



CITY OF WESTMORLAND

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October 8, 2024

Imperial County Transportation Commission
Mr. David Aguirre
Executive Director
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

SUBJECT: Regional Early Action Planning (REAP) 2.0

Dear Mr. Aguirre:

The City of Westmorland is hereby submitting this letter to serve as a formal communication and nomination of the application to access Regional Early Action Planning (REAP) 2.0 funding in the amount of \$175,000.

The following is the nominated REAP project:

City of Westmorland – The City of Westmorland is working with State Housing and Community Development to adopt our 6th Cycle Housing Element. We anticipate final approval by HCD in January 2025.

The City of Westmorland’s REAP project is to secure a planning firm to work in cooperation with City administration with the goal of meeting various requirements identified in the Housing Element. The REAP project would hire a planning consultant firm to:

- Conduct community engagement, actively seek community input and engage the public, including organizations that represent lower-income and special needs households, by making information regularly available.
- Modifying the City’s Zoning Code to comply with Health and Safety Code Sections, broaden the definition of “family” and to ease the planning and development restrictions for multifamily, low income housing, and infill development.
- Amend the City’s General Plan, and Municipal Code to revise the ADU ordinance to ensure compliance with State law, identify incentives for construction of ADUs including but not limited to flexible zoning requirements, development standards, or processing and fee incentives, reduced parking requirements, pre-approved building plans, fee waivers, and create informative programs.
- To encourage housing developments and developers to construct housing designated and available for farm workers, low income and/or seniors, the City will prepare environmental clearance, site planning and specifications to allow for higher density housing in infill areas.
- The REAP consultant will coordinate with developers in order to continue supporting or pursuing additional funding for affordable multi-family housing developments in the city.

The City anticipates that it will require \$175,000, and one full year, to complete the Scope of Work outlined above. The REAP project has many planning components which require training and education to work with public, businesses, non-profits and staff to update the City's planning needs and Housing goals. The City of Westmorland does not have planning staff nor do they have the expertise needed to meet our planning and housing development needs. The REAP grant will help the City improve inclusivity and meet Housing needs.

Thank you for your assistance with this matter. Should there be any questions, please do not hesitate to call Laura Fischer at 760-334-3411 or 760-791-0949. Additionally, you can email Ms. Fischer at lfischer@cityofwestmorland.net.

Sincerely,

Judith Rivera,
Mayor