

**2013-2021 HOUSING ELEMENT**

***HOUSING PROGRAM***



## City of Calexico

### 2013-2021 Housing Element of the General Plan Section 3 Table of Contents

A. Introduction.....	3-1
B. Housing Program Description.....	3-1
Program Category #1: Describe Actions to Make Sites Available to Accommodate the City's Share of the Regional Housing Need and Encourage the Development of a Variety of Housing Types.....	3-4
1. Housing Needs, Goals, Policies and Objectives.....	3-4
2. Housing Programs.....	3-5
Program #1 – Land Use Element/Project Implementation.....	3-5
Program #2 – Infill Housing Development Incentives.....	3-5
Program #3 – No Net Loss Program.....	3-6
Program #4 – Zoning Ordinance Amendments to Encourage a Variety of Housing.....	3-6
4.1 Single Room Occupancy Housing.....	3-6
4.2 Transitional and Supportive Housing.....	3-7
4.3 Employee and Farm Employee Housing.....	3-7
4.4 Second Units.....	3-8
Program Category #2: Assist in the Development of Adequate Housing to Meet the Needs Of Extremely Low-, Very Low-, Low- and Moderate-Income Households.....	3-8
1. Housing Needs, Goals, Policies and Objectives.....	3-8
2. Housing Programs.....	3-9
Program #5 – Calexico Housing Authority Rental Assistance for Cost Burdened Lower Income Households.....	3-9
Program #6 – City of Calexico HOME-Funded Tenant Based Rental Assistance.....	3-10
Program #7 – Affordable Rental Housing Construction Program.....	3-10
Program #8 – First Time Homebuyer Program.....	3-10
Program #9 – Developmentally Disabled Outreach Program.....	3-10
Program #10 – Extremely Low Income Housing Program.....	3-11
Program #11 – Affordable Housing Developer Partnership Program.....	3-12
Program Category #3: Address and, Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement & Development of Housing.....	3-13
1. Housing Needs, Goals, Policies and Objectives.....	3-13
2. Housing Programs.....	3-14
Program #12 – Zoning Ordinance Amendments to Remove Governmental Constraints on Housing for Persons with Disabilities.....	3-14
12.1 Reasonable Accommodation Procedure.....	3-14
12.2 Group Homes Licensed Under the Provisions of the Health & Safety Code.....	3-14

Program #13 – Zoning Ordinance Amendment to Remove Governmental Constraints on Housing Affordability – Density Bonus Ordinance.....	3-15
Program Category #4: Conserve and Improve the Condition of the Existing Stock of Affordable Housing.....	3-15
1. Housing Needs, Goals, Policies and Objectives.....	3-15
2. Housing Programs.....	3-16
Program #14 – Housing Code Enforcement Program.....	3-16
Program #15 – Housing Rehabilitation Loan Program.....	3-16
Program Category #5: Promote Housing Opportunities for All Persons.....	3-17
1. Housing Needs, Goals, Policies and Objectives.....	3-17
2. Housing Programs.....	3-18
Program #16 – Fair Housing Services Program.....	3-18
Program #17 – Fair Housing Information Program.....	3-18
Program Category #6: Preserve Lower Income Assisted Housing Developments.....	3-19
1. Housing Needs, Goals, Policies and Objectives.....	3-18
2. Housing Program.....	3-20
Program #18 – At-Risk Housing Preservation Program.....	3-20
Program Category #7: Encourage Energy Conservation.....	3-20
1. Housing Needs, Goals, Policies and Objectives.....	3-20
2. Housing Program.....	3-21
Program #19 – Energy Conservation Program.....	3-21
C. Summary of Quantified Objectives.....	3-22
D. Beneficial Impacts.....	3-22

**List of Tables**

3-1	City of Calexico – 2013-2021 Housing Program Summary.....	3-2
3-2	City of Calexico Quantified Objectives: 2013-202.....	3-22

## SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

### A. INTRODUCTION

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

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

The housing program must:

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

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

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

### B. HOUSING PROGRAM DESCRIPTION

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

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

- CDD – Community Development Department
- ELI – Extremely low income
- LI – Low income
- VL – Very low income
- HOME – HOME Partnerships Program
- HUD – U.S. Department of Housing and Urban Development
- CDBG – Community Development Block Grant funds
- LIHTC – Low Income Housing Tax Credits

**SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

**Table 3-1  
City of Calexico – 2013-2021 Housing Program Summary**

Individual Programs	Responsible Implementing Agency	Objective	Time Schedule	Funding Source(s)
<b>Adequate Housing Sites</b>				
1. Land Use Element/Project Implementation	Community Development Department – Planning Division	Implement the Land Use Element and specific projects	October 2013 – October 2021	General Fund for CDD Planning staff
2. Infill Housing Incentives Program	City Manager's Office – Housing Division Community Development Department – Planning Division	Adoption of program	June-July 2014	General Fund for CDD Planning staff and Sustainable Communities Planning Grant for Housing Division staff
3. No Net Loss Program	Community Development Department – Planning Division	Establish the evaluation procedure to monitor housing capacity	June-July 2014	General Fund for CDD Planning staff
4. Zoning Ordinance Amendments to Provide a Variety of Housing Types	Community Development Department – Planning Division	Adopted amendments	June-July 2014	General Fund for CDD Planning staff
<b>Affordable Housing</b>				
5. Calexico Housing Authority Rental Assistance for Cost Burdened Lower Income Households	Housing Authority of the City of Calexico	50 LI, 110 VL, and 330 ELI families	October 2013 – October 2021	Section 8 contract with HUD, Public Housing and other funding sources
6. City of Calexico HOME-Funded Tenant Based Rental Assistance	City Manager's Office – Housing Division	10 LI, 10 VLI, and 50 ELI families	Applications submitted in 2014 and 2018	General Fund for Housing Division staff State HOME Funds
7. Affordable Rental Housing Construction Program	City Manager's Office – Housing Division	20 LI, 20 VLI, and 10 ELI families	Application submitted in 2015 or 2016	General Fund for Housing Division staff State HOME Funds
8. First Time Homebuyer Assistance Program	City Manager's Office – Housing Division	20 families	October 2013 – October 2021	General Fund for Housing Division staff State CDBG, CalHome and HOME funds
9. Outreach Program for Persons with Disabilities	City Manager's Office – Housing Division	Coordinate with San Diego Regional Center	Implement outreach components October 15, 2015	General Fund for Housing Division staff

**SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS.**

**Table 3-1 - continued  
City of Calexico – 2013-2021 Housing Program Summary**

Individual Programs	Responsible Implementing Agency	Objective	Time Schedule	Funding Source(s)
<b>Affordable Housing continued</b>				
10. Extremely Low Income Housing Program	City Manager's Office – Housing Division Housing Authority of the City of Calexico	645 families	October 2013 - October 2021	HUD Section 8, Public Housing, CDBG, HOME, CalHome and other funding sources
11. Affordable Housing Developer Partnership Program	City Manager's Office – Housing Division	Program implemented	January 2015	General Fund for Housing Division staff
<b>Remove Governmental Constraints</b>				
12. Zoning Ordinance Amendments to Remove Governmental Constraints on Housing for Persons with Disabilities	Community Development Department– Planning Division	Adopted Reasonable Accommodation Procedure and Licensed Group Homes	June-July 2014	General Fund for CDD Planning Division staff
13. Zoning Ordinance Amendments to Remove Governmental Constraints on Housing Affordability	Community Development Department– Planning Division	Adopted Density Bonus Ordinance	October 15, 2014	General Fund for CDD Planning Division staff
<b>Improve Housing Conditions</b>				
14. Housing Code Enforcement Program	Community Development Department – Building Division	2-3 new cases per month	October 2013 – October 2021	General Fund for CDD Building Division staff
15. Housing Rehabilitation Loan Program	City Manager's Office – Housing Division	20 housing units	October 2013 – October 2021	CDBG, CalHome, or Other Non-City Funds
<b>Promote Fair Housing</b>				
16. Fair Housing Services Program	City Manager's Office – Housing Division Inland Fair Housing & Mediation Board	Program implemented	October 2013 – October 2021	General Fund for Housing Division staff and Inland Workshops and Training
17. Fair Housing Information Program	City Manager's Office – Housing Division	Information disseminated	June-July 2014	General Fund for Housing Division staff
<b>At-Risk Housing Preservation</b>				
18. Affordable Housing Preservation Program	City Manager's Office – Housing Division	Preserve 337 affordable housing units	October 2013- October 2021	General Fund and other housing funds when available
<b>Promote Energy Conservation</b>				
19. Energy Conservation Program	Community Development Department – Planning Division and Building Division	Program implemented	October 2013 – October 2021	General Fund for CDD Planning and Building staff

**SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

**PROGRAM CATEGORY #1:**

**DESCRIBE ACTIONS TO MAKE SITES AVAILABLE TO ACCOMMODATE THE CITY'S SHARE OF THE REGIONAL HOUSING NEED AND ENCOURAGE THE DEVELOPMENT OF A VARIETY OF HOUSING TYPES**

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

*Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's ... share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory ... without rezoning...*

*Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing single-room occupancy units, emergency shelters, and transitional housing.*

**1. Housing Needs, Goals, Policies and Objectives**

SCAG's Regional Housing Needs Assessment has allocated a new housing construction need of 3,224 housing units, as follows:

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

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
408	409	489	490	1,428	3,224

The Sites Inventory and Analysis demonstrates that there are sufficient sites to meet the housing needs listed above. Amendments to the Zoning Ordinance are needed to expand the variety of housing types.

**Goals**

- Achieve balanced growth in the City by designating suitable sites for residential development.
- Accommodate the housing needs of all income groups as quantified by Regional Housing Needs Assessment (January 2014 - October 2021).
- Facilitate the construction of the maximum feasible number of housing units for all income groups.

**Policies**

- Use the Land Use Element of the General Plan and the Zoning Ordinance to ensure the availability of adequate sites for a variety of housing types and for all income groups.
- Promote the provision of both purchase and rental housing to meet the needs of families of all sizes.

## SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

- Encourage the development of housing to meet the needs of elderly, large family, and female-headed households.
- Promote and encourage more intensive use of under-utilized land for residential construction, particularly within walking distance of downtown Calexico.
- Encourage mixed-use housing and commercial development in downtown Calexico.
- Investigate adaptive reuse of vacant commercial structures in the downtown area for housing, possibly in a mixed-use fashion.
- Implement an infill development strategy through development incentives.

### New Construction Objectives

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
10	20	20	856	994	1,900

## 2. Housing Programs

### Program #1 – Land Use Element/Project Implementation

The City has sufficient sites to accommodate its share of the regional housing, as summarized below:

- Five vacant sites/projects with a combined capacity of 1,672 housing units accommodate the above moderate income housing need of 1,428 housing units. Residential densities range from about 2 to 6 dwelling units per acre.
- Four vacant sites/projects with a combined capacity of 1,802 housing units accommodate the moderate income housing need of 490 housing units. Residential densities range from about 12 to 14 dwelling units per acre.
- Six sites with a combined capacity of 1,695 housing units accommodate the lower income housing need of 1,306 housing units. Residential densities range from 20 to 30 dwellings per acre.

Program #1, which will continue to implement the Land Use Element and specific project approvals, will be administered by the Planning Division throughout the 2013-2021 planning period.

### Program #2 – Infill Housing Development Incentives

The State Department of Conservation awarded the City a Sustainable Communities Planning Grant. One component of the Grant is to encourage and incentivize infill, mixed use housing in Downtown Calexico. As part of the Grant work program, the City will identify key infill development opportunities and then post on its website the infill sites that are eligible to receive development incentives. Aerials, maps, development regulations and assessor information will be posted on the City's website. A description will be given of the incentives to encourage infill development such as waiving utility, capacity and infrastructure fees as well as density bonuses and permitting a 3-story height limit.

Program #2 will be implemented by the Housing Division and Planning Division. The infill housing incentives will be adopted by June-July 2014.

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

### **Program #3 - No Net Loss Program**

The No Net Loss Program implements Government Code Section 65863 and is modeled after a program description prepared by HCD. The purpose of the program is to ensure that the sites identified in the *2013-2021 Housing Element* continue to accommodate the City's share of the regional housing need throughout the planning period. The following activities comprise the program:

- Monitor annually the sites inventory to determine the amount, type and size of development on the sites identified in the *2013-2021 Housing Element*.
- Develop and implement a formal ongoing (project-by-project, parcel-by-parcel) evaluation procedure pursuant to Government Code Section 65863
- Report on the number of extremely low, very low, low, moderate and above-moderate income housing units constructed annually.
- Update the vacant and underutilized parcels inventory to assist developers in identifying land suitable for residential development.
- In the event that a site is approved for development of a use or density other than that described in the *2013-2021 Housing Element*, the City will identify sufficient additional, adequate, and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

The evaluation procedure to implement Government Code Section 65863 will be established by June-July 2014. A description of the program accomplishments will be included in the Annual Housing Element Progress Reports. The program will be implemented by the Planning Division on an ongoing basis throughout the 2013-2021 planning period.

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

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

- Single Room Occupancy Housing
- Transitional and Supportive Housing
- Employee Housing
- Second Units

#### **4.1 Single Room Occupancy Housing**

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

- The unit shall have a living room of not less than 220 square feet (20.4 m<sup>2</sup>) of floor area. An additional 100 square feet (9.3 m<sup>2</sup>) of floor area shall be provided for each occupant of such unit in excess of two.
- The unit shall be provided with a separate closet.
- The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

- The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

The SRO unit size may be in the range of 220 to 500 square feet.

The Planning Division plans to have the SRO housing Zoning Ordinance amendment adopted by June-July 2014.

### **4.2 Transitional and Supportive Housing**

HCD guidance states:

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

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

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

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

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

### **4.3 Employee and Farm Employee Housing**

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. HCD guidance indicates that employee housing shall not be included within the zoning definition of a

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone.

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

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

### **4.4 Second Units**

The City will revise the Second Unit zoning provisions to comply with Government Code Section 65852.2(a)(3) which requires an application for a second-unit permit to be considered ministerially without discretionary review. The timeline for enacting the zoning provisions is June-July 2014.

#### **PROGRAM CATEGORY #2:**

**ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE- INCOME HOUSEHOLDS**

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

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

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

### **1. Housing Needs, Goals, Policies and Objectives**

Cost burden or overpaying, which is defined as spending 30% or more of gross household income for housing including utilities, is the most severe need experienced by lower income households. Cost burden is adversely impacting the quality of life of 2,240 lower income renters and 1,424 lower income owners. There also is a need for new housing units for 1,306 lower-income and 490 moderate-income households.

#### **Goals**

- Support the provision of adequate housing to meet the needs of all economic segments of the community.
- Reduce the number of cost burdened lower income households.
- Reduce the number of crowded lower income households.
- Increase the number of lower income, first-time homebuyers.

## SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

### Policies

- Employ a range of housing densities to provide housing for all economic segments of the community
- Assist private developers, non-profit organizations, and public agencies involved in the provision of affordable housing in identifying and assembling sites suitable for the development of lower income households, including extremely low income, and moderate-income housing.
- Encourage the inclusion of lower income, including extremely low income and moderate-income units in privately sponsored multi-family housing developments.
- Provide rental assistance to extremely low-, very low, and low- income households through programs administered by the Housing Authority of the City of Calexico and City of Calexico.
- Continue to provide financial assistance available to first time homebuyers.
- Continue to defer development fees for all proposed housing units affordable to lower income households.
- Pursue state and federal programs and funding sources designed to expand housing opportunities for lower income, including extremely low, and moderate income households, including first-time homebuyers, farm workers, the elderly, and the handicapped.
- Apply for CDBG and other HUD funds to provide affordable housing opportunities for lower income, including extremely low, and moderate-income households.

### Housing Assistance Objectives\*

Extremely Low	Very Low	Low	Total
390	140	100	630

\*includes Section 8 assisted families (227), public housing units (263), tenant based rental assistance (70), first-time homebuyer assistance (20), and affordable rental housing units (50).

## 2. Housing Programs

### Program #5 – Calexico Housing Authority Rental Assistance for Cost Burdened Lower Income Households

The Housing Authority of the City of Calexico administers two programs which address the rental assistance needs of extremely low and very low income families. The Housing Authority operates 263 public housing units in a combination of single-family homes, multiplexes, and a 98-unit apartment building. In addition, it provides rental assistance to 227 families through the Section 8 Housing Choice Voucher Program.

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

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

### **Program #6 – City of Calexico HOME-Funded Tenant Based Rental Assistance**

In 2006, the State awarded the City \$500,000 of HOME funds to support 35 families through what is called tenant based rental assistance. TBRA is a rental subsidy program that enables lower income families to afford housing costs such as rent, utility costs, security deposits, and/or utility costs. During the planning period, the Housing Division plans to apply twice for HOME funds. Each application will be for \$500,000 and assist 35 families. The applications will be submitted in 2014 and 2018, respectively.

### **Program #7 – Affordable Rental Housing Construction Program**

The Housing Division will support and apply for funds to facilitate the construction of affordable rental housing. The most likely funding sources include: 1) Low Income Housing Tax Credits (LIHTC) and 2) State HOME Funds. HCD has awarded the City HOME funds which have supported the construction of 52 senior units and 48 family units.

During the planning period, the Housing Division plans to work with a private affordable housing developer and apply for HOME funds to support the construction of at least 50 housing units. The application will be submitted in either 2015 or 2016 following completion of Program #11 - Affordable Housing Developer Partnership Program.

An additional application may be submitted between 2015/2016 and the end of the planning period in October 2021. However, because the City has recently received two State HOME fund awards and the overall decrease of such funds, it may be possible for the City to obtain funds for only one more project during the planning period.

To the extent allowed by the funding program regulations, the City will target all or a percentage of the affordable housing units to farmworker households.

### **Program #8 – First Time Homebuyer Program**

The First Time Homebuyer Program is funded by the State of California CDBG, CalHome, and HOME programs to assist low to moderate income families. The programs offer down payment assistance to first time homebuyer qualified applicants for purchase of an existing qualifying home in the City of Calexico.

Eligible first time homebuyers may qualify for a down payment assistance of up to \$40,000. The buyer must provide a down payment equal to at least 3% of the purchase price. The interest rate is 1%. The City records a second Deed of Trust and promissory note to the property.

The Housing Division will continue this program during the planning period. It is estimated that 20 first time homebuyers will be assisted during the 2013-2021 planning,

### **Program #9 – Developmentally Disabled Outreach Program**

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

HCD guidance indicates that there are a number of housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

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

In addition, through Program #11, the City will identify affordable housing developers that have addressed or could address the needs of developmentally disabled persons. The City will work with one or more developers to prepare a strategy for addressing the needs of developmentally disabled persons. The Housing Division also will coordinate with the San Diego Regional Center to identify qualified developers. SDRC contracts with two different non-profit corporations to assist clients with accessing affordable housing. One of these non-profit housing corporations is working with local affordable housing developers to increase the availability of affordable housing options for people with developmental disabilities. SDRC also contracts with a non-profit agency to assist clients who are interested in pursuing homeownership. (Source: San Diego Regional Center, *Demographic Information*, February 28, 2013, page 3)

Among the City/developer/SDRC affordable housing strategies that will be explored are the following:

Mixed-population housing: One possible strategy that will be explored in depth is affordable, *mixed population* housing. A model for this approach – which was recently completed in neighboring El Centro – involved Chelsea Investment Corp. as developer and financing from the City, Low Income Housing Tax Credits, and Mental Health Services Act. The latter funding source provided the final balance of the gap financing needed to complete the project. Mixed population could accommodate the needs of developmentally disabled persons.

SRO Housing: This strategy results in the development of SRO housing units in a 1- or -2 story single-family dwelling. A model for this approach was recently completed in the City of Monterey Park. Six SRO units were developed by a non-profit specializing in addressing the housing and service needs of developmentally disabled adults. Financing sources included CDBG, RDA and HOME funds.

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

### **Program #10 – Extremely Low Income Housing Program**

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

### **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

- Program #5 – Calexico Housing Authority Rental Assistance Programs – 330 extremely low income households
- Program #6 – City Tenant Based Rental Assistance Housing Program – 50 extremely low income households
- Program #7 – Affordable Rental Housing Construction Program – 10 extremely low income households
- Program #9 – Developmentally Disabled Outreach Program – an unknown number of extremely low income persons
- Program #14 – Housing Rehabilitation Loan Program – 5 extremely low income households
- Program #18 – Affordable Housing Preservation Program – 250 extremely low income households

#### **Program #11 – Affordable Housing Developer Partnership Program**

The Housing Division will implement an Affordable Housing Developer Partnership Program in order to promote housing for low and moderate income households. The goal of this program is to encourage developers to address a variety of Calexico's housing needs.

With respect to implementation of Program #11, the Housing Division has already:

- Compiled a list of affordable housing developers who have developed projects in Calexico and all other cities located within Imperial County
- Identified the type of affordable housing developed (large family, senior, special needs)
- Type of financing (HOME, Low Income Housing Tax Credits)
- Developer contact information (addresses, lead person(s))

The Housing Division will transmit by no later than mid-year 2014 a survey to the affordable housing developers to:

- Determine the kinds of affordable housing communities they believe could/should be developed in Calexico.
- Identify the funding sources they intend to apply for
- Types of assistance that could/should be provided by the City to facilitate affordable housing development (e.g. expedited processing; density bonus units; fee waivers, reductions, or deferrals; reduced parking, etc.)

During the fourth quarter of 2014, the Housing Division will meet with interested developers to craft a development strategy to address Calexico's housing needs. That strategy then will guide the submittal of State HOME program funding applications (Program #7).

This program will be fully implemented by January 2015 or approximately one year after adoption of the *2013-2021 Housing Element*.

## SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

### **PROGRAM CATEGORY #3:**

**ADDRESS AND, WHERE APPROPRIATE AND LEGALLY POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING**

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

*Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.*

*The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities'*

### **1. Housing Needs, Goals, Policies and Objectives**

The governmental constraints analysis found that the City needs to enact both a reasonable accommodation procedure and a density bonus ordinance.

#### **Goals**

- Facilitate the maintenance, improvement, and development of housing commensurate with local needs.
- Attain barrier and constraint free governmental codes, ordinances, and policies.
- Enact codes, ordinances, and policies that lead to the improvement of the housing status of residents.

#### **Policies**

- Remove existing governmental constraints to the maintenance, preservation, improvement and development of housing.
- Affirmatively further housing goals through City codes, ordinances and policies that enhance the housing quality of life experienced by residents.
- Require that adequate public and private services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.
- Continue expedited processing of residential development proposals and permits.
- Allow applicants of special needs housing to request reduced parking requirements.

#### **Objectives**

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

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

### **2. Housing Programs**

#### **Program #12 – Zoning Ordinance Amendments to Remove Governmental Constraints on Housing for Persons with Disabilities**

##### **12.1 Reasonable Accommodation Procedure**

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

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

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

The Planning Division plans to have the reasonable accommodation procedure adopted by June-July 2014.

##### **12.2 Group Homes Licensed Under the Provisions of the Health & Safety Code**

Group homes licensed under the provisions of the California Health & Safety Code include:

- Intermediate care facilities for individuals who have developmental disabilities (Health and Safety Code Section 1267.8)
- Residential facilities for persons with disabilities and for abused children (Health and Safety Code Section 1566.3, and Welfare and Institution Code Section 5116)
- Residential care facility for the elderly (Health and Safety Code Section 1569.85)
- Alcoholism and drug treatment facilities (Health and Safety Code Section 11834.23)
- Residential facilities for persons with chronic life threatening illness (Health and Safety Code Section 1568.0831)

When such licensed group homes house six or fewer persons, they must be treated the same as a family dwelling. Furthermore, they must be a permitted use in the same zones that permit single family homes. For example, if single-family homes are permitted in the MF zones, then residential care facilities also need to be permitted.

The Zoning Ordinance will be amended to add a definition of licensed group homes and to list the residential zones in which such homes are permitted.

The Planning Division plans to have the zoning provisions adopted by June-July 2014.

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

### **Program #13 – Zoning Ordinance Amendment to Remove Governmental Constraints on Housing Affordability – Density Bonus Ordinance**

Government Code Section 65915(a) states:

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

The Zoning Ordinance does not include density bonus provisions. Therefore, the City will enact an ordinance to meet the density bonus law requirements by October 2014.

<p><b>PROGRAM CATEGORY #4:</b> <b><i>CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF AFFORDABLE HOUSING</i></b></p>
---

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

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

#### **1. Housing Needs, Goals, Policies and Objectives**

A 2007 *Housing Condition Survey* is a reliable indicator of the numbers of housing units in need of rehabilitation or replacement. Based on that Survey and the numbers of housing units improved since then, the housing rehabilitation need is most likely between 2,600 to 2,800 housing units. The housing replacement need most likely is between 10 and 20 housing units.

##### **Goals**

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

##### **Policies**

- Continue to implement the Housing Code Enforcement Program.
- Continue to implement a Housing Rehabilitation Loan Program.
- Encourage continued maintenance of currently sound housing through a local information and assistance program.
- Utilize the code enforcement capabilities of the City to ensure that proprietors renting unsanitary and unsafe housing units correct identified code violations.
- Encourage the rehabilitation of substandard dwelling units instead of requiring their demolition, whenever possible, to preserve the existing affordable housing stock.

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

- Continue to use available state and federal funds for housing rehabilitation, in a manner that will benefit the largest number of lower income households, including extremely low income.
- Allow utilization of rehabilitation assistance funds to alleviate overcrowded conditions.
- Allow use of rehabilitation assistance funds to remove architectural barriers in residences occupied by handicapped persons.
- Minimize and prevent where possible the displacement of residents due to City assisted rehabilitation activities.
- Pursue the removal and replacement of substandard units, which cannot be rehabilitated.

### **Objectives**

- Corrected housing code violations at an average level of 2-3 per month for all income levels. The total annual objective is 24-36 corrected code violations
- Rehabilitation of 20 existing housing units occupied by extremely low- (5), very low- (5), and low- (10) income homeowners.

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

## **2. Housing Programs**

### **Program #14 – Housing Code Enforcement**

The Building Division enforces all City codes and inspects properties that have housing violations. The purpose of code enforcement is to safeguard life, health, property and public welfare. With respect to existing housing, the Municipal Code includes:

- Chapter 15.08 Uniform Housing Code
- Chapter 15.18 Abatement of Dangerous Buildings

Section 1001 of the Uniform Housing Code identifies 13 conditions that comprise a substandard building. These conditions range from Inadequate Sanitation to Improper Occupancy. Chapter 2 of the Uniform Building Code authorizes the building official to enforce all provisions of the code.

Section 302 of the Abatement of Dangerous Buildings Code describes 18 conditions which constitute a dangerous building. The code authorizes the building official to abate dangerous buildings.

### **Program #15 – Housing Rehabilitation Loan Program**

The Calexico Housing Rehabilitation Loan Program helps low income homeowners correct code violations. The Housing Rehabilitation Loan Program was developed to encourage qualified applicants to improve their property and thus upgrade and preserve the City's residential neighborhoods. The program works to create a better place to live by enhancing the quality of life for low income families and preserving the existing housing stock.

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

The program must be used to correct building, fire, health, and safety deficiencies. General "eligible" improvements desired by the homeowner may also be included. The program is strictly designed for low income residents.

The low interest loan program allows expenditures for:

- Handicap provisions (bath/ramps)
- Hazardous structural or safety conditions
- Hazardous wiring
- Faulty plumbing
- Roofing
- Replace windows/doors/flooring
- Exterior paint and stucco

Funding is provided to the City by the State Housing and Community Development Block Grant Program.

<p><b>PROGRAM CATEGORY: #5</b> <b>PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS</b></p>
---

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

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

### **1. Housing Needs, Goals, Policies and Objectives**

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

#### **Goal**

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

#### **Policies**

- Continue to promote fair housing opportunities through the City's participation in the State Community Development Block Grant Program.
- Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.
- Promote greater awareness of tenant and proprietor rights.
- Utilize local fair housing agencies to promptly and aggressively investigate any complaints involving housing discrimination

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

### **Objectives**

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

#### **2. Housing Programs**

##### **Program #16 – Fair Housing Services Program**

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

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

##### **Program #17– Fair Housing Information Program**

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

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

The City will add to its links the following resource:

*California Department of Fair Employment and Housing*  
[www.dfeh.ca.gov](http://www.dfeh.ca.gov)

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

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

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

The accessibility requirements of the Fair Housing Act are often misunderstood by developers and builders. To increase a better understanding of these requirements, the City will post on its website the following recent document:

- U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity and U.S. Department of Justice, Civil Rights Division, *Joint Statement on Accessibility (Design and Construction) Requirements for Covered Multifamily Dwellings Under the Fair Housing Act*, April 30, 2013

The Housing Division also will make the above information as well as other fair housing information available at the following locations: Calexico Library; Calexico Housing Authority; Calexico Chamber of Commerce; and Calexico Community Center.

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

<p><b>PROGRAM CATEGORY #6: PRESERVE LOWER INCOME ASSISTED HOUSING DEVELOPMENTS</b></p>
--

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

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

### **1. Housing Needs, Goals, Policies and Objectives**

At-risk housing refers to affordable rental housing that may convert to market rate housing between 2013 and 2023. The California Housing Partnership Corporation data base indicates 337 rental housing units located in seven apartment communities are at-risk of conversion to market rate housing.

#### **Goal**

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

#### **Policies**

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

#### **Objectives**

- Preserve 337 affordable housing units at risk of conversion to market rate housing.

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

### **2. Housing Program**

#### **Program #18 – At-Risk Housing Preservation Program**

The program consists of the following actions:

Monitor Units at Risk: Maintain contact with providers and owners to monitor the status of the seven existing at-risk developments (337 housing Units) since they may lose their subsidies. The housing is assisted by the following two programs:

- Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program of the National Housing Act
- Section 515 of the Housing Act of 1949, as amended

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

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

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

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

<b>PROGRAM CATEGORY #7: ENCOURAGE ENERGY CONSERVATION</b>
---

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

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

### **1. Housing Needs, Goals, Policies and Objectives**

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

## **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

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

### **Goal**

- Reduce residential energy usage within the City and thereby reduce overall housing costs.

### **Policies**

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

### **Energy Conservation Objective**

- Reduce energy consumption.

## **2. Housing Program**

### **Program #19 – Energy Conservation Program**

The City's Energy Conservation Program is comprised of the following actions:

- Utilize the development review process to incorporate energy conservation techniques in the siting and design of proposed residences.
- Adopt a green building ordinance to encourage the incorporation of more stringent energy conservation techniques in building and development projects in the City.
- Continue to require that all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code.
- Continue to allow energy conservation measures, as improvements eligible for assistance under the City's residential rehabilitation program, including repairs to faulty plumbing, hazardous structural and safety improvements, roofing, and windows.
- Assist in distributing information to the public regarding free home energy audits and other programs of the Imperial Irrigation District (IID).
- Implement the energy conservation measures of the City's Sustainable Communities Planning Grant.

## SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

The City was awarded a Sustainable Communities Planning Grant. One key element of the Grant Work Program is the development and adoption of energy conservation measures. The Grant Work Program is targeted for completion by mid-year 2015.

### C. SUMMARY OF QUANTIFIED OBJECTIVES

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

**Table 3-2**  
**City of Calexico**  
**Quantified Objectives: 2013-2021**

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	10	20	20	856	994	1,900
Rehabilitation	5	5	10	-	-	20
Conservation	380	120	60	-	-	560
Preservation	250	50	37	-	-	337

The construction objective for extremely low, very low and low income households is based on implementation of the affordable housing programs described earlier.

The rehabilitation objective is based on implementation of the Housing Rehabilitation Loan Program.

The conservation objective is based on the continued available of rental assistance from the Housing Authority of the City of Calexico and tenant based rental assistance.

The preservation objective refers to maintaining the affordability of 337 rental units in seven apartment complexes.

### D. BENEFICIAL IMPACTS

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

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

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

### **SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

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

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

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

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