)	Yes		Yes	N/A
Time Extensions	Yes		N/A	Yes

Table C-1 (cont.) Average Discretionary Permit Processing Times

Project Type	CEQA PROCESS (continued)			PROJECT APPEAL Appeal of EE Determination Planning Commission
	Circulation Period ³			
	Neg. Dec.	Mit. Neg. Dec.	EIR	
Typical Time Frames	20 days	30 days	1 year	10-23 days⁴
Conditional Use Permit				
Minor	N/A			N/A
Intermediate	If Determined			If Appealed
Major	If Determined			If Appealed
Subdivision				
Minor	If Determined			If Appealed
Major	If Determined			If Appealed
Lot Line Adjustment	N/A			N/A
Lot Merger	N/A			N/A
Certificate of Compliance	N/A			N/A
Change of Zone	If Determined			If Appealed
General Plan Amendment	If Determined			If Appealed
Variance	N/A			N/A
Envir. Assessment (only)	If Determined			If Appealed
Time Extensions	N/A			N/A

Table C-1 (cont.). Average Discretionary Permit Processing Times

PROJECT APPROVAL PROCESS (continued)				
Project Type	Appeal of PC Determination to Board of Supervisors	Board of Supervisors Hearing	Appeal of B/S back to B/S	Pro
Typical Time Frames	10–17 days ⁴	10–17 days ²	10–17 days ⁴	Best
Conditional Use Permit Minor	If Appealed		N/A	34 days
CUP Intermediate	If Appealed		N/A	54 days
CUP Major	N/A	Yes	If Appealed	74 days
Subdivision Minor	If Appealed		N/A	54 days
Subdivision Major	N/A	Yes	If Appealed	74 days
Lot Line Adjustment	If Appealed		N/A	34 days
Lot Merger	If Appealed		N/A	34 days
Certificate of Compliance	If Appealed		N/A	34 days
Change of Zone	N/A	Yes	If Appealed	74 days
General Plan Amendment	N/A	Yes	If Appealed	74 days
Variance	If Appealed		N/A	34 days
Envir. Assessment (only)	N/A		N/A	54 days
Time Extensions	If Appealed		N/A	34 days

¹The project acceptance, agency review, initial study preparation or exempt for CEQA, are all done concurrently with one another typically within the project.

² County staff send the project packages to the Commission members (all hearings levels) within 10 days of next scheduled hearing. The Environ. and the Planning Commission each meet twice a month and the Board of Supervisors four times a month.

³ This time chart assumes all projects receive a Negative Declaration, which requires a 20-day circulation period or a Mitigated Negative Declaration. For projects that require an Environmental Impact Report, add up to one year.

⁴ Both the applicant and the public have 10 days from the date of hearing to appeal the hearing's determination to the next hearing body. The app. Supervisors can only be done with a majority of the supervisors agreeing to it.

⁵ Processing Time

Best: Application is complete at time of submittal, project receives Negative Declaration (if not exempt from CEQA), no appeals were filed, also p requirements for next scheduled hearing with no delays from project applicant. **Worst:** Application is complete at time of submittal or needs minor rejection, but the project takes the maximum amount of time to get to each hearing and is appealed at each level. **Average:** Application is complete needs minor changes not necessitating a rejection, but the project misses the next hearing date at one or more of the hearing bodies due to timin

Table C-2. Land Use Process Fee Schedule

APPLICATION/PROCESS TYPE	CEQA	GENERAL FEE				GEN. PLAN		TOTAL
		P.W.	P/B	LGL	Deposit (T/M ²)	Flat Rate (2.35%) (*-1)	Deposit (T/M ¹)	
General Planning								
Appeal (Dir. to PC)	-	-	\$634.73	-	-	\$15.28	-	\$650
Time Extension by Dir.	-	-	\$390.60	-	-	\$9.40	-	\$400
Time Extension by PC B/S	-	-	\$781.20	-	-	\$18.80	-	\$800
Zoning Review - Building Pmt	-	-	\$146.48	-	-	\$3.52	-	\$150
Zoning Information Letter (per parcel)	-	-	\$146.48	-	-	\$3.52	-	\$150
Compliance Monitoring	-	-	Hourly	-	-	-	-	****
Projects Not Specified	-	-	Hourly	-	-	-	-	\$81 /Hr
<i>Document Charges</i>								
Xerox (Color 8½" x 11")	\$2.00/page 1 + \$.25/page after first page							
Xerox (8½" x 11")	\$2.00/page 1 + \$.10/page after first page							
Xerox (Large)	\$1.50/square foot							
Printed Documents	Cost + 25%							
Administrative Permitting/Hearing	-	-	-	-	\$2,050	-	\$200	\$2,250
Design Review - Residential - base (1 unit)	-	-	\$585.90	-	-	\$14.10	-	\$600
Design Review - Residential - each additional unit	-	-	\$341.78	-	-	\$8.23	-	\$350
Design Review - Commercial <10K sq. ft. (includes all nonresidential uses)	-	-	\$976.50	-	-	\$23.50	-	\$1,000
Design Review - Commercial >10K sq. ft. (includes all nonresidential uses)	-	-	\$1,464.75	-	-	\$35.25	-	\$1,500
Specific Planning								
General Plan Amendment	T/M ²	-		\$10,000		-	\$2,000	\$12,000
Zone Change	T/M ²	-		\$10,000		-	\$1,500	\$11,500
Specific Plan Review	T/M ²	-		\$10,000		-	\$3,500	\$13,500
Variance	-	-	\$976.50	-	-	\$23.50	-	\$1,000
CEQA Only (Minor)	\$250	-	\$2,148.30	\$50	-	\$51.70	-	\$2,500
CEQA Only (Major)	T/M ²	-	-	-	\$5,000	-	\$200	\$5,200

APPLICATION/PROCESS TYPE	CEQA	GENERAL FEE				GEN. PLAN		TOTAL
		P.W.	P/B	LGL	Deposit (T/M ²)	Flat Rate (2.35%) (*-1)	Deposit (T/M ¹)	
Notice of Exemption	\$488.25	-	-	\$50	-	\$11.75	-	\$550
Subdivisions								
Minor (<4 lots)	T/M ²	-		\$50	\$4,950	-	\$700	\$5,700
Major (>5 lots)	T/M ²	-			\$10,000	-	\$2,000	\$12,000
Lot line Adjustment (<4 lots)	-	\$350	\$2,929.50	-	-	\$70.50	-	\$3,350
Lot Merger (<4 lots)	-	\$350	\$2,929.50	-	-	\$70.50	-	\$3,350
Reversion to Acreage	T/M ²	-			\$5,000	-	\$200	\$5,200
Certificate of Compliance	-	\$100	\$1,464.75	-	-	\$35.35	-	\$1,600
Conditional Use								
2 nd Dwelling – Admin.	-	-	\$1,464.75	-	-	\$35.25	-	\$1,500
2 nd Dwelling - PC	-	-	\$1,953.00	-	-	\$47.00	-	\$2,000
Minor	\$250	-	\$2,929.50	\$50	-	\$70.50	-	\$3,300
Intermediate	T/M ²	-			\$5,000	-	\$500	\$5,500
Major	T/M ²	-			\$10,000	-	\$1,000	\$11,000
PUBLIC WORKS SURVEY REVIEW								
		FLAT RATE			Deposit (T/M ¹)			
Legal Descriptions (Review)								
1. Lot Line Adjustment/Lot Merger/Certificate of Compliance		1. \$300			-			
2. Road Right of Way (Only)		2. \$400						
Reversion to Acreage		\$400			-			
Annexation Map Review (LAFCo)		-			\$500			
Environmental Constraint Sheet		\$350			-			
Amending Certificate		\$200			-			
Amending Map		\$400			-			
Corner Record Card		\$7			-			
Record of Survey		-			\$500			

¹ General Plan Charge will be 2.35% of total project cost

² Initial deposit as shown in each category

Note: For a detailed list of definitions and explanations, see the Land Use Process Fee Schedule, Planning/Building Department, County of Imperial (2005).

Table C-3. Building Permit Fee Schedule

UBC Class	UBC Occupancy Type	Project Size Threshold	Construction Types: I FR, II FR		Construction Types: II 1-HR, III 1-HR, V 1-HR		Construction Types: II N, III N, IV, V N	
			Base Cost @ Threshold Size	Blended Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Blended Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Blended Cost for Each Additional 100 s.f. *
			R-1	Apartment Bldg	500	\$8,748	\$32.43	\$7,290
		2,500	\$9,397	\$57.77	\$7,830	\$48.14	\$6,265	\$38.51
		5,000	\$10,841	\$39.74	\$9,034	\$33.12	\$7,227	\$26.50
		10,000	\$12,828	\$17.00	\$10,690	\$14.17	\$8,552	\$11.34
		25,000	\$15,378	\$12.89	\$12,815	\$10.74	\$10,252	\$8.59
		50,000	\$18,600	\$37.20	\$15,500	\$31.00	\$12,400	\$24.80
R-1	Apartment Bldg - Repeat Unit	500	\$5,818	\$20.06	\$4,849	\$16.72	\$3,879	\$13.38
		2,500	\$6,220	\$38.66	\$5,183	\$32.21	\$4,146	\$25.77
		5,000	\$7,186	\$27.62	\$5,989	\$23.01	\$4,791	\$18.41
		10,000	\$8,567	\$11.33	\$7,139	\$9.44	\$5,711	\$7.55
		25,000	\$10,266	\$8.76	\$8,555	\$7.30	\$6,844	\$5.84
		50,000	\$12,456	\$24.91	\$10,380	\$20.76	\$8,304	\$16.61
R-3	Dwellings - Custom, Models,	1,500	n.a.	n.a.	n.a.	n.a.	\$3,897	\$65.62
		2,000	n.a.	n.a.	n.a.	n.a.	\$4,225	\$57.43
		2,500	n.a.	n.a.	n.a.	n.a.	\$4,512	\$90.23
		3,000	n.a.	n.a.	n.a.	n.a.	\$4,963	\$63.58
		5,000	n.a.	n.a.	n.a.	n.a.	\$6,234	\$34.86
		7,000	n.a.	n.a.	n.a.	n.a.	\$6,932	\$99.02
R-3	Dwellings - Production Phase	1,500	n.a.	n.a.	n.a.	n.a.	\$3,014	\$0.00
		2,000	n.a.	n.a.	n.a.	n.a.	\$3,014	\$168.18
		2,500	n.a.	n.a.	n.a.	n.a.	\$3,856	\$114.82
		3,000	n.a.	n.a.	n.a.	n.a.	\$4,430	\$71.78
		5,000	n.a.	n.a.	n.a.	n.a.	\$5,866	\$18.46
		7,000	n.a.	n.a.	n.a.	n.a.	\$6,234	\$89.06
R-2.1	Group Care, Non-Amb. (6+)	500	\$7,334	\$28.22	\$6,112	\$23.51	\$4,890	\$18.81
		2,500	\$7,898	\$48.28	\$6,582	\$40.23	\$5,266	\$32.18
		5,000	\$9,106	\$32.52	\$7,588	\$27.10	\$6,070	\$21.68
		10,000	\$10,732	\$14.24	\$8,943	\$11.86	\$7,154	\$9.49
		25,000	\$12,867	\$10.70	\$10,722	\$8.91	\$8,578	\$7.13
		50,000	\$15,540	\$31.08	\$12,950	\$25.90	\$10,360	\$20.72
R-2.2	Group Care, Ambulatory (6+)	500	\$8,010	\$32.23	\$6,675	\$26.86	\$5,340	\$21.49
		2,500	\$8,654	\$52.49	\$7,212	\$43.74	\$5,770	\$34.99
		5,000	\$9,966	\$34.41	\$8,306	\$28.67	\$6,645	\$22.94
		10,000	\$11,687	\$15.53	\$9,739	\$12.94	\$7,791	\$10.35
		25,000	\$14,016	\$11.52	\$11,680	\$9.60	\$9,344	\$7.68
		50,000	\$16,896	\$33.79	\$14,080	\$28.16	\$11,264	\$22.53

APPENDIX D: GLOSSARY OF TERMS

The following definitions are commonly used terms in the Housing Element:

Above Moderate-Income: Above moderate-income households are defined as households with incomes over 120 percent of the county median.

Accessory Dwelling Unit: A dwelling unit that is a separate living quarter from the principal dwelling unit and has its own kitchen and bathroom.

Affordability: Annual housing costs are considered affordable when they do not exceed 30 percent of gross annual household income. For homeowners, this cost includes principal and interest payments. For renters, this includes monthly rent and utilities.

Affordability Covenant: A property title agreement that places resale or rental restrictions on a housing unit; also known as a deed restriction.

Affordable Housing: Refers to the relationship between the price of housing in a region (sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low, and moderate incomes. For housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household.

Assisted Housing: A unit that rents or sells for less than the prevailing market rate due to governmental monetary intervention or contribution. The terms "assisted" and "subsidized" are often used interchangeably.

At-Risk Housing: Existing subsidized below-market-rate rental housing units that are threatened with conversion to market-rate rents because of the impending termination of use restrictions due to expiration or non renewal of subsidy arrangements.

Below-Market-Rate (BMR) Unit: A housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low-, low-, or moderate-income households.

Community Development Block Grant (CDBG): The State CDBG program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et seq.). The primary objective of the CDBG program is to facilitate the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. "Persons of low and moderate income" or the "targeted income group" (TIG) are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, with adjustments for family or household size.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas, and facilities are owned by all owners on a proportional, undivided basis.

Continuum of Care: An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the US Department of Housing and Urban Development’s Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program (US House Bill 2163).

Decennial Census: Every ten years, the US Census Bureau conducts a national household survey, producing the richest source of nationally available small-area data. Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the US House of Representatives. The federal government uses decennial census data for apportioning congressional seats, for identifying distressed areas, and for many other activities. Census data is collected using two survey forms: the short form and the long form. Short-form information is collected on every person and includes basic characteristics, such as age, sex, and race. The long form is sent to one out of every six households and collects more detailed information, such as income, housing characteristics, and employment. Most of the indicators in DataPlace are from the long form and are thus estimates based on the sample of households. These values may differ considerably from the same indicators based on the short-form data, particularly for small areas.

Density: The number of housing units on a unit of land (e.g., 10 units per acre).

Density Bonus Programs: Allows an increase to the zoned maximum density of a proposed residential development, if the developer makes a specified amount of units affordable to lower-income households.

Development Impact Fee: A fee or charge imposed on developers to pay for a jurisdiction’s costs of providing services to new development.

Development Right: The right granted to a landowner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation.

Disability: A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Down Payment Assistance: The most popular loans for these programs are with the Federal Housing Administration (FHA). FHA allows 100 percent gift funds for the down payment and some allowable closing costs. The gift can be from any relative or can be collected through charitable organizations like Neighborhood Gold/The Buyer Fund. Another popular tactic, which can be used in a broader range of loan programs, is to borrow from a 401K. A withdrawal can be made without a penalty and paid back over a specified period.

Dwelling Unit: Any residential structure, whether or not attached to real property, including condominium and cooperative units and mobile or manufactured homes. It includes both one to four-family and multi-family structures. Vacation or second homes and rental properties are also included.

Elderly Units: Specific units in a development restricted to residents over a certain age (as young as 55 years). Persons with disabilities may share certain developments with the elderly.

Element: A division or chapter of the General Plan, Master Plan, or Comprehensive Plan.

Emergency Shelter (per Health and Safety Code 50801): 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

Emergency Shelter Grants (ESG): A grant program administered by the US Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Entitlement City: A city, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG, HOME, and ESG.

Extremely Low-Income Limit: The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., "single person," "family of two," "family of three," etc.).

Fair Market Rent (FMR): Freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair market rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD.

Family Households: A household in which the householder lives with one or more individuals related to him or her by birth, marriage, or adoption.

Family Income: In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the

characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years). Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

Fannie Mae: Established in 1938 by the federal government and becoming a private company in 1968, Fannie Mae operates under a congressional charter that directs it to channel their efforts into increasing the availability and affordability of homeownership for low-, moderate-, and middle-income Americans. Fannie Mae receives no government funding or backing and is one of the nation's largest taxpayers. Fannie Mae does not lend money directly to homebuyers. Instead, it works with lenders to make sure they don't run out of mortgage funds, so more people can achieve their goal of homeownership.

Farm Labor Housing (Farmworker): Units for migrant farmworkers that can be available for transitional housing for the homeless when not occupied by migrant farmworkers.

FHA-Insured: The Federal Housing Administration insures mortgages so that lower- and moderate-income people can obtain financing for homeownership.

First-Time Homebuyer Program: Provides low-income first-time homebuyers down-payment assistance in the form of a second mortgage loan to serve as "gap financing." These loans can be up to \$40,000, depending on the amount of assistance required by the individual homebuyer.

General Plan: A legal document, adopted by the legislative body of a city or county, setting forth policies regarding long-term development.

Group Quarters: A facility that houses groups of unrelated persons not living in households such as dormitories, institutions, and prisons.

Habitable (room): A space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas are not considered habitable space.

Habitat for Humanity: A nonprofit, ecumenical Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world and to make decent shelter a matter of conscience and action. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses.

Handicap Accessible Units: Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

Hispanic or Latino: In decennial census data, Hispanics or Latinos are those who classify themselves in one of the specific Hispanic or Latino categories listed on the US Census questionnaire—"Mexican," "Puerto Rican," or "Cuban"—as well as those who indicate that they are "other Spanish, Hispanic, or Latino." People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are "other Spanish, Hispanic, or Latino" are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Dominican Republic, or people identifying themselves generally as Spanish, Spanish-American, Hispanic, Hispano, Latino, and so on. People who are Hispanic or Latino may be of any race. There were two important changes to the Hispanic origin question for Census 2000. First, the sequence of the race and Hispanic origin questions for Census 2000 differed from that in 1990; in 1990, the race question preceded the Hispanic origin question. Second, there was an instruction preceding the Hispanic origin question in 2000 indicating that respondents should answer both the Hispanic origin and the race questions. This instruction was added to give emphasis to the distinct concepts of the Hispanic origin and race questions and to emphasize the need for both pieces of information.

Home Investment Partnership Program (HOME): HOME provides formula grants to states and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Homeless Person: An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless (US House Bill 2163).

Household: A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth, or marriage.

Housing Authority: An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

Housing Choice Voucher Program: The program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the Imperial Valley Housing Authority to provide low rents and/or housing payment contributions for very low- and low-income households.

HUD: The United States Department of Housing and Urban Development is a cabinet-level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

HUD Area Median Family Income: HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

Income Categories: The federal and state governments require that local jurisdictions consider the housing needs of households in various income categories, which are determined by the median household income at the local level.

Large Family or Household: A household or family with five or more members.

Low-Income Housing: Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

Low-Income Housing Tax Credit (LIHTC): The LIHTC program is an indirect federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities. This topic is designed to provide a basic introduction to the LIHTC program.

Low-Income Limit: Low-income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

Manufactured Home: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

McKinney-Vento Act: The primary federal response targeted to assisting homeless individuals and families. The scope of the act includes outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the US Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include the Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation

for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative (US House Bill 2163).

Median Income: Each year, the federal government calculates the median income for communities across the country to use as guidelines for federal housing programs. Area median incomes are set according family size.

Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Mixed Use: This refers to different types of development (e.g., residential, retail, office) occurring on the same lot or in close proximity to each other. Cities and counties sometimes allows mixed use in commercial zones, with housing typically located above primary commercial uses on the premises.

Mobile Home: A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mobile Home Park: A parcel or tract of land having as its principal use the rental, leasing, or occupancy of space by two or more mobile homes on a permanent or semi-permanent basis, including accessory buildings or uses customarily incidental thereto.

Mobile Home Subdivision: A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances, for the purpose of providing mobile home lots.

Moderate Income: Moderate-income households are defined as households with incomes between 80 percent and 120 percent of the county median.

Mortgage Credit Certificate Program (MCCs): A Federal Income Tax Credit Program. An MCC increases the loan amount for which an applicant qualifies and it increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of 20 percent of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multi-Family Dwelling: A structure containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Non-Hispanic: In decennial census data and in Home Mortgage Disclosure Act data after 2003, non-Hispanics are those who indicate that they are not Spanish/Hispanic/Latino.

Permanent Housing: Housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents (US House Bill 2163).

Permanent Supportive Housing: Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay (US House Bill 2163).

Persons with a Disability: HUD's Housing Choice Voucher (formerly Section 8) program defines a "person with a disability" as: a person who is determined to (1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or (2) have a developmental disability, as defined in the Developmental Disabilities Assistance and Bill of Rights Act (US House Bill 2163).

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: The US Department of Housing and Urban Development (HUD) administers federal aid to local housing agencies that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. It provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered-site single-family homes.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

Rental Assistance: A rental subsidy for eligible low- and very low-income tenants. This assistance provides the share of the monthly rent that exceeds 30 percent of the tenants' adjusted monthly income.

Rent-to-Own: A development is financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

Rural Housing Service (RHA): A part of the US Department of Agriculture's Rural Development. The RHA offers financial aid to low-income residents of rural areas.

Second Units: Also referred to as "granny" or "in-law apartments." Second units provide a second housing unit on the same lot as a single-family dwelling unit.

Section 8: Section 8, now known as the Housing Choice Voucher Program, is a subsidy program funded by the federal government and overseen by the Imperial Valley Housing Authority to provide low rents and/or housing payment contributions for very low- and low-income households.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single-Room Occupancy Dwelling (SRO): SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities or both.

Special Needs Projects: Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes healthcare facilities.

Subsidized Housing: Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as "project-based" where the subsidy is linked with a particular unit or development, and the other is known as "tenant-based" where the subsidy is linked to the low-income individual or family. The terms "assisted" and "subsidized" are often used interchangeably.

Substandard Housing: Housing where major repair or replacement may be needed to make it structurally sound, weatherproof, and habitable.

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

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Transitional Housing: Housing for people recovering from substance abuse issues or transitioning from homelessness. Transitional housing provides longer-term accommodations to homeless families and individuals than emergency shelter housing. Transitional housing provides a stable living environment for the period of time

necessary to learn new skills, find employment, and/or develop a financial base with which to re-enter the housing market.

VA-Guaranteed: VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guarantee protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

Very Low-Income Limit: Very low-income households are defined as households with incomes less than 50 percent of the area median household income.

Veteran: Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not (US House Bill 2163).

Workforce Housing: Refers to housing that is meant for residents earning low, moderate, to above moderate area median income. Some programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, police officers, and other public employees.

Zoning: Zoning is an activity undertaken by local jurisdictions to direct and shape land development activities. The intent of zoning is to protect the public health, safety, and welfare by ensuring that incompatible land uses (e.g., residential vs. heavy industrial) are not located next to each other. Zoning also impacts land values, creating and taking away "capital" for and from property owners. For example, a lot that is zoned for commercial development is more valuable (in financial terms) than a lot that is zoned for open space. Typically, lots that are zoned for higher densities have greater value on the market than lots that are zoned for lower densities. Zoning is one of the most important regulatory functions performed by local jurisdictions.

US Census Terms

Children: The term "children," as used in tables on living arrangements of children under 18, refers to all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

Own Children: Sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily.) For each type of family unit identified in the CPS, the count of "own children under 18 years old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless

of marital status. The counts include never-married children living away from home in college dormitories.

Related Children: Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include the householder's spouse or foster children, regardless of age.

Ethnic Origin: People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a "flash card" listing ethnic origins. People of Hispanic origin in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. Note that people of Hispanic origin may be of any race.

Family: A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family Household (Family): A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Family Size: Refers to the number of people in a family.

Family Type: Refers to how the members of a family are related to one another and the householder. Families may be a "Married-Couple Family," "Single-Parent Family," "Stepfamily," or "Subfamily."

Household: A household includes all the people who occupy a housing unit as their usual place of residence.

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and

above moderate income based on household size and income, relative to regional median income.

Household Size: The total number of people living in a housing unit.

Household Type and Relationship: Households are classified by type according to the sex of the householder and the presence of relatives. Examples include married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Housing Unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Median: This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median Age: This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

Median Income: The median income divides the income distribution into two equal groups: one has incomes above the median and the other has incomes below the median.

Occupied Housing Unit: A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

Overcrowded Units: Overcrowded units are occupied housing units that have more than one person per room.

Per Capita Income: Average obtained by dividing aggregate income by total population of an area.

Population Estimate (Population Estimates Program): The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census, as well as for past decades. Existing data series, such as births, deaths, federal tax returns, Medicare enrollment, and immigration, are used to

update the decennial census base counts. POP estimates are used in federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

Population Projections: Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

Poverty: Following the Office of Management and Budget's Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Poverty Rate: The percentage of people (or families) who are below poverty.

Race: The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

Severely Overcrowded: Are occupied housing units with 1.51 or more persons per room.

Single-Family Attached Housing: A one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to nonresidential structures.

Single-Family Detached Home: A one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owned only if the owner or co-owner lives in it. All other occupied units are classified as rented, including units rented for cash rent and those occupied without payment of cash rent.

Transitional Housing (per Health and Safety Code 50675.2(h)): Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Two-Family Buildings: These dwellings may also be referred to as single-family attached because a duplex with a shared wall would qualify in both categories. Other two-family buildings would include older single-family homes that have been converted into two separate living spaces or “flats” that do not share walls, but do share a floor/ceiling.

Unemployed: All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last four weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Unemployment Rate: The proportion of the civilian labor force that is unemployed, expressed as a percentage.

Units in Structure: A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

Vacancy Rate: The housing vacancy rate is the proportion of the housing inventory that is available for sale or for rent. It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

Vacant Housing Unit: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

White: In decennial census data, the White category includes persons having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as “White” or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish. The "alone" designation, as used with decennial census data, indicates that the person reported only one race.

Year Structure (housing unit) Built: Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For mobile homes, houseboats, recreational vehicles, etc., the manufacturer’s model year was assumed to be the year built. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

Attachment C.
ALUC Plan Chapter 2

Policies

1. SCOPE OF REVIEW**1. Geographic Area of Concern**

The Imperial County Airport Land Use Commission's planning area encompasses:

1. *Airport Vicinity* - All lands on which the uses could be negatively affected by present or future aircraft operations at the following airports in the County and lands on which the uses could negatively affect said airports. The specific limits of the planning area for each airport are depicted on the respective *Compatibility Map* for that airport as presented in Chapter 3.
 - (a) Brawley Municipal Airport.
 - (b) Calexico International Airport.
 - (c) Calipatria Municipal Airport.
 - (d) Holtville Airport.
 - (e) Imperial County Airport.
 - (f) Salton Sea Airport.
 - (g) Naval Air Facility El Centro.

2. *Countywide Impacts on Flight Safety* - Those lands, regardless of their location in the County, on which the uses could adversely affect the safety of flight in the County. The specific uses of concern are identified in Paragraph 2.
3. *New Airports and Heliports* - The site and environs of any proposed new airport or heliport anywhere in the County. The Brawley Pioneers Memorial Hospital has a heliport area on-site.

2. Types of Airport Impacts

The Commission is concerned only with the potential impacts related to aircraft noise, land use safety (with respect both to people on the ground and the occupants of aircraft), airspace protection, and aircraft over-flights. Other impacts sometimes created by airports (e.g., air pollution, automobile traffic, etc.) are beyond the scope of this plan. These impacts are within the authority of other local, state, and federal agencies and are addressed within the environmental review procedures for airport development.

3. Types of Actions Reviewed

1. *General Plan Consistency Review* - Within 180 days of adoption of the *Airport Land Use Compatibility Plan*, the Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission's policies. Until such time as (1) the Commission finds that the local general plan or specific plan is consistent with the *Airport Land Use Compatibility Plan*, or (2) the local agency has overruled the Commission's determination of inconsistency, the local jurisdiction shall refer all actions, regulations, and permits (as specified in Paragraph 3) involving the airport area of influence to the Commission for review (Section 21676.5 (a)).
2. *Statutory Requirements* -As required by state law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the Commission's plan *prior to their approval* by the local jurisdiction:

- (a) The adoption or approval of any amendment to a general or specific plan affecting the Commission's geographic area of concern as indicated in Paragraph 1 (Section 21676 (b)).
- (b) The adoption or approval of a zoning ordinance or building regulation which (1) affects the Commission's geographic area of concern as indicated in Paragraph 1 and (2) involves the types of airport impact concerns listed in Paragraph 2 (Section 21676 (b)).
- (c) Adoption or modification of the master plan for an existing public-use airport (Section 21676 (c)).
- (d) Any proposal for a new airport or heliport whether for public use or private use (Section 21661.5).

3. *Other Project Review* - State law empowers the Commission to review additional types of land use "actions, regulations, and permits" involving a question of airport/land use compatibility if either: (1) the Commission and the local agency agree that these types of individual projects shall be reviewed by the Commission (Section 21676.5 (b)); or (2) the Commission finds that a local agency has not revised its general plan or specific plan or overruled the Commission and the Commission requires that the individual projects be submitted for review (Section 21676.5 (a)). For the purposes of this plan, the specific types of "actions, regulations, and permits" which the Commission shall review include:

- a) Any proposed expansion of a city's sphere of influence within an airport's planning area.
- b) Any proposed residential planned unit development consisting of five or more dwelling units within an airport's planning area.
- c) Any request for variance from a local agency's height limitation ordinance.
- d) Any proposal for construction or alteration of a structure (including antennas) taller than 150 feet above the ground anywhere within the County.

- e) Any major capital improvements (e.g., water, sewer, or roads) that would promote urban development.
- f) Proposed land acquisition by a government entity (especially, acquisition of a school site).
- g) Building permit applications for projects having a valuation greater than \$500,000.
- h) Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.

4. Review Process

1. *Timing of Project Submittal* - Proposed actions listed in Paragraph 3.1 must be submitted to the Commission for review prior to approval by the local government entity. All projects shall be referred to the Commission at the earliest reasonable point in time so that the Commission's review can be duly considered by the local jurisdiction prior to formalizing its actions. At the local government's discretion, submittal of a project for Airport Land Use Commission review can be done before, after, or concurrently with review by the local planning commission or other local advisory bodies.
2. *Commission Action Choices* - When reviewing a land use project proposal, the Airport Land Use Commission has a choice of either of two actions: (1) find the project *consistent* with the *Airport Land Use Compatibility Plan*; or, (2) find the project *inconsistent* with the Plan. In making a finding of inconsistency, the Commission may note the conditions under which the project would be consistent with the Plan. The Commission cannot, however, find a project consistent with the Plan subject to the inclusion of certain conditions in the project.

3. *Subsequent Review*- Once a project has been found consistent with the *Airport Land Use Compatibility Plan*, it need not be referred for review at subsequent stages of the planning process (e.g., for a general plan amendment and again for a zoning change) unless: (1) major changes to the project are made during subsequent review and consideration by the local jurisdiction; or (2) the local jurisdiction agrees that further review is warranted.

4. *Response Time* - The Airport Land Use Commission must respond to a local agency's request for a consistency determination on a project within 60 days from date of acceptance/referral (Section 21676 (d)). If the Commission fails to make the determination within that period, the proposed action shall be deemed consistent with the *Airport Land Use Compatibility Plan*. Regardless of Commission action or failure to act, the proposed action must also comply with other applicable local, state, and federal regulations and laws.

(a) Matters referred to the Commission for review shall be deemed complete upon the date when all materials and information necessary for processing a project have been confirmed as received by Commission staff. Staff will inform the applicant, or local jurisdiction, in writing within ten working days after receipt of an item for consideration, whether more information is necessary or if the item will then be deemed complete and scheduled for formal review by the Commission.

(b) Necessary information may include final plans, acoustical reports, FAA Aeronautical Studies when deemed necessary for Commission review by staff. This procedure does not apply to screen check or draft environmental impact report responses which staff will respond to within the specified review period. Such official written confirmation of acceptance of a referral by staff within ten working days shall initiate the sixty-day review period pursuant to Public Utilities Code, Section 21676(d). If the applicant, or local jurisdiction, is not contacted by Commission staff by the sixth business day, they should contact the Planning/Building Department to verify receipt of the original referral package. Upon receipt of a complete referral for Commission review and consideration, the Commission Secretary shall schedule and agendaize said referral for the appropriate Airport Land Use Commission meeting.

5. *Airport Master Plans* - When reviewing airport master plans for existing airports, the Commission has three action choices:
 - (a) Find the airport master plan consistent with the *Airport Land Use Compatibility Plan*.
 - (b) Disapprove the airport master plan on the basis that it is inconsistent with the Commission's Plan.
 - (c) Modify the *Airport Land Use Compatibility Plan* (after duly noticed public hearing) to reflect the assumptions and proposals in the airport master plan.

6. *New Airports and Heliports* - When reviewing proposals for new airports or heliports, the Commission's choices of action are:
 - (a) Approve the proposal as being consistent with the specific review policies listed in Section 2.3 below.
 - (b) Approve the proposal and adopt a Compatibility Plan for that facility. Adoption of such a plan is required if the airport or heliport will be a public-use facility.
 - (c) Disapprove the proposal on the basis that the noise, safety impacts it would have on surrounding land uses are not adequately mitigated.

2. PRIMARY REVIEW POLICIES

1. Land Use Actions

1. *Project Submittal Information* - A proposed land use action submitted to the Commission for review shall include the following information:
 - (a) An accurately scaled map showing the relationship of the project site to the airport boundary and runways.
 - (b) If applicable, a detailed site plan showing ground elevations, the location of structures, open spaces, and water bodies, and the heights of structures and trees.

- (c) A description of permitted or proposed land uses and restrictions on the uses.
 - (d) For residential uses, an indication of the potential or proposed number of dwelling units per acre; or, for non-residential uses, the number of people potentially occupying the total site or portions thereof at any one time.
2. *Primary Criteria* - The compatibility of land uses in the vicinity of the airports covered by this plan shall primarily be evaluated in terms of: (1) the Compatibility Criteria table (Table 2A) and accompanying notes; (2) the Compatibility Plan for each airport; and (3) specific policies established for individual airports.
 3. *Supporting Policies* - Additional evaluation criteria are provided in the Supporting Policies which follow. The Commission may refer to these additional policies to clarify or supplement its review.
 4. *Reconstruction* - Where an *existing* incompatible development has been partially or fully destroyed, it may be allowed to be rebuilt to a density not exceeding that of the original construction. This exception does not apply within compatibility Zones A and B, unless the reconstruction qualifies as infill under paragraph 2.1.5 or special provisions are established in Chapter 3 (Imperial County Airport policies page 3-10).
 5. *Infill* - Where substantial incompatible development already exists, additional infill development of similar land uses may be allowed to occur even if such land uses are to be prohibited elsewhere in the zone. This exception does not apply within the Compatibility Zone A. Projects can be considered "infill" if they meet *all* of the following criteria, other than as noted in Chapter 3 (see Imperial County Airport policies page 3-10):
 - (a) The Airport Land Use Commission has determined that "substantial development" already exists.
 - (b) The project site is bounded by uses similar to those proposed.

- (c) The proposed project would not extend the perimeter of the area developed with incompatible uses.
- (d) The proposal does not otherwise increase the intensity and/or incompatibility of use through use permits, density transfers or other strategy.
- (e) The infill area has been identified by the local jurisdiction in its general plan or related document and approved by the Commission.

2. Master Plans for Existing Airports

- 1. *Project Submittal Information* - An airport master plan submitted to the Commission for review shall contain sufficient information to enable the Commission to adequately assess the noise, safety, overflight, and height restriction impacts of airport activity upon surrounding land uses. A master plan report should be submitted, if available. At a minimum, information to be submitted shall include:
 - (a) A layout plan drawing of the proposed facility showing the location of: (1) property boundaries; (2) runways or helicopter takeoff and landing areas; and (3) runway protection zones or helicopter approach/departure zones.
 - (b) Airspace surfaces in accordance with Federal Aviation Regulations, Part 77.
 - (c) Activity forecasts, including the number of operations by each type of aircraft proposed to use the facility.
 - (d) Proposed flight track locations and projected noise contours or other relevant noise impact data.
 - (e) A map showing existing and planned land uses in the vicinity of the proposed airport or heliport.
 - (f) Identification and proposed mitigation of impacts on surrounding land uses.

2. *Substance of Review* - When reviewing airport master plans, the Commission shall determine whether activity forecasts or proposed facility development identified in the plan differ from the forecasts and development assumed for that airport in this *Airport Land Use Compatibility Plan*. Attention should specifically focus on:
 - (a) Activity forecasts that are: (1) significantly higher than those in the *Airport Land Use Compatibility Plan*; or which (2) include a higher proportion of larger or noisier aircraft.
 - (b) Proposals to: (1) construct a new runway or helicopter takeoff and landing area; (2) change the length, width, or landing threshold location on an existing runway; or (3) establish an instrument approach procedure.
 3. *Consistency Determination* - The Commission shall determine whether the proposed airport master plan is consistent with the *Airport Land Use Compatibility Plan*. The Commission shall base its determination of consistency on findings that the forecasts and development identified in the airport master plan would not result in greater noise, overflight, and safety impacts or height restrictions on surrounding land uses than are presently assumed in the *Airport Land Use Compatibility Plan*.
- 3. Plans for New Airports or Heliports**
1. *Project Submittal Information* - When submitted to the Commission for review, a proposal for a new airport or heliport shall include the same types of information required by Paragraph 2.1.
 2. *Substance of Review* - In reviewing proposals for new airports and heliports, the Commission shall focus on the noise, safety, overflight, and height limit impacts upon surrounding land uses.
 - (a) Other types of environmental impacts (e.g., air quality, water quality, natural habitats, vehicle traffic, etc.) are not within the scope of Commission review.

(b) The Commission shall evaluate the adequacy of the facility design (in terms of federal and state standards) only to the extent that it affects surrounding land use.

(c) The Commission must base its review on the proposed airfield design. The Commission does not have the authority to require alterations to the airfield design.

3. *Airport/Land Use Relationships* - The review shall examine the relationships between existing and planned land uses in the vicinity of the proposed airport or heliport and the impacts that the proposed facility would have upon these land uses. Questions to be considered should include:

(a) Would the existing or planned land uses be considered incompatible with the airport or heliport if the latter were already in existence?

(b) What measures are included in the airport or heliport proposal to mitigate the noise, safety, and height restriction impacts on surrounding land uses? Such measures might include: (1) location of flight tracks so as to minimize the impacts; (2) other operational procedures to minimize impacts; (3) acquisition of property interests (fee title or easements) on the impacted land.

3. SUPPORTING COMPATIBILITY CRITERIA

1. Noise

1. *Projected Noise Levels* - The evaluation of airport/land use noise compatibility shall consider the *future* Community Noise Equivalent Level (CNEL) contours of each airport. These contours are calculated based upon aircraft activity forecasts which are set forth in adopted airport master plans or which are considered by the Commission to be plausible (refer to Chapter 4 for noise exposure maps). The Commission should periodically review the projected noise level contours and update them if appropriate.

2. *Application of Noise Contours* - The locations of CNEL contours are one of the factors used to define compatibility zone boundaries and criteria. It is intended that noise compatibility criteria be applied

at the general plan, specific plan, or other broad-scale level. Because of the inherent variability of flight paths and other factors that influence noise emissions, the depicted contour boundaries are not absolute determinants of the compatibility or incompatibility of a given land use. Noise contours can only quantify noise impacts in a general manner; except on large parcels or blocks of land, they should *not* be used as site design criteria.

3. *Noise Exposure in Residential Areas* - The maximum CNEL considered normally acceptable for residential uses in the vicinity of the airports covered by this plan is 60 dBA.
4. *Noise Exposure for Other Land Uses* - Noise level standards for compatibility with other types of land uses shall be applied in the same manner as the above residential noise level criteria. Examples of acceptable noise levels for other land uses in an airport's vicinity are presented in Table 2B.
5. *Other Noise Factors* - The extent of outdoor activity associated with a particular land use is an important factor to be considered in evaluating its compatibility with airport noise. In most locations, noise level reduction measures are only effective in reducing interior noise levels.
6. *Single-Event Noise Levels* - Single-event noise levels should be considered when evaluating the compatibility of highly noise-sensitive land uses such as schools, libraries, and outdoor theaters. Single-event noise levels are particularly important in areas which are regularly overflown by aircraft, but which do not produce significant CNEL contours. Flight patterns for each airport (illustrated in Chapter 4) should be considered in the review process. Acoustical studies or on-site noise measurements may be required to assist in determining the compatibility of sensitive uses.

2. Safety

1. *Objective* - The intent of land use safety compatibility criteria is to minimize the risks associated with an off-airport aircraft accident or emergency landing.
 - (a) Risks both to people and property in the vicinity of an airport and to people on board the aircraft shall be considered. -

- (b) More stringent land use controls shall be applied to the areas with greater potential risk.
- 2. *Risks to People on the Ground* - The principal means of reducing risks to people on the ground is to restrict land uses so as to limit the number of people who might gather in areas most susceptible to aircraft accidents.
 - (a) A method for determining the concentration of people for various land uses is provided in Appendix C.
- 3. *Land Uses of Particular Concern* - Land uses of particular concern are ones in which the occupants have reduced effective mobility or are unable to respond to emergency situations. Schools, hospitals, nursing homes, and other uses in which the majority of occupants are children, the elderly, and the handicapped shall be prohibited within Compatibility Zones A, B, and C.
- 4. *Other Risks* - Any use involving the potential for aboveground explosion or the release of toxic or corrosive materials shall be prohibited in Compatibility Zones A and B.
- 5. *Open Land* - In the event that an aircraft is forced to land away from an airport, the risks to the people on board can best be minimized by providing as much open land area as possible within the airport vicinity. This concept is based upon the fact that the large majority of aircraft accidents occurring away from an airport runway are controlled emergency landings in which the pilot has reasonable opportunity to select the landing site.
 - (a) To qualify as open land, an area must be: (1) free of structures and other major obstacles such as walls, large trees, and overhead wires; and (2) have minimum dimensions of at least 75 feet by 300 feet. Roads and automobile parking lots are acceptable as open land areas if they meet the preceding criteria.
 - (b) Open land requirements for each compatibility zone are to be applied with respect to the entire zone. Individual parcels may be too small to accommodate the minimum-size open area requirement. Consequently, the identification of open land areas must initially be accomplished at the general plan or specific plan level or as part of large-acreage projects.

- (c) Clustering of development and providing contiguous landscaped and parking areas is encouraged as a means of increasing the size of open land areas.
- (d) Building envelopes and the approach zones should be indicated on all development plans and tentative maps within an airport's planning area in order to assure that individual development projects provide the open land areas identified in a general plan, specific plan, or other large-scale plan.

3. **Airspace Protection**

1. *Height Limits* - The criteria for limiting the height of structures, trees and other objects in the vicinity of an airport shall be set in accordance with Part 77, Subpart C, of the Federal Aviation Regulations and with the United States Standard for Terminal Instrument Procedures (TERPS). Airspace plans for each airport which depict the critical areas for airspace protection are provided in Chapter 4.
2. *Avigation Easement Dedication* - The owner of any property proposed for development within Compatibility Zones A and B shall be required to dedicate an avigation easement to the jurisdiction owning the airport.
 - (a) The avigation easement shall: (1) provide the right of flight in the airspace above the property; (2) allow the generation of noise and other impacts associated with aircraft overflight; (3) restrict the height of structures, trees and other objects; (4) permit access to the property for the removal or aeronautical marking of objects exceeding the established height limit; and (5) prohibit electrical interference, glare, and other potential hazards to flight from being created on the property. An example of an avigation easement is provided in Appendix E.
 - (b) Within Compatibility Zones A and B, height restrictions of less than 35 feet may be required.
 - (c) The ALUC adopted an Avigation Easement and Release which is in Exhibit E-4 in the appendices.

3. *Minimum Restriction* - Other than within Compatibility Zones A and B, no restrictions shall be set which limit the height of structures, trees, or other objects to less than 35 feet above the level of the ground on which they are located even if the terrain or objects on the ground may penetrate Federal Aviation Regulations Part 77 surfaces.

In locations within Compatibility Zones C and D where the ground level exceeds or comes within 35 feet of a Part 77 surface, dedication of an aviation easement limiting heights to 35 feet shall be required in accordance with Paragraph 3. (This policy may be applicable to future airports; there are no such locations near the existing airports in Imperial County.)

3. *FAA Notification* - Proponents of a project which may exceed a Part 77 surface must notify the Federal Aviation Administration as required by FAR Part 77, Subpart B, and by the California State Public Utilities Code Sections 21658 and 21659. (Notification to the Federal Aviation Administration under FAR Part 77, Subpart B, is required even for certain proposed construction that does not exceed the height limits allowed by Subpart C of the regulations. Refer to Appendix B for the specific Federal Aviation Administration notification requirements.)

(a) Local jurisdictions shall inform project proponents of the requirements for notification to the Federal Aviation Administration.

(b) The requirement for notification to the Federal Aviation Administration shall not necessarily trigger review of an individual project by the Airport Land Use Commission if the project is otherwise in conformance with the compatibility criteria established in the *Airport Land Use Compatibility Plan*.

(c) Any project coming before the Airport Land Use Commission for reason of height-limit issues shall include a copy of FAR Part 77 notification to the Federal Aviation Administration.

4. *Other Flight Hazards* - Land uses which may produce hazards to aircraft in flight shall not be permitted within any airport's planning area. Specific characteristics to be avoided include: (1) glare or distracting lights which could be mistaken for airport lights; (2) sources of dust, steam, or smoke which may impair pilot visibility; (3)

sources of electrical interference with aircraft communications or navigation; and (4) any use which may attract large flocks of birds, especially landfills and certain agricultural uses.

4. Overflight

1. *Nature of Impact* - All locations within an airport's planning area are regarded as potentially subject to routine aircraft overflight. Although sensitivity to aircraft overflights varies from individual to individual, overflight sensitivity is particularly important within residential land uses.

- (a) Local jurisdictions shall establish some method of providing notification to prospective buyers of new residential property within an airport's planning area (all compatibility zones). Appropriate measures may include requiring the dedication of avigation or overflight easements, deed noticing, or real estate disclosure statements. Regardless of the methods chosen, the notification shall: (1) indicate the general characteristics of current and projected future airport activity; (2) note that the property is subject to routine overflight by aircraft at low altitudes (at or below traffic pattern altitude); and (3) provide positive assurance that a prospective buyer has received this information. (Refer to Chapter 9 for examples of buyer awareness measures that can be implemented by local land use jurisdictions.)

- (b) Local jurisdictions are encouraged to extend the above or similar buyer awareness program to existing residential property within the airport planning areas.

Land Use Conversion - The compatibility of uses in the airport planning areas shall be preserved to the maximum feasible extent. In large part because of the existing agricultural character of Imperial County, there is presently a high degree of land use compatibility among the existing and planned land uses in the vicinity of the airports in the County. The conversion of land from existing or planned agricultural, industrial or commercial use to residential uses within any airport's traffic area (Compatibility Zones A, B, and C) is strongly discouraged.

Table 2A
Compatibility Criteria

Imperial County Airport Land Use Compatibility Plan

Zone	Location	Impact Elements	Maximum Densities		Required Open Land ³
			Residential (dū/ac) ¹	Other Uses (people/ac) ²	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> High risk High noise levels 	0	10	All Remaining
B1	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway Substantial noise 	0.1	100	30%
B2	Extended Approach/Departure Zone	<ul style="list-style-type: none"> Significant risk - aircraft commonly below 800 ft. AGL Significant noise 	1	100	30%
C	Common Traffic Pattern	<ul style="list-style-type: none"> Limited risk - aircraft at or below 1,000 ft. AGL Frequent noise intrusion 	6	200	15%
D	Other Airport Environs	<ul style="list-style-type: none"> Negligible risk Potential for annoyance from overflights 	No Limit	No Limit	No Requirement

Zone	Additional Criteria		Examples	
	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses ⁴	Uses Not Normally Acceptable ⁵
A	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Hazards to flight⁶ 	<ul style="list-style-type: none"> Dedication of aviation easement 	<ul style="list-style-type: none"> Aircraft tie-down apron Pastures, field crops, vineyards Automobile parking 	<ul style="list-style-type: none"> Heavy poles, signs, large trees, etc.
B1 and B2	<ul style="list-style-type: none"> Schools, day care centers, libraries Hospitals, nursing homes Highly noise-sensitive uses Above ground storage Storage of highly flammable materials Hazards to flight⁶ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR⁷ of 25 dBA in residential and office buildings Dedication of aviation easement 	<ul style="list-style-type: none"> Uses in Zone A Any agricultural use except ones attracting bird flocks Warehousing, truck terminals Single-story offices 	<ul style="list-style-type: none"> Residential subdivisions Intensive retail uses Intensive manufacturing or food processing uses Multiple story offices Hotels and motels
C	<ul style="list-style-type: none"> Schools Hospitals, nursing homes Hazards to flight⁶ 	<ul style="list-style-type: none"> Dedication of overflight easement for residential uses 	<ul style="list-style-type: none"> Uses in Zone B Parks, playgrounds Low-intensity retail, offices, etc. Low-intensity manufacturing, food processing Two-story motels 	<ul style="list-style-type: none"> Large shopping malls Theaters, auditoriums Large sports stadiums Hi-rise office buildings
D	<ul style="list-style-type: none"> Hazards to flight⁶ 	<ul style="list-style-type: none"> Deed notice required for residential development 	<ul style="list-style-type: none"> All except ones hazardous to flight 	

Table 2A Continued Compatibility Criteria

Imperial County Airport Land Use Compatibility Plan

NOTES

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| <p>1 Residential development should not contain more than the indicated number of dwelling units per gross acre. Clustering of units is encouraged as a means of meeting the Required Open Land requirements.</p> <p>2 The land use should not attract more than the indicated number of people per acre at any time. This figure should include all individuals who may be on the property (e.g., employees, customers/visitors, etc.). These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses.</p> <p>3 See Policy 2.5.</p> | <p>4 These uses typically can be designed to meet the density requirements and other development conditions listed.</p> <p>5 These uses typically do not meet the density and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative location exists.</p> <p>6 See Policy 3.4</p> <p>7 NLR = Noise Level Reduction; i.e., the attenuation of sound level from outside to inside provided by the structure.</p> |
|--|--|

BASIS FOR COMPATIBILITY ZONE BOUNDARIES

The following general guidelines are used in establishing the Compatibility Zone boundaries for each civilian airport depicted in Chapter 3. Modifications to the boundaries may be made to reflect specific local conditions such as existing roads, property lines, and land uses. Boundaries for NAF El Centro are modified in recognition of the differences between civilian and military aircraft characteristics and flight tracks.

- A The boundary of this zone for each airport is defined by the runway protection zones (formerly called runway clear zones) and the airfield building restriction lines.

Runway protection zone dimensions and locations are set in accordance with Federal Aviation Administration standards for the proposed future runway location, length, width, and approach type as indicated on an approved Airport Layout Plan. If no such plan exists, the existing runway location, length, width, and approach type are used.

The building restriction line location indicated on an approved Airport Layout Plan is used where such plans exist. For airports not having an approved Airport Layout Plan, the zone boundary is set at the following distance laterally from the runway centerline:

Visual runway for small airplanes	370 feet
Visual runway for large airplanes	500 feet
Nonprecision instrument runway for large airplanes	500 feet
Precision instrument runway	750 feet

These distances allow structures up to approximately 35 feet height to remain below the airspace surfaces defined by Federal Aviation Regulations Part 77.

- B1 The outer boundary of the Approach/Departure Zone is defined as the area where aircraft are commonly below 400 feet above ground level (AGL). For visual runways, this location encompasses the base leg of the traffic pattern as commonly flown. For instrument runways, the

altitudes established by approach procedures are used. Zone B1 also includes areas within 1,000 feet laterally from the runway centerline.

- B2 The Extended Approach/Departure Zone includes areas where aircraft are commonly below 800 feet AGL on straight-in approach or straight-out departure. It applies to runways with more than 500 operations per year by large aircraft (over 12,500 pounds maximum gross takeoff weight) and/or runway ends with more than 10,000 total annual takeoffs.

- C The outer boundary of the Common Traffic Pattern Zone is defined as the area where aircraft are commonly below 1,000 feet AGL (i.e., the traffic pattern and pattern entry points). This area is considered to extend 5,000 feet laterally from the runway centerline and from 5,000 to 10,000 feet longitudinally from the end of the runway primary surface. The length depends upon the runway classification (visual versus instrument) and the type and volume of aircraft accommodated. For runways having an established traffic solely on one side, the shape of the zone is modified accordingly.

- D The outer boundary of the Other Airport Environs Zone conforms with the adopted Planning Area for each airport.

sm/Imcrit.

**Table 2B
Noise Compatibility Criteria**

CNEL, dBA					
LAND USE CATEGORY	50-55	55-60	60-65	65-70	70-75
Residential					
single family, nursing homes, mobile homes,	+	0	-	--	--
multi-family, apartments, condominiums	++	+	0	-	--
Public					
schools, libraries, hospitals,	+	0	-	-	-
churches, auditoriums, concert halls,	++	++	++	++	0
transportation, parking, cemeteries					
Commercial and Industrial					
offices, retail trade,	++	+	0	0	-
service commercial, wholesale trade, warehousing,	++	++	+	0	0
light industrial, general manufacturing, utilities,	++	++	++	+	+
extractive industry					
Agricultural and Recreational					
cropland	++	++	++	++	+
livestock breeding	++	+	0	0	-
parks, playgrounds, zoos	++	+	+	0	-
golf courses, riding stables,	++	++	+	0	0
water recreation	++	+	+	0	-
outdoor spectator sports	+	0	-	-	-
amphitheaters					
LAND USE AVAILABILITY	INTERPRETATION/COMMENTS				
++ Clearly Acceptable	The activities associated with the specified land use can be carried out with essentially no interference from the noise exposure.				
+ Normally Acceptable	Noise is a factor to be considered in that slight interference with outdoor activities may occur. Conventional construction methods will eliminate most noise intrusions upon indoor activities.				
0 Marginally Acceptable	The indicated noise exposure will cause moderate interference with outdoor activities and with indoor activities when windows are open. The land use is acceptable on the conditions that outdoor activities are minimal and construction features which provide sufficient noise attenuation are used (e.g., installation of air conditioning so that windows can be kept closed). Under other circumstances, the land use should be discouraged.				
- Normally Unacceptable	Noise will create substantial interference with both outdoor and indoor activities. Noise intrusion upon indoor activities can be mitigated by requiring special noise insulation construction. Land uses which have conventionally constructed structures and/or involve outdoor activities which would be disrupted by noise should generally be avoided.				
-- Clearly Unacceptable	Unacceptable noise intrusion upon land use activities will occur. Adequate structural noise insulation is not practical under most circumstances. The indicated land use should be avoided unless strong overriding factors prevail and it should be prohibited if outdoor activities are involved.				

RC/sm/ALUCT2B.

Individual Airport Policies and Compatibility Maps

GENERAL

The Compatibility Maps contained in this chapter are to be used in conjunction with the Compatibility Criteria set forth in Table 2A.

The Compatibility Zones shown on each map represent areas in which the land use compatibility concerns are similar in character. The zone boundaries reflect a composite of the four basic compatibility concerns - noise, safety, overflight, and airspace.

Initially, the impact area for each of these compatibility concerns was delineated for a set of runways having different approach types (visual versus straight-in nonprecision), type of civilian aircraft accommodated (single-engine and light twins versus turboprops, business jets, etc.), and activity level. Next, several composite templates were prepared. These templates were then applied to each airport runway and modified to take into account aircraft traffic pattern restrictions, distinct geographic features on the ground, and other factors peculiar to each individual airport. Zone boundaries for Naval Air Facility El Centro were developed from maps contained in the *Air Installation Compatible Use Zones* report for that airport.

INDIVIDUAL AIRPORT POLICIES

The policies listed in Chapter 2 are intended to apply broadly to all of the airports in Imperial County. In some instances, however, policies addressing concerns specific to a single airport are necessary. Such policies are presented on the following pages.