SCAG

INNOVATING FOR A BETTER TOMORROW

PRE-CERTIFIED

LOCAL HOUSING DATA

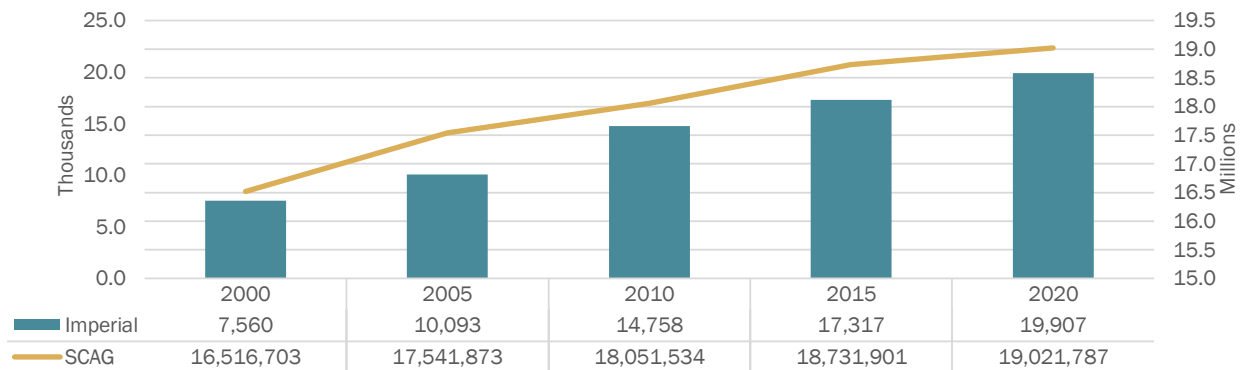FOR THE CITY OF **IMPERIAL**

AUGUST 2020

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Pre-Certified Local Housing Data for Imperial

Developed by SCAG and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.

This report contains a wide range of jurisdiction-level data elements intended to provide an understanding housing need experienced in Imperial as a part of its 6th cycle housing element update. Data sources are noted below each table or figure.

## I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS

Population Trend, 2000-2020

	2000	2005	2010	2015	2020
Imperial	7,560	10,093	14,758	17,317	19,907
SCAG	16,516,703	17,541,873	18,051,534	18,731,901	19,021,787

CA DOF E-5 Population and Housing Unit Estimates

Imperial has a 2020 total population of 19,907 including 31 living in group quarters according to the California Department of Finance. The chart above describes the population trend in Imperial from 2000 to 2020. Over this period Imperial had an annual growth rate of 4.8% compared to 0.7% for the region.

Current Population by Age and Sex
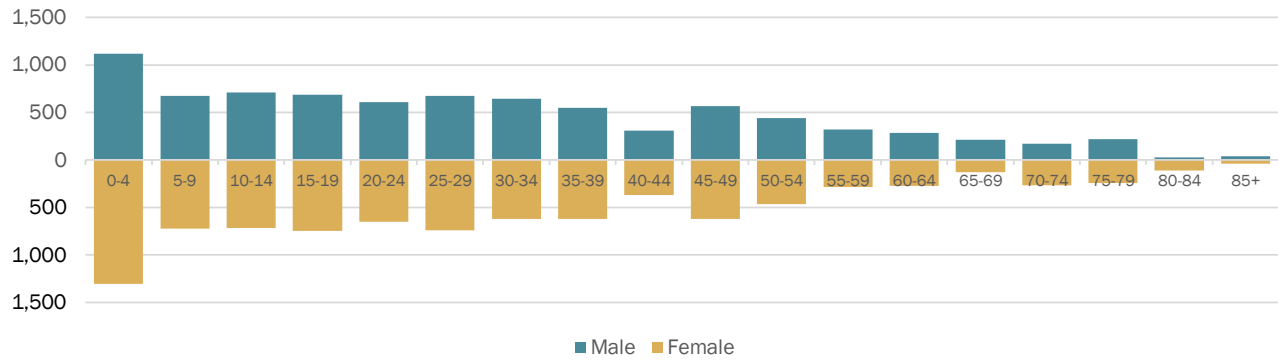
American Community Survey 2014-2018 5-year estimates

The population of Imperial is 48% male and 52% female. The share of the population of Imperial which is under 18 years of age is 35.3%, which is higher than the regional share of 23.4%. Imperial's seniors (65 and above) make up 8.5% of the population, which is lower than the regional share of 13%.

Employment by Industry
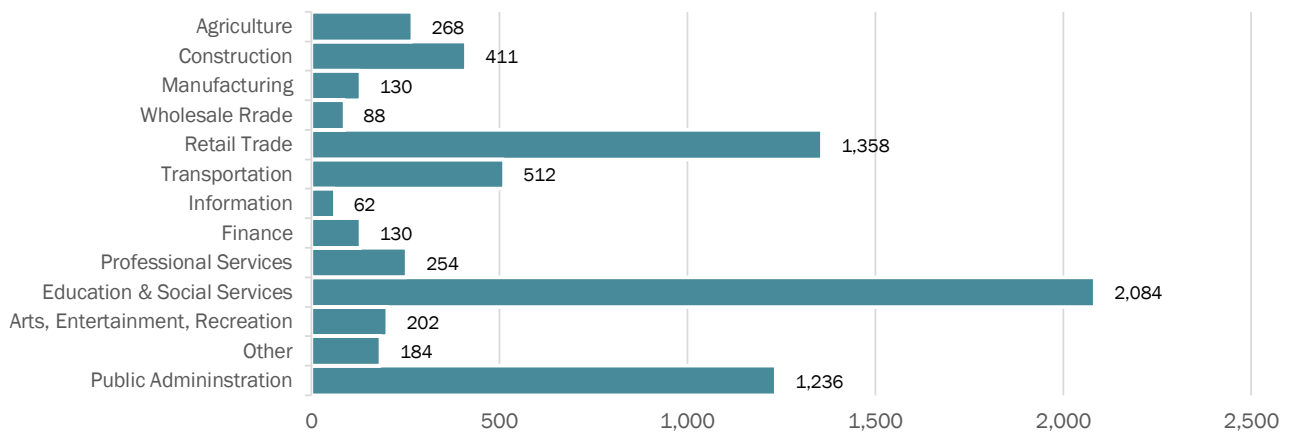
American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

Imperial has 6,919 workers living within its borders who work across 13 major industrial sectors. The chart above provides detailed employment information. The most prevalent industry is Education & Social Services with 2,084 employees (30.1% of total) and the second most prevalent industry is Retail trade with 1,358 employees (19.6% of total).

Employment by Occupation

	Management	Services	Sales	Natural Resources	Production
■ Imperial	33.2%	18.6%	27.3%	9.3%	11.6%
■ SCAG	34.2%	19.6%	22.8%	8.8%	14.6%

■ Imperial ■ SCAG
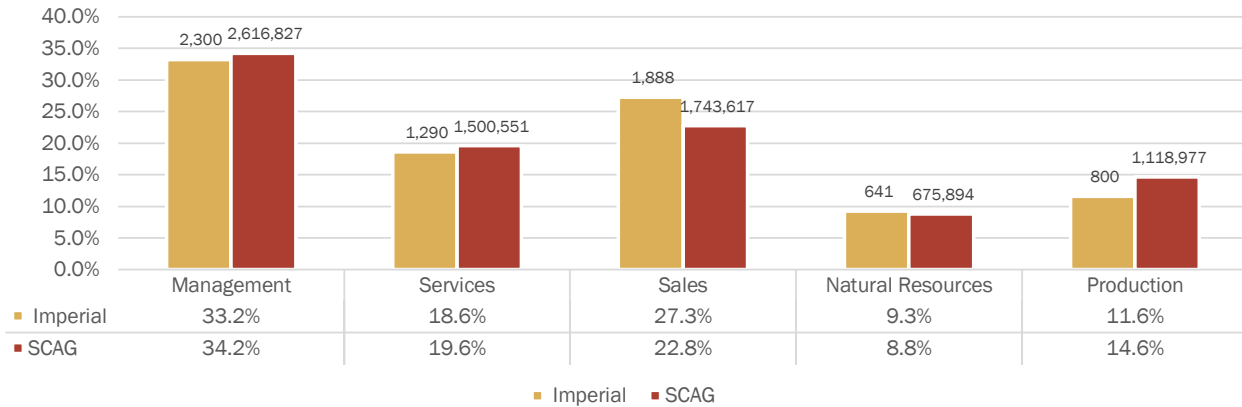
American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

In addition to understanding the industries in which the residents of Imperial work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Imperial is Management, in which 2,300 (33.2% of total) employees work. The second-most prevalent type of work is in Sales, which employs 1,888 (27.3% of total) in Imperial.

Farmworkers

Farmworkers by Occupation:

| Imperial	Percent of total Imperial workers:	SCAG Total	
133	1.92%	57,741	Total jobs: Farming, fishing, and forestry occupations
27	0.57%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Imperial	Percent of total Imperial workers:	SCAG Total	
245	3.54%	73,778	Total in agriculture, forestry, fishing, and hunting
117	2.48%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply.
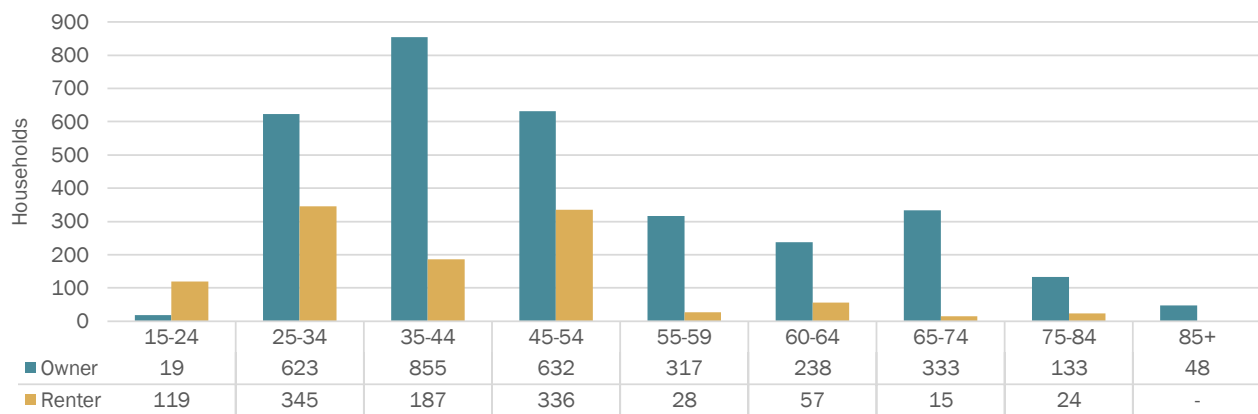
Housing Tenure
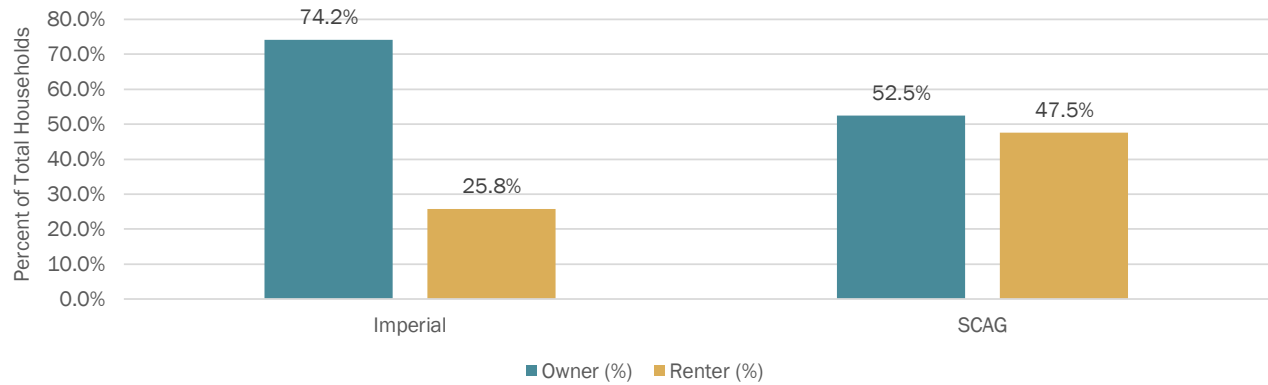
American Community Survey 2014-2018 5-year estimates.

Housing security can depend heavily on housing tenure, i.e. whether homes are owned or rented. Imperial's housing stock consists of 4,309 total units, 3,198 of which are owner-occupied and 1,111 of which are renter-occupied. The share of renters in Imperial is lower than in the SCAG region overall.

Housing Tenure By Age

	15-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
Owner	19	623	855	632	317	238	333	133	48
Renter	119	345	187	336	28	57	15	24	-

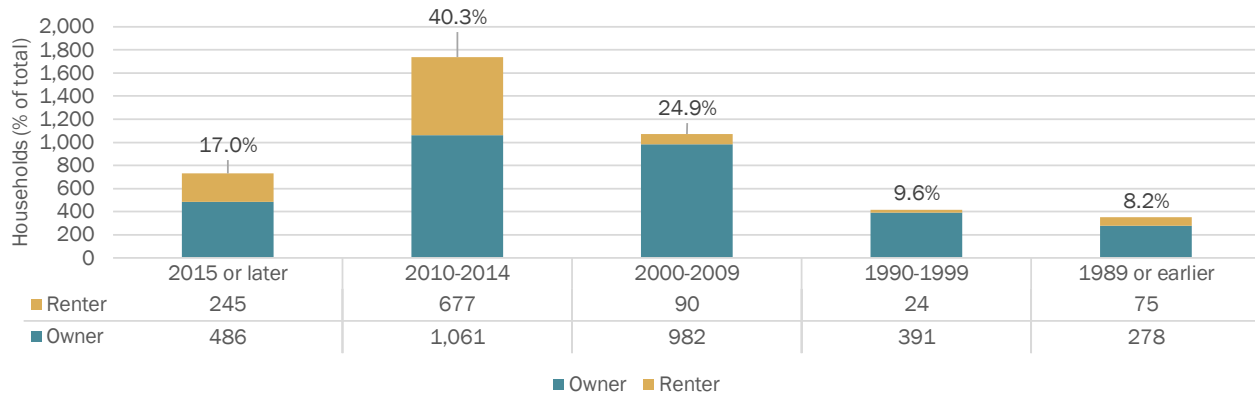*American Community Survey 2014-2018 5-year estimates.*

In many places, housing tenure varies substantially based on the age of the householder. In Imperial, the age group where renters outnumber owners the most is 15-24 (by 72.5%). The age group where owners outnumber renters the most is 85+ (by 100%).

Housing Tenure by Year Moved to Current Residence

|	2015 or later	2010-2014	2000-2009	1990-1999	1989 or earlier
Renter	245	677	90	24	75
Owner	486	1,061	982	391	278

■ Owner ■ Renter

American Community Survey 2014-2018 5-year estimates.

Across the SCAG region, the most common move-in period was 2010-2014 (31.9%) followed by 2000-2009 (26.1%). In Imperial, the period during which most people started living in their current residence was 2010-2014 (40.3%) followed by 2000-2009 (24.9%).

II. SPECIALIZED HOUSEHOLD NEEDS: LARGE FAMILIES, SENIORS, AND FEMALE-HEADED

Households by Household Size

■ Renter ■ Owner ■ Total
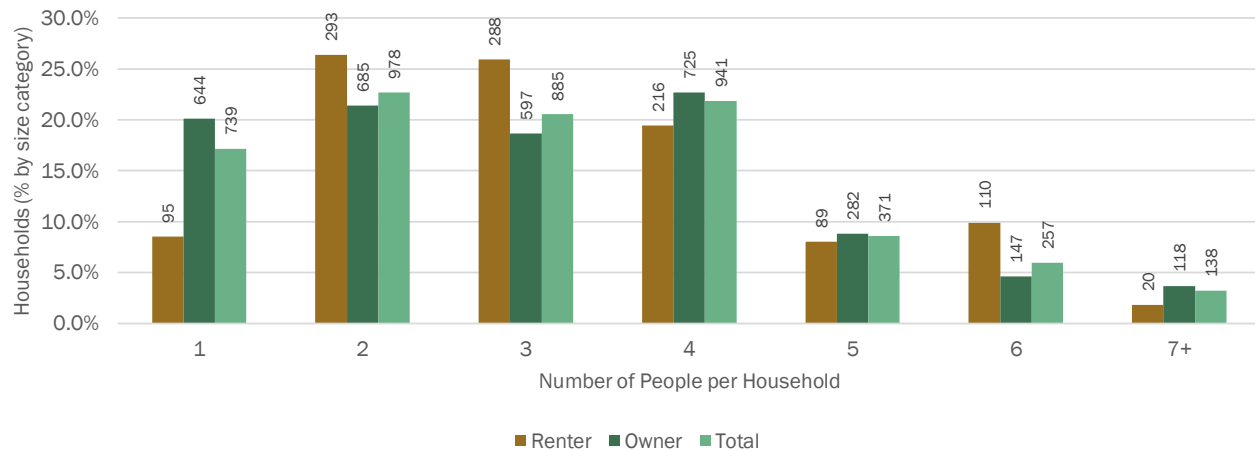
American Community Survey 2014-2018 5-year estimates.

This chart illustrates the range of household sizes in Imperial for owners, renters, and overall. The most commonly occuring household size is of two people (22.7%) and the second-most commonly occuring household is of four people (21.8%). Imperial has a lower share of single-person households than the SCAG region overall (17.2% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (3.2% vs. 3.1%).

## Female Headed Households (FHH)
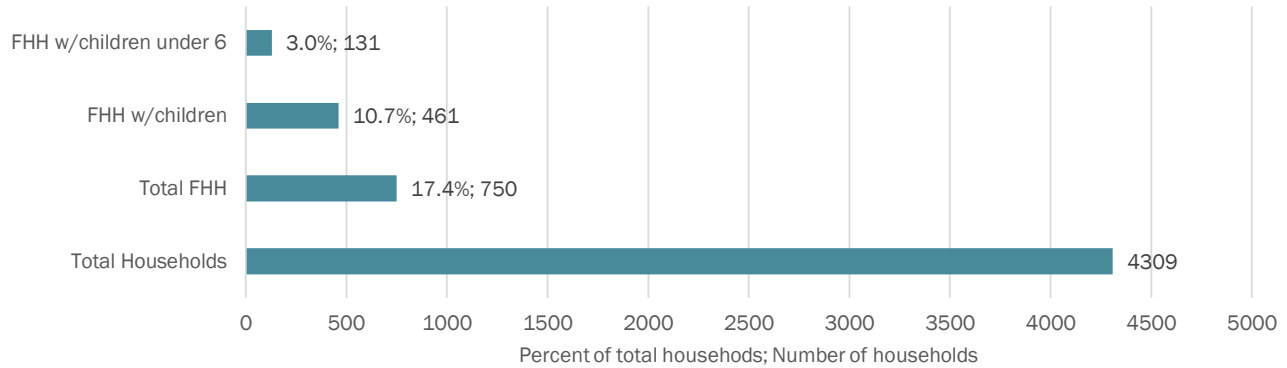
American Community Survey 2014-2018 5-year estimates.

Statute requires analysis of specialized housing needs, including female-headed households in an effort to ensure adequate childcare or job training services. Of Imperial's 4,309 total households, 17.4% are female-headed (compared to 14.3% in the SCAG region), 10.7% are female-headed and with children (compared to 6.6% in the SCAG region), and 3% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Households by Poverty Status
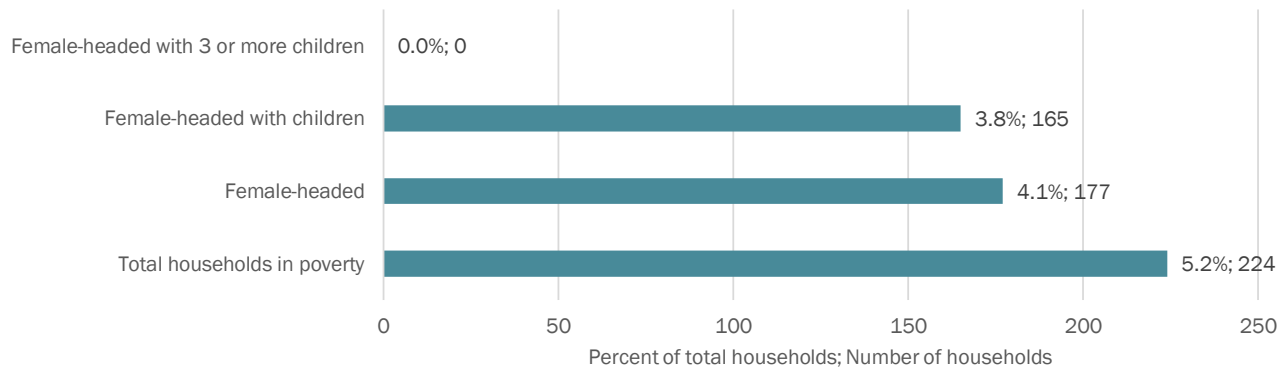
American Community Survey 2014-2018 5-year estimates.

5.2 percent of Imperial's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. More information can be found at M256. In 2018, a single individual under 65 was considered in poverty with a money income below $13,064/year while the threshold for a family consisting of 2 adults and 2 children was $25,465/year.

Elderly Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	30	25	55	7.8%
	30-50% HAMFI	95	25	120	17.0%
	50-80% HAMFI	50	15	65	9.2%
	80-100% HAMFI	20	0	20	2.8%
	> 100% HAMFI	445	0	445	63.1%
	TOTAL	640	65	705	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Statute requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of Imperial's 705 such households, 7.8% earn less than 30% of the surrounding area income, (comared to 24.2% in the SCAG region), 24.8% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

III. PEOPLE EXPERIENCING HOMELESSNESS

|	Sheltered	Unsheltered	Total
	0	0	0

■ Imperial

2019 city and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not avialable in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely undercount true totals.

#N/A

IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

Disability by Type
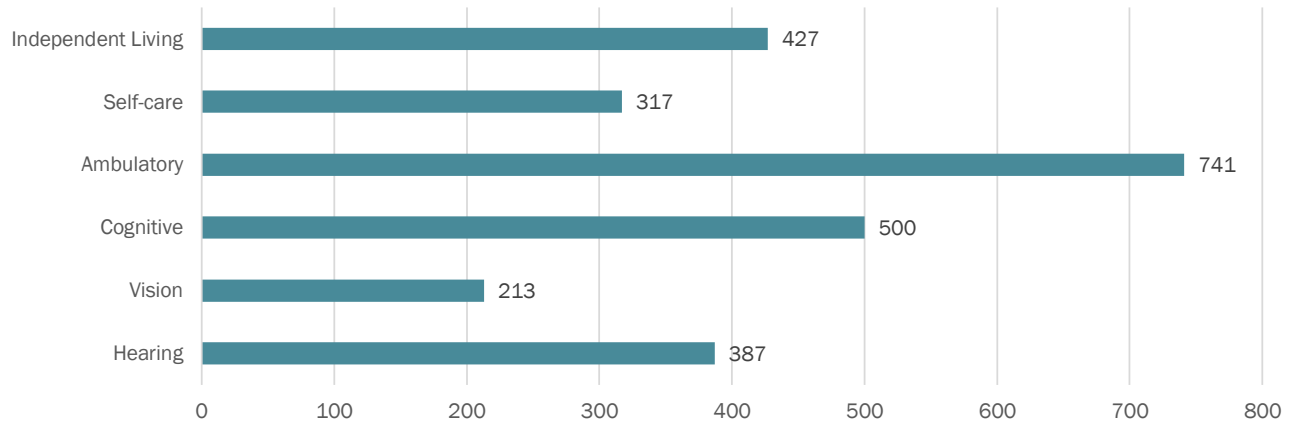
American Community Survey 2014-2018 5-year estimates.

Disability data also provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.

Disability by Type - Seniors (65 and over)
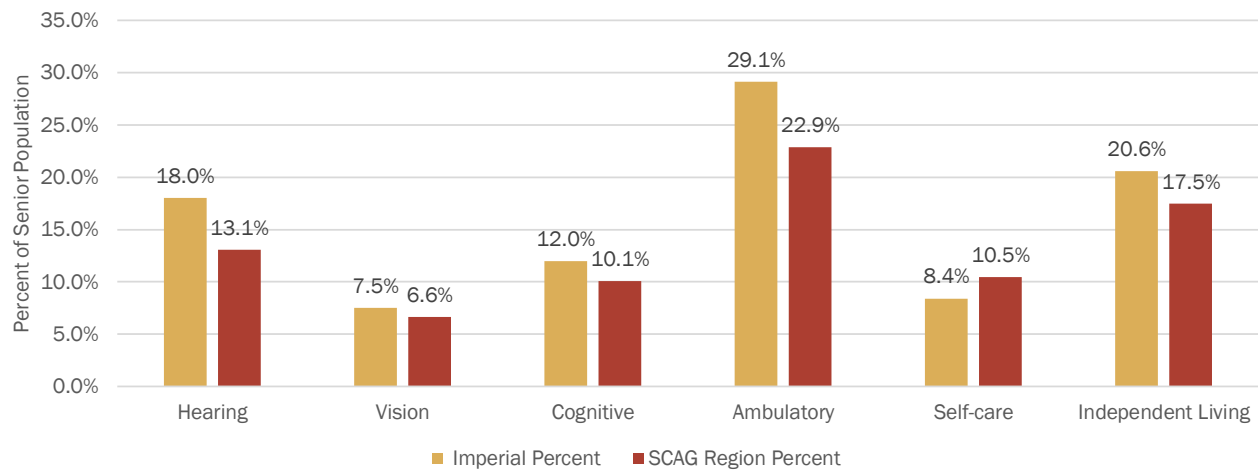
American Community Survey 2014-2018 5-year estimates.

In Imperial, the most commonly occuring disability amongst seniors 65 and older was an ambulatory disability, experienced by 29.1% of Imperial's seniors (and 22.9% of seniors in the SCAG region).

Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	116	24%	6,598	72%
Unemployed	37	8%	927	10%
Not in Labor Force	332	68%	1,646	18%
TOTAL	485		9,171	

American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Imperial, 23.9% of the population with a disability is employed, compared to 71.9% of the non-disabled population.
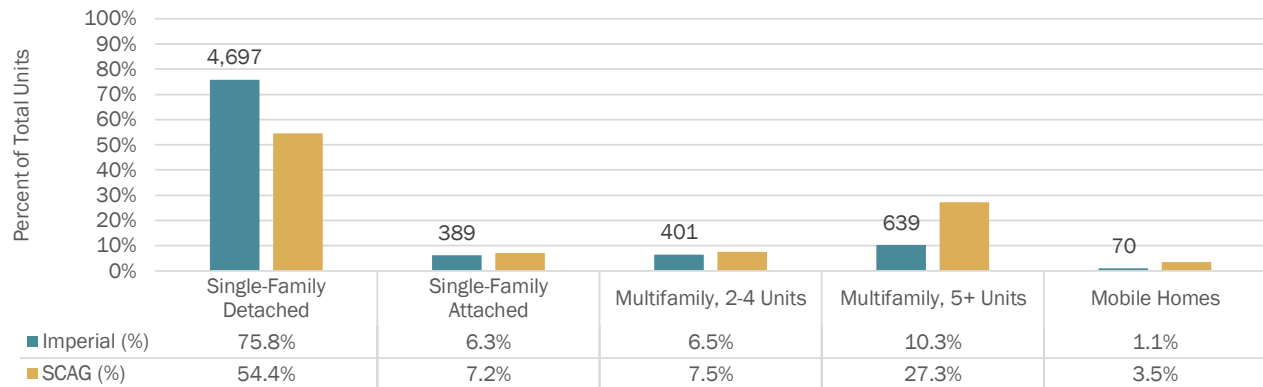
Developmental Disabilities

		Imperial
By Residence:	Home of Parent/Family/Guardian	Unavailable
	Independent/Supported Living	Unavailable
	Community Care Facility	Unavailable
	Intermediate Care Facility	Unavailable
	Foster/Family Home	Unavailable
	Other	Unavailable
By Age:	0 - 17 Years	Unavailable
	18+ Years	Unavailable
TOTAL		0

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

The California Department of Developmental Services also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.

V. HOUSING STOCK CHARACTERISTICS

Housing Type

	Single-Family Detached	Single-Family Attached	Multifamily, 2-4 Units	Multifamily, 5+ Units	Mobile Homes
Imperial (%)	75.8%	6.3%	6.5%	10.3%	1.1%
SCAG (%)	54.4%	7.2%	7.5%	27.3%	3.5%

CA DOF E-5 Population and Housing Unit Estimates

The chart above provides detailed information on the housing stock in Imperial, which has a total of 6,196 housing units. The most prevalent housing type in Imperial is single-family detached with 4,697 units. The share of all single-family units in Imperial is 82.1%, which is higher than the 61.7% share in the SCAG region. Out of the total housing units in Imperial, there are 5,557 occupied-units, which equates to a 10.3% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 3.577.
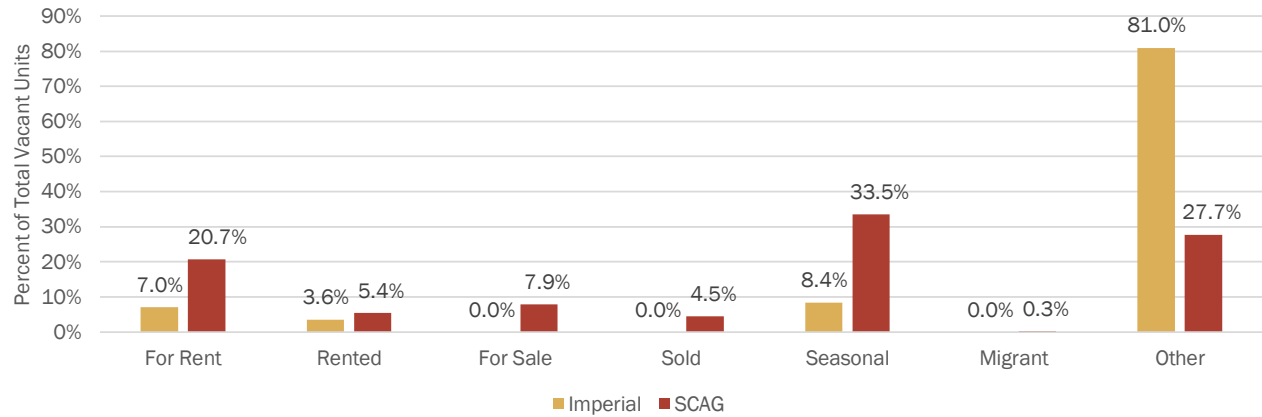
Housing Type Trend
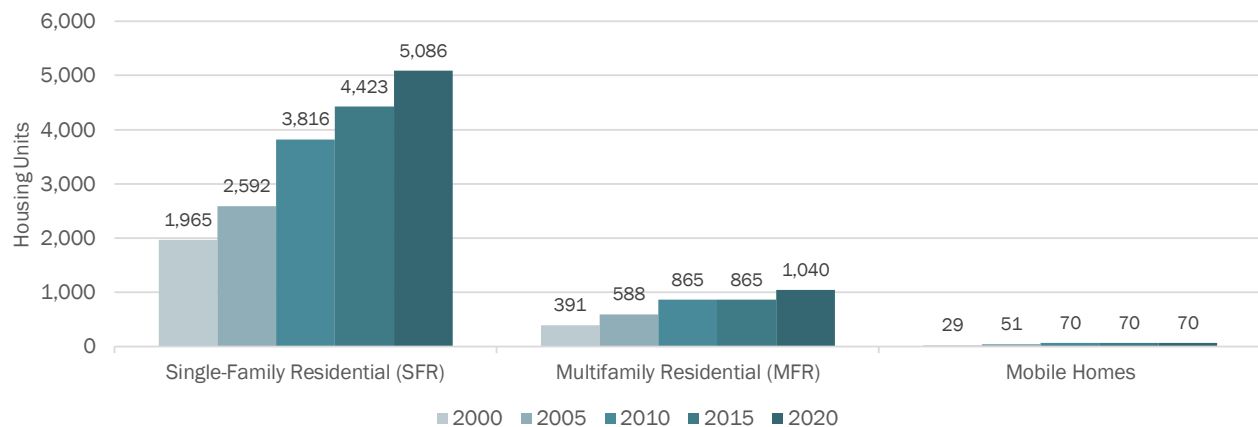
CA DOF E-5 Population and Housing Unit Estimates

Over the past two decades (2000-2020), there has been more construction of single-family residential units than multi-family residential units in Imperial. When comparing 2000 to 2020, SFR units increased by 3,121, MFR units increased by 649, and mobile units increased by 41.
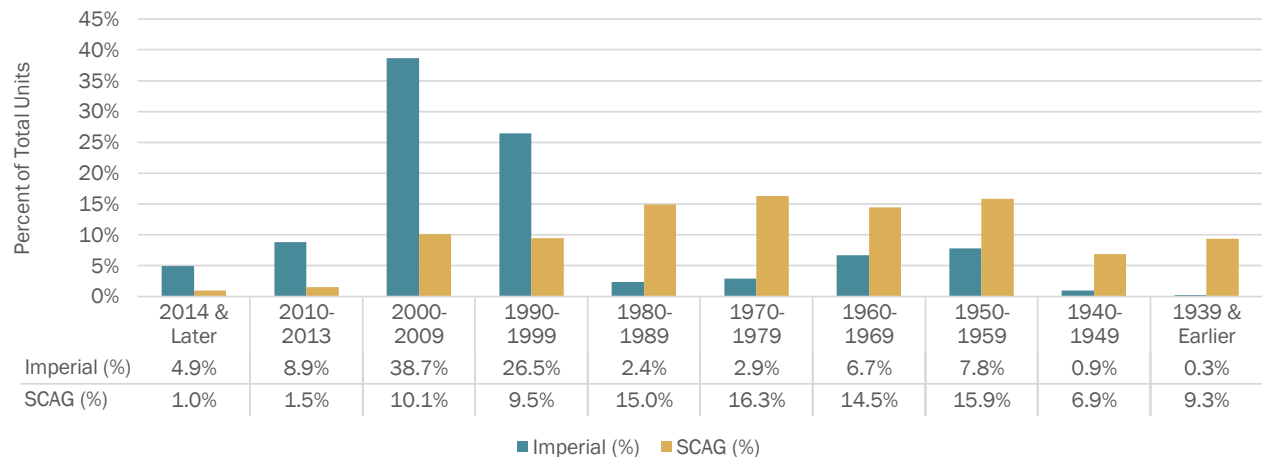
Vacant Units by Type

American Community Survey 2014-2018 5-year estimates.

The ACS provides additional detail on vacant housing units by category.

Housing Units by Year Structure Built

	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Imperial (%)	4.9%	8.9%	38.7%	26.5%	2.4%	2.9%	6.7%	7.8%	0.9%	0.3%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

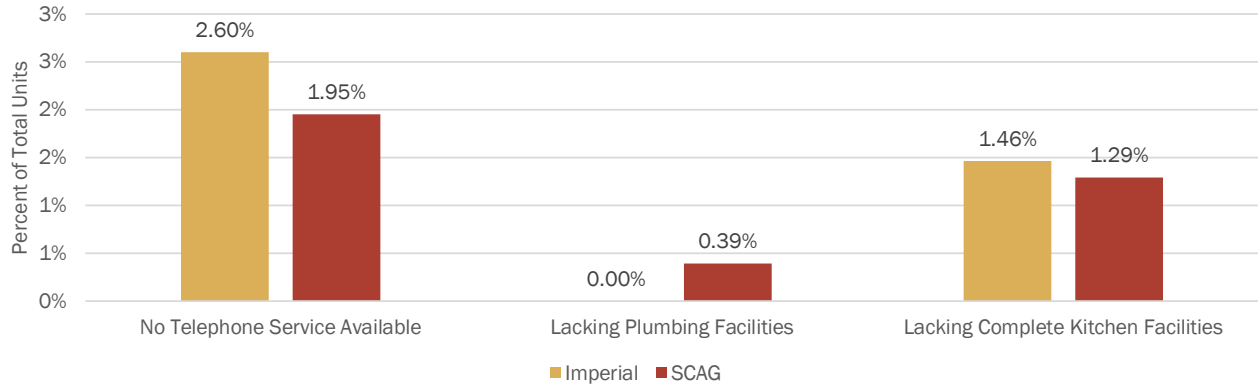*American Community Survey 2014-2018 5-year estimates.*

Examining the age of the current housing stock is one way to understand how historical development patterns have contributed to a city's form. The time period where the highest share of Imperial's housing units were built is 2000-2009, while in the SCAG region more units were built during 1970-1979 than any other period.
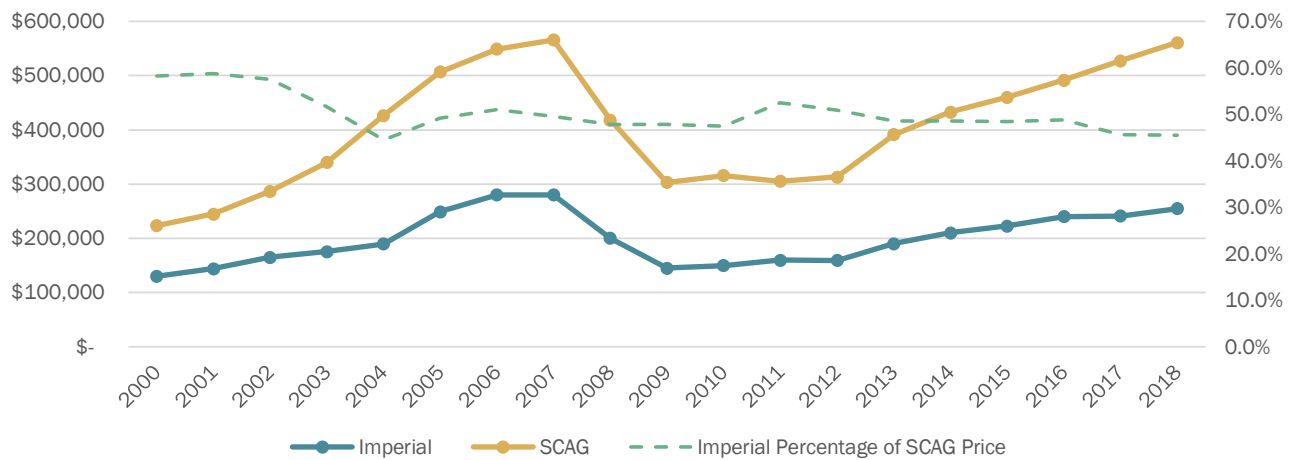
Substandard Housing

American Community Survey 2014-2018 5-year estimates.

The ACS includes surveys about three factors of what may be considered substandard housing. In Imperial, 112 units lack telephone service, units lack plumbing facilities, and 63 units lack complete kitchen facilities.

Median Home Sales Price for Existing Homes

SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Between 2000 and 2018, median home sales prices in Imperial increased 96% while prices in the SCAG region increased 151%. 2018 median home sales prices in Imperial were $255,000 and the highest experienced since 2000 was $280,000 in 2006. Prices in Imperial have ranged from a low of 44.5% of the SCAG region median in 2004 and a high of 58.8% in 2001.

Housing Units Permitted
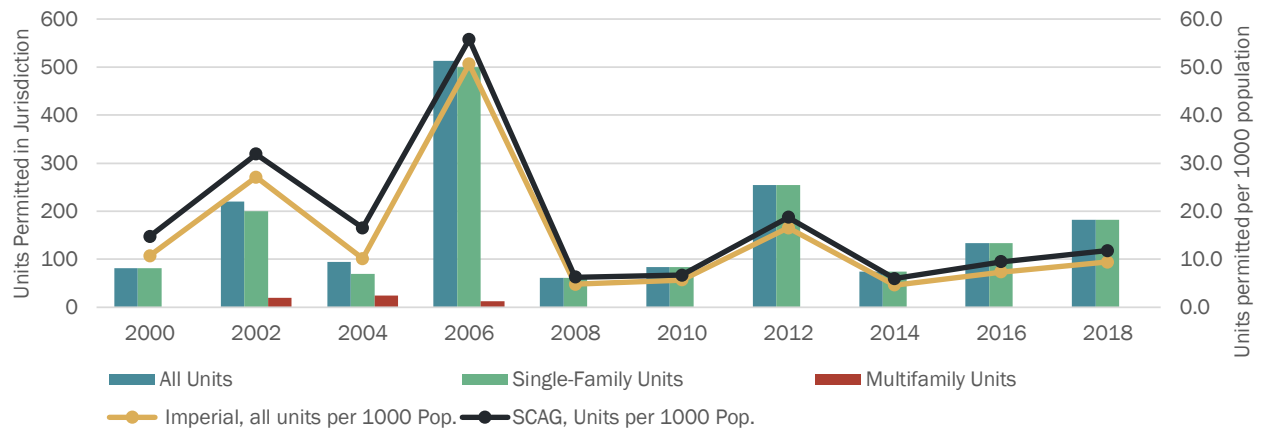
Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

VI. OVERPAYMENT AND OVERCROWDING

Crowding by Extent and Tenure
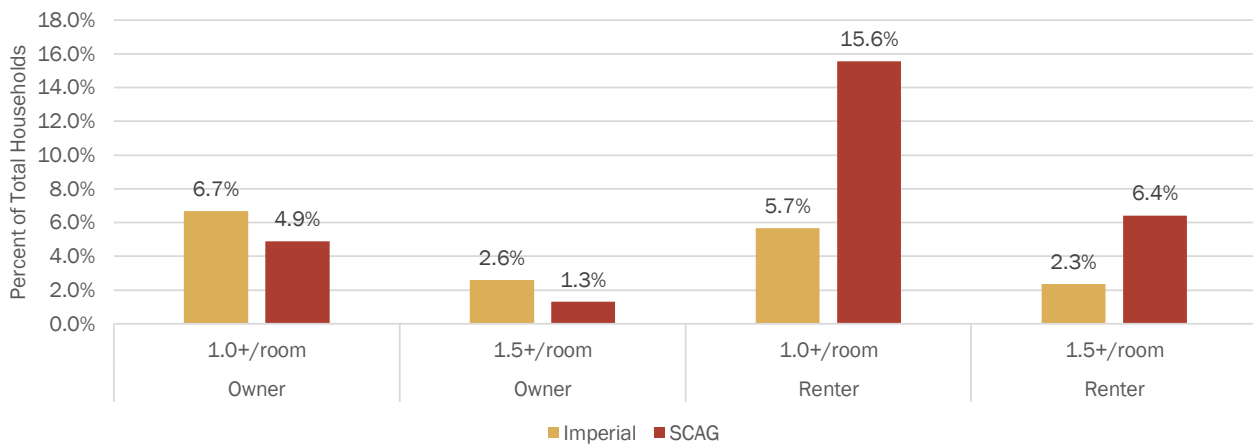
American Community Survey 2014-2018 5-year estimates.

In Imperial, 214 owner-occupied and 63 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. 83 owner-occupied households and 26 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

Cost Burden by Income

	Households by Share of Income Spent on Housing Cost:		
Income	< 30%	30-50%	> 50%
< 30% HAMFI	15	15	125
30-50% HAMFI	60	134	94
50-80% HAMFI	209	110	0
80-100% HAMFI	95	85	30
> 100% HAMFI	3,050	300	20
Total Households	*3,429*	*644*	*269*

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for 'cost burden' and 50% the threshold for 'severe cost burden.' However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true 'cost burden.' These data indicate the number of households in Imperial by their income relative to the surrounding area and their share of income spent on housing.

Spending on Rent
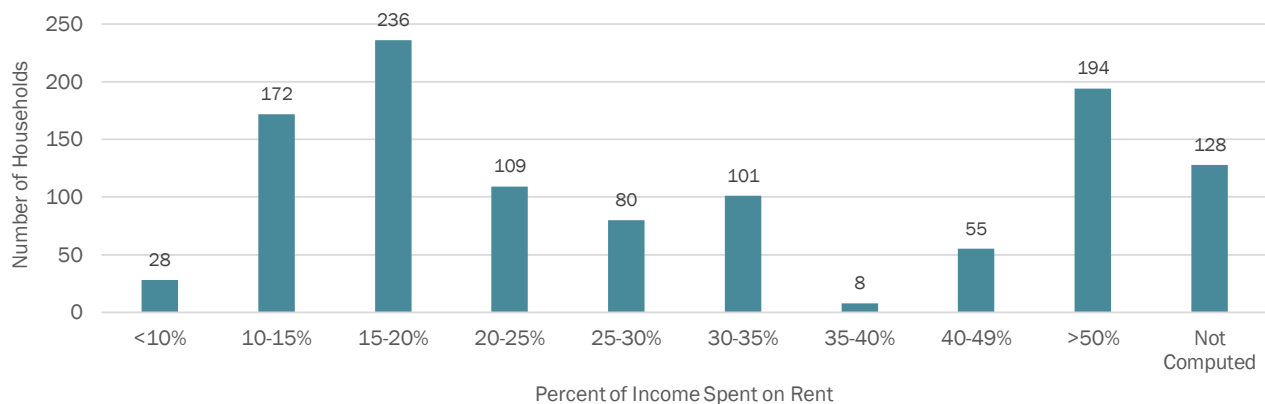
Across Imperial's 1,111 renter households, 358 (32.2%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 194 renter households in Imperial (17.5%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.

Spending on Rent by Income

Income Category	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	179	0	15	0	0	0
30-49%	8	94	33	29	0	0
20-29%	0	0	20	72	97	0
<20%	0	0	0	70	62	304
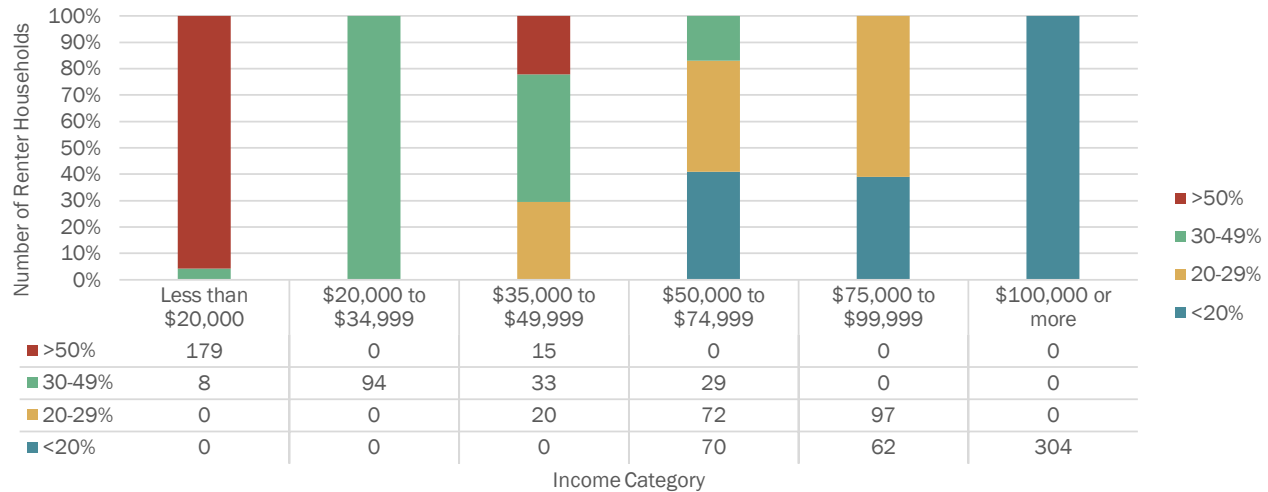
American Community Survey 2014-2018 5-year estimates.

While the previous table breaks down cost burden by area-relative income, the ACS also allows for the analysis of Imperial's 983 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of income on housing (e.g. over 50%) while high-income households are more likely to spend under 20% of income on housing.

Household Income by (Cash) Rent

Income	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>$2000/mo.	0	0	0	0	0	0
$1500-2000/mo.	31	0	15	0	73	196
$1000-1500/mo.	82	0	40	83	54	108
$500-1000/mo.	71	94	13	88	32	0
<$500/mo.	34	0	0	0	0	0

American Community Survey 2014-2018 5-year estimates.

Imperial renter households' cash rent paid can be broken down by household incomes. As one might expect, the general trend is that lower-income households spend less on rent while higher-income households spend more on rent, though this may not be universally true. Rent categories range from <$500/month (3.4% of Imperial renters) to >$2000/month (0% of Imperial renters). The most common rent category in Imperial is $1000-1500/month with 36.2% of renters.

Monthly Owner Costs for Mortgage Holders
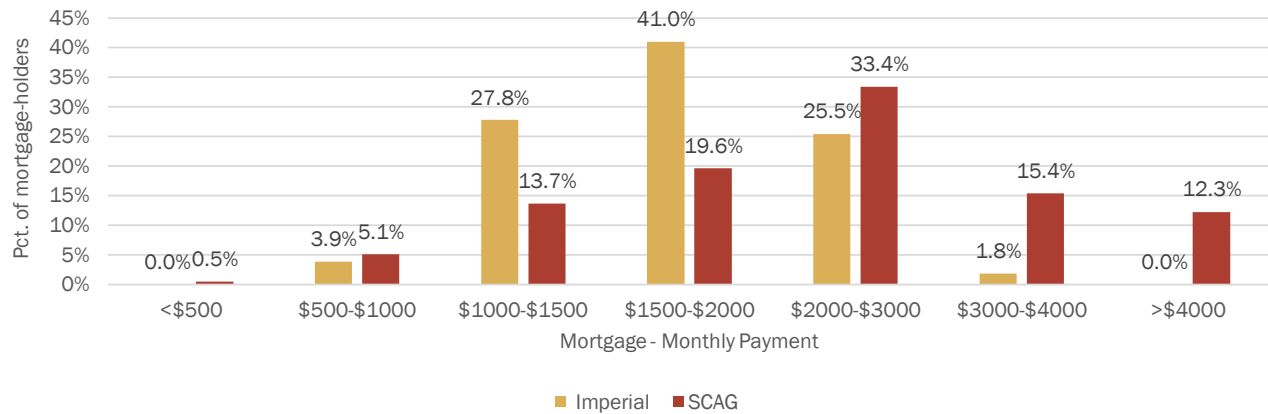
American Community Survey 2014-2018 5-year estimates.

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 74.2% of Imperial and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Imperial is $1500-$2000/month and the most commonly occuring mortgage payment in the SCAG region is $2000-$3000/mo.

Costs for Mortgage Holders by Income

	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 or more
Over 30%	99	72	182	224	111
20-29%	0	0	47	176	801
Under 20%	0	0	0	22	930

Household Income; Percent of income spent on mortgage costs

Mortgage-holding households in Imperial can be broken down by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-inc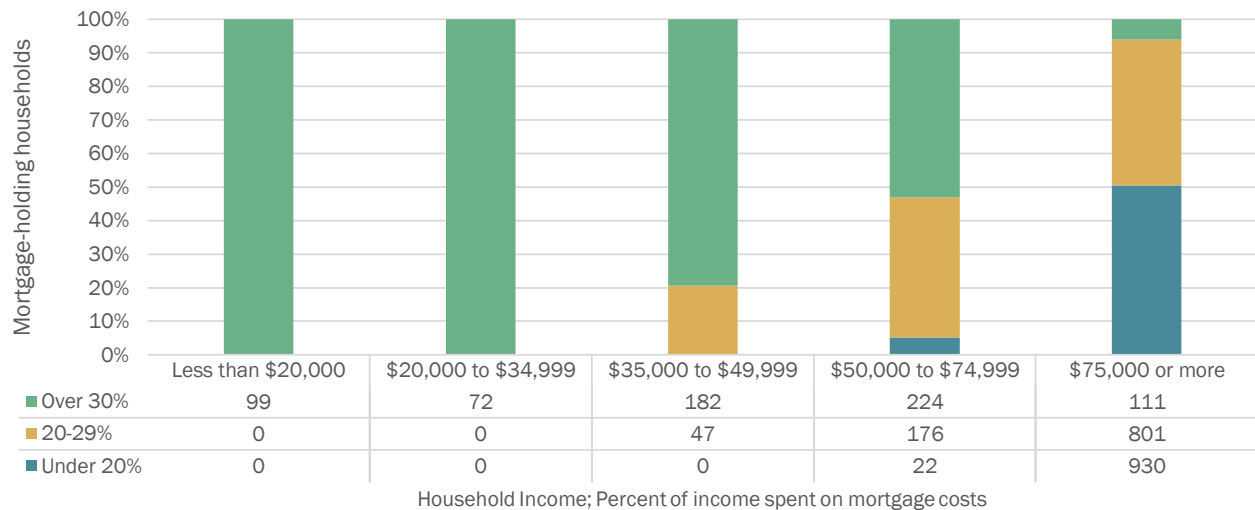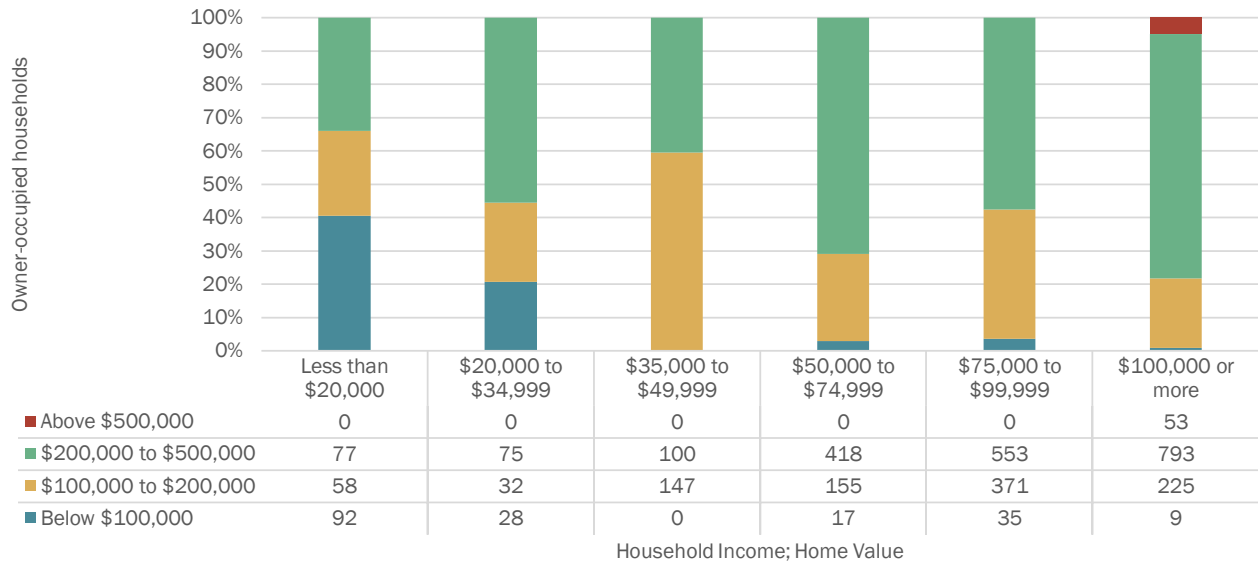ome households may spend a lower share of income on housing.The income category most prevalent amongst Imperial mortgage-holding households is $75,000 or more (1,842 households) and the most prevalent share of income spent on mortgage costs is 20-29% (1,024 households).

Household Income by Home Value (for owned units)

Household Income; Home Value	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
Above $500,000	0	0	0	0	0	53
$200,000 to $500,000	77	75	100	418	553	793
$100,000 to $200,000	58	32	147	155	371	225
Below $100,000	92	28	0	17	35	9

Another approach to evaluating the relationship between housing and income is to compare incomes and home values in Imperial. The most commonly-occuring income category amongst owner households in Imperial is $100,000 or more (1,080 households) and the most commonly-occuring home value category is $200,000 to $500,000 (2,016 households).

Extremely Low Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	1,065	30	2.8%
Black, non-Hispanic	185	0	0.0%
Asian and other, non-Hispanic	258	44	17.1%
Hispanic	2,855	105	3.7%
TOTAL	4,363	179	4.1%
Renter-occupied	1,110	95	8.6%
Owner-occupied	3,250	85	2.6%
TOTAL	4,360	180	4.1%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Housing the extremely-low income population (below 30% of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in Imperial. The above table provides a breakdown of extremely low income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low income households in Imperial is Asian and other, non-Hispanic (17.1% compared to 4.1% of total population). In the SCAG region, the highest share of extremely-low income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

VII. ASSISTED UNITS AT RISK OF CONVERSION

Assisted Units at Risk of Conversion

Risk Level	Definition:	Low-income units in jurisdiction	Percent of county's low-income units
Very High	At-risk of converting to market rate within the next year	0	0%
High	At-risk of converting to market rate in the next 1-5 years	0	0%
Moderate	At-risk of converting to market rate in the next 5-10 years	40	16%
Low	At-risk of converting to market rate in the next 10 or more years and/or are owned by a large/stable non-profit, mission-driven developer.	214	84%
TOTAL		254	100%

California Housing Partnership, July 2020. Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aformentioned financing sources may not be included.

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. Detailed 2019 data can be found in SCAG's RHNA data appendix at http://scag.ca.gov/programs/Documents/RHNA/SCAG-Final-RHNA-Data-Appendix-030520.pdf. Complete, updated data can be requested from CHP through Danielle Mazzella, Preservation & Data Manager (dmazzella@chpc.net)

VIII. REGIONAL HOUSING NEEDS ALLOCATION

6th Cycle Regional Housing Needs Allocation for Imperial:

	Units
Very-Low Income (<50% of AMI)	702
Low Income (50-80% of AMI)	345
Moderate Income (80-120% of AMI)	294
Above Moderate Income (>120% of AMI)	258
TOTAL	1,599

SCAG, 2020. Estimate based on final adopted RHNA methodology (3/5/20). Final RHNA allocation will be issued following the conclusion of the RHNA appeals process in early 2021. Please note that for the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low income households qualify as extremely low income households.

MAJOR DATA SOURCES USED

	DESCRIPTION	FOR MORE INFORMATION, PLEASE SEE
ACS	American Community Survey 2014-2018 5-year estimates	www.data.census.gov
DOF	CA DOF E-5 Population and Housing Unit Estimates	www.dof.ca.gov/forecasting/demographics/
CHAS	HUD CHAS, 2012-2016	www.huduser.gov/portal/datasets/cp.html
CA DDS	California Department of Developmental Services	www.dds.ca.gov/transparency/
SCAG LOCAL PROFILES	Including Construction Industry Research Board (CIRB) and Core Logic/DataQuick	www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx

SCAG

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