

City of El Centro

FY 2019 – FY 2023 Consolidated Plan
(July 1, 2019 through June 30, 2023)



Lead Agency:
City of El Centro
Economic Development Department
1249 Main Street El Centro, CA 92243



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- City Council Resolution
- Proof of Publication
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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of El Centro (City) is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in local communities. HUD mandates that all entitlement jurisdictions receiving HUD funds must consolidate the submission requirements of their Community Planning and Development formula grant program into one cohesive Five Year Consolidated Plan. The Consolidated Plan is a strategic plan for addressing the housing and community development needs in the city.

Starting program year 2004 (July 1 through June 30) the City of El Centro became an entitlement jurisdiction and started receiving Community Development Block Grant (CDBG) Program funds directly from HUD. The primary objective of the CDBG Program is to develop viable communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities. Eligible CDBG spending includes Public Services, Community and Economic Development, Capital Improvement Projects (CIP) Public Facilities/Infrastructure, and CIP Housing Rehabilitation. Public Service projects provide social services and/or other direct assistance to individuals or households. Community and Economic Development projects primarily include microenterprise assistance and may also include assistance provided to businesses and organizations, such as small business loans and façade improvements. CIP Housing Rehabilitation refers to project that complete housing rehabilitation improvements to single housing units and/or multi-unit housing units. From July 1, 2004, to program year ending June 30, 2019, the City has received approximately \$9.13 million in CDBG funds to address housing and community development needs in the city with more than 10,000 low- to moderate-income persons benefitting annually as a result of these funds.

The City's new Consolidated Plan will be for program year starting July 1, 2019 through program year ending June 30, 2024. The specific actions and activities to implement during the City's Five Year Consolidated Plan will be determined on a yearly basis during the development of the City's Annual Action Plan, which is an action plan that needs to be submitted to HUD by May 15th of each year. The City is also required to submit to HUD after the CDBG program year ends a Consolidated Annual Performance Report (CAPER), which is a document that summarizes the City's progress toward meeting specified goals and

objectives during the CDBG program year. The CAPER is due to HUD by September 30th of each year.

The Consolidated Plan is a collaborative process by which a community establishes a unified, strategic vision for community development and housing actions. The Consolidated Plan has the following major components:

- An assessment of housing and community development needs based on demographic and housing market information.
- Implementation strategies to address housing and community development needs.

This Consolidated Plan was prepared using the eCon Planning Suite system developed by HUD. The system prescribes the structure and contents of this document following HUD's Consolidated Planning regulations.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has extensive housing and community development needs. The CDBG program alone is not adequate to address the myriad of needs in the community. Recognizing the national objectives of the CDBG program and specific program regulations, the City intends to use CDBG funds to offer programs, services, and projects that create a decent and suitable living environment to benefit low and moderate-income households and those with special needs.

Through the citizen participation process, the City established six priority needs. To address these needs, the City utilized information obtained from the community, stakeholders and past program history to establish objectives / goals to guide the program toward addressing the priority needs.

Priority: Provide Decent and Affordable Housing

Objectives / Goals:

Housing Rehabilitation Program

Affordable Rental and Homeownership Opportunities

Increase affordable homeownership opportunities.

Code Enforcement

Lead Based Paint Reduction

Asbestos Testing and Removal

Energy Efficiency

Priority: Support Continuum of Care System for the Homeless

Objectives / Goals:

Continuum of Care

Public Services for Homeless

Increase Accessibility to Support Agencies

Chronic Homeless Support Services

Priority: Promote Equal Housing Opportunity

Objectives / Goals:

Promote Fair Housing

Comply with Fair Housing Planning Requirements

Priority: Provide Community Facilities and Infrastructure

Objective / Goal:

Community, Parks, and Recreation Facilities

Improved and New Infrastructure

Sidewalk Improvement Program

ADA Improvements

Priority: Provide Community and Supportive Services

Objective / Goal:

Fire / Safety Equipment

Domestic Violence Support Services

Homeless Women, Children, and Families

Public Services for Homeless

Chronic Homeless Support Services

Crime and Fire Awareness Prevention

Activities for Youth and At-Risk Youth

Support Services for Seniors

Support Services for the LGBT Community

Priority: Encourage Economic Development Opportunities

Objective / Goal:

Expand the Economic Base
Employment Opportunities

3. Evaluation of past performance

Over the past 15 years, the City of El Centro has made a remarkable progress in achieving many of the goals and objectives included in the City’s Five Year Consolidated Plan for program year July 1, 2014 through program year ending June 30, 2019. Unfortunately, due to the average reduction in allocation of CDBG funds to the City, the number of people assisted with CDBG funds has been significantly reduced. Since 2004, the City has seen about a 35% reduction in its allocation and it is anticipated that further reductions will be done in the future. The City has also strived to focus the majority of its public infrastructure and facility needs within neighborhoods with the highest concentration of low- to moderate-income persons.

Given the amount of CDBG funds expected to be available during this Consolidated Plan period, the City will focus its efforts on providing assistance to organizations, in most cases, that are well established, demonstrated the ability to administer their CDBG funds in a timely manner, and have a good delivery system in place to provide services to clients, that meet an identified target group where significant need exists, or a qualifying target group that requires assistance. All programs and project proposals submitted during the City’s Request for Proposal period will be evaluated to determine if it is feasible to fund, CDBG funds will directly benefit the client (City has limited the use of CDBG funds for salaries to no more than 20% to nonprofit agencies), program is being leveraged with other sources of funding, and past years’ performance with CDBG funds.

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG Program. The City’s Annual Actions Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs) have provided many details about the innovations, projects and programs completed by the City over the past five years. The City recognizes that the evaluation of past performance is critical to ensuring the City and its subrecipients are implementing activities effectively and that those activities align with the City’s overall Priority Needs and Goals. The performances of programs and systems are evaluated on a regular basis.

4. Summary of citizen participation process and consultation process

The City recognizes that the successful implementation of a plan occurs when there is broad support for the strategies in the plan – this is evidenced by the involvement of local public officials, business, faith-based organizations, and other community based organizations. The citizen participation and consultation process was created with the intent of obtaining input from stakeholders who are critical to identifying the needs in our community.

A Citizen Participation Plan is an integral component for the receipt of federal funds, which in the City of El Centro’s case is under the CDBG program. Such plan establishes the process City staff follows to solicit the necessary public input to create the Five Year Consolidated Plan. The City’s Citizen Participation Plan sets forth the City’s policies and procedures for public involvement in El Centro’s Consolidated Planning Process. The Economic Development Division of the Community Services Department, acting as the lead agency for the Consolidated Plan, is responsible for the citizen participation process and for making available this Consolidated Plan and other CDBG related documents, such as its Annual Action Plan, Consolidated Annual Performance Report (CAPER), and any Substantial Amendments to the Consolidated Plan or Action Plan. The essential elements of the citizen participation and consultation process is to encourage public input via community meetings, public hearings, providing full access of CDBG documents, community input at different community events, and City’s website.

A *Community Needs Survey* was conducted online to solicit input from the community in the City of El Centro. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed by the use of entitlement funds. Responses were solicited through the City’s website at www.cityofelcentro.org wherein a pop-up survey invite was programmed in both English and Spanish. Additionally, the City notified residents through its Facebook Page where a survey link was provided in both languages. Staff also placed copies of the survey at City facilities where public business is conducted.

In addition to the survey, input was also received from City Departments, County Departments, and local nonprofit agencies that represent special needs populations. All of the input received helped to form the Priority Needs and Goals included in this Consolidated Plan.

5. Summary of public comments

The public input received during the citizen participation process consisted primarily from nonprofit agencies providing supportive services. The City was encouraged to continue using CDBG funds to provide services to seniors, victims of domestic violence, and emergency housing. No comments were received from the City's website or during the 30-day public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were received and accepted.

7. Summary

The City of El Centro encourages community participation in the development of the Five Year Consolidated Plan. The City's Citizen Participation Plan emphasizes the involvement of low- to moderate-income persons, particularly where housing and community development funds are spent. The citizen participation process includes a public review period of 30 days to obtain citizen input on the projects or strategies proposed. All of the public comments received during the citizen participation process were taken into consideration as the City was developing its priorities and goals within this Consolidated Plan. Public input is very significant during the development of the Consolidated Plan as it enables the City to determine the type of programs and activities to fund in order to continue meeting the needs of the community.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of El Centro	Community Services
CDBG Administrator	City of El Centro	Community Services

Table 1 – Responsible Agencies

Narrative

In 2004, the City of El Centro became an entitlement grantee to receive CDBG funds directly from the Department of Housing and Urban Development (HUD). The City does not receive any funds directly from HUD for the HOPWA and HOME programs.

The City of El Centro is the lead agency and entity responsible for the administration of all aspects of the CDBG Program. The specific City Department responsible for the administration, operation, and monitoring of the CDBG Program is the City's Community Services Department within the Economic Development Division. This Division is responsible for the day-to-day administration of the program. The Division administers and coordinates housing programs which identify various programs to expand and preserve affordable housing. In addition, staff develops and updates the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Report (CAPER). The Division also coordinates with HUD, nonprofit groups, private organizations, and other City Departments to develop programs funded by the CDBG program.

Other involved agencies are those nonprofit organizations that provide direct services to our targeted income groups as well as the Imperial Valley Continuum of Care on Homelessness providing services to the homeless under the Continuum of Care system.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of El Centro followed its Citizen's Participation Plan to notify and encourage the public, other local government agencies, private businesses, nonprofit organizations, the Imperial Valley Continuum of Care Council (IVCCC), etc. to participate in the City's development of the Consolidated Plan as required by 24 CRF 91.100. The City of El Centro is an active member of the Imperial Valley Continuum of Care Council (which includes various County departments, many nonprofit organizations, local housing authorities, as well as other agencies) and works directly with them in relation to issues that address homelessness. The IVCCC meets on a monthly basis; hence, it allows the City to communicate with other nonprofit organizations and County departments providing supportive services on a regular basis. These services are not only for individuals who are homeless but individuals that require other types of assistance that may not be homeless (i.e., persons with disabilities, at-risk of becoming homeless, domestic abuse, battered women, senior assistance, etc.).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of El Centro, as previously mentioned, is part of the IVCCC. This Committee meets once a month to discuss service delivery and assistance to be provided to homeless persons. Members of the Committee include public agencies, housing authorities, community based organizations, faith based organizations, and private citizens representing the interest of the homeless population. The Committee on a quarterly basis coordinates events in Imperial County whose sole purposes are to outreach to homeless individuals throughout the County. Several agencies, including the City of El Centro, participate in these quarterly events. At the events, homeless persons receive food, information about social services and supportive programs, and other case management services.

The Committee serves as the forum to coordinate with its members many of the goals and objectives under the Continuum of Care system. The Committee has established the Homeless Management Information System (HMIS) to gather data on specific issues that the homeless and the homeless providers face on a day-to-day basis. Through this

coordination the City will be able to address homeless needs in the community and the region as a whole.

The City is also involved in the organization of the Point in Time Count for the Imperial County, which is held on an annual basis in January. During this event, members of the community canvas the entire county in an effort to ensure that all homeless persons are included in the overall number of the county's homeless population that is reported to HUD.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of El Centro does not receive ESG funding. However, since the City is part of the Continuum of Care system through the IVCCC, it participates in the ESG process when local organizations are applying for ESG funds. Through the IVCCC a review committee is formed so it may review data and rank organizations that are applying for or receiving ESG funds based on the new Tier System. Once rankings have been completed, the rankings are submitted to HUD for review and notices are sent to the respective organization for appeal and review of ranking. The County of Imperial is now the lead agency for the HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The City launched a collaborative effort to consult with City elected officials, City departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained with this five-year plan. Below is a comprehensive list of participants.

Table 2 – Agencies, groups, organizations who participated

Agency / Group / Organization	Agency /Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
EL CENTRO ECONOMIC DEVELOPMENT	City Department Grantee Department	All section of plan	Developed, reviewed, and prepared data within the plan. Provided information on Economic Development strategies.
EL CENTRO COMMUNITY DEVELOPMENT DEPARTMENT	City Department Grantee Department	Housing Need Assessment Housing, Building, Planning, and Code Enforcement	Provided information relative to all Housing, Building, Planning, and Code Enforcement needs and activities.
EL CENTRO PARKS & RECREATION DEPARTMENT	City Department Grantee Department	Non-housing community needs/public facility needs	Provided information relative to all park improvements and recreation programs.
EL CENTRO POLICE DEPARTMENT	City Department Grantee Department	Homelessness Strategy Non-housing community needs/public facility needs	Provided information on police needs.

Agency / Group / Organization	Agency /Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
EL CENTRO FIRE DEPARTMENT	City Department Grantee Department	non-housing community needs/public facility needs	Provided information on fire department needs.
EL CENTRO PUBLIC WORKS DEPARTMENT	City Department Grantee Department	Non-housing needs/public infrastructure	Provided information on public infrastructure needs.
INLAND FAIR HOUSING AND MEDIATION BOARD	Service-Fair Housing	Barriers to affordable housing and fair housing issues	Provided information on foreclosures and strategies to address fair housing issues.
IMPERIAL COUNTY ASSOCIATION OF REALTORS	Local Real Estate Association	Housing Need Assessment	Provided information on cost of housing in El Centro.
IMPERIAL VALLEY HOUSING AUTHORITY	PHA	Public Housing Needs	Provided information and data related public housing, section 504 needs assessment, and housing choice vouchers.

Agency / Group / Organization	Agency /Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
IMPERIAL COUNTY BEHAVIORAL HEALTH	Other government - County	Non-Homeless Special Needs	Provided data and information related to special needs and facility services, specifically relating to persons with disabilities and alcohol or other drug additions.
IMPERIAL COUNTY PUBLIC HEALTH DEPARTMENT	Other government - County	Lead-based Paint Strategy Non-Homeless Special Needs	Provided data and information related to lead-based paint hazards and special needs specifically relating to persons with HIV/AIDS.
WOMANHAVEN INC.	Services-Victims of Domestic Violence Services-homeless	Homeless Needs - Families with children Non-Homeless Special Needs	Provided data and information related to special needs and facility services, specifically relating to public services and homeless persons.
CATHOLIC CHARITIES	Services-Elderly Persons Services-Victims of Domestic Violence	Homeless Needs - Families with children Non-Homeless Special Needs	Provided data and information related to special needs and facility services specifically relating to public services and homeless persons.

Agency / Group / Organization	Agency /Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
IMPERIAL COUNTY WORKFORCE DEVELOPMENT	Other government - County	Economic Development	Provided workforce data and workforce training initiatives.
EL CENTRO CHAMBER OF COMMERCE	Community Agency	Economic Development	Provided information regarding business activity and economic development information
SMALL BUSINESS DEVELOPMENT CENTER	Community agency	Economic Development	Provided information regarding business activity and economic development information.
IMPERIAL VALLEY ECONOMIC DEVELOPMENT CORP	Community agency	Economic Development	Provided information regarding business activity and economic development information.

Identify any Agency Types not consulted and provide rationale for not consulting

All of the agencies required to develop this Consolidated Plan were consulted and provided the necessary data.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Countywide	Provide the framework to prevent and end homelessness.
City's General Plan	City of El Centro	Provide the framework to achieve housing goals, economic development goals, and public facility and infrastructure improvements
City's Five-Year Strategic Plan	City of El Centro	Goals within this plan target housing, non-housing community development, and economic development goals within Consolidated Plan
El Centro Parks and Recreation Master Plan	City of El Centro	Goals within this plan target parks and recreation needs
City's Analysis of Impediments to Fair Housing Choice	City of El Centro	Plan addresses actions to address impediments to fair housing choice
Imperial County Comprehensive Economic Development	County of Imperial	Economic development goals and initiatives in CEDS are consistent with City's Economic Development Element

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of El Centro actively participates in committees, task forces, and technical working groups which ultimately assist the City in the implementation of the Consolidated Plan. For instance, the City is a member of the Overall Economic Development Commission, which oversees the development and implementation of the Imperial County CEDS. City staff is also a member of IVCCC, which includes several public entities.

The City also engages and coordinates its efforts with state agencies, such as the State of California Department of Transportation to complete important transportation projects within the city. City staff also works closely with the State of California Department of Housing and Community Development (HCD) to administer funds it receives under the

HOME program. Given that the City is not an entitlement city under the HOME program the City has to apply and compete for HOME funding at the state level. The City has been successful in receiving HOME funds to assist with the construction of affordable housing projects and to offer a housing rehabilitation loan program. Therefore, the City directly works with HCD to administer HOME funds. City staff also participates in stakeholder meetings held by HCD.

The City is a recipient of funding from the Statewide Park Development and Community Revitalization Grant program works closely with the California Department of Parks and Recreation as well.

At the federal level, the City works with the U.S. Department of Commerce, Economic Development Administration, USDA Rural Development, among others.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of El Centro encourages community participation in the development of the Five Year Consolidated Plan. The City's Citizen Participation Plan emphasizes the involvement of low- to moderate-income persons, particularly where housing and community development funds are spent. The citizen participation process includes a public review period of 30 days to obtain citizen input on the projects or strategies proposed. Citizen comments and the City's response(s) are incorporated within the Plan. Public participation plays an important role in the development of the City's Five Year Consolidated Plan because it assists in identifying and assessing community needs. It also assists the City in prioritizing needs and goals.

As part of the preparation of this Consolidated Plan, a *Housing and Community Development Needs Survey* was conducted to solicit input from resident of the community. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of Consolidated Plan funds.

The survey was made available in hard copy format, as well as electronic format via Survey Monkey. Electronic responses were possible via smartphone, tablet, and web browsers. The survey was available online and offline in both English and Spanish.

Responses were solicited in the following ways:

- A link to the online survey was placed on the City's main web page (www.cityofelcentro.org).
- A link to the online survey was published on the City's Facebook page. A potential total of 10,730 persons on Facebook were engaged (this represents the number of "Likes" or "Followers" that had access to the posted message about our survey).
- Hardcopy surveys were placed in the lobby area of the main City Hall building.

Survey Results

A total of 127 survey responses were collected through March 15, 2019, including 119 survey collected electronically and eight collected on paper. Of these surveys, 120 individuals responded to the survey in English and 7 individuals responded in Spanish.

Respondents rated the level of need in their neighborhood in seven overall categories of Community Facilities, Infrastructure, Special Needs Services, Community Services, Neighborhood Services, Businesses & Jobs, and Housing. Among the seven areas, Infrastructure and Neighborhood Services were rated the highest need. More than 71% of individuals gave these areas a rating of “Very Important” or “Extremely Important” need. The other areas were rated as a “Very Important” or “Extremely Important” need between 52% and 67% of the time.

The survey asked respondent to rate the level of need for 52 specific improvement types under the seven distinct need categories. The average need rating given to items within these categories provides another indicator of broad priorities.

Ten Highest Needs in All Categories

Priority Rank	Specific Need	Strong or Very Strong Need	Need Category
1	Neglected / Abused Children Center and Services	85.47%	Special Needs Services
2	Trash & Debris Removal	84.17%	Neighborhood Services
3	Job Creation/Retention	84.17%	Businesses & Jobs
4	Anti-Crime Programs	82.91%	Community Services
5	Street/Alley Improvement	81.51%	Infrastructure
6	Street Lighting	81.03%	Infrastructure
7	Park & Recreational Facilities	80.17%	Community Facilities
8	Youth Activities	78.76%	Community Services
9	Youth Centers	78.63%	Community Facilities
10	Cleanup of Abandoned Lots and Buildings	77.12%	Neighborhood Services

Housing Needs

Respondents rated the need for eleven different Housing-related improvement areas in their neighborhoods, and each improvement was highly rated. The three highest priorities in the area were:

- Housing for Disabled
- Senior Housing
- Affordable Rental Housing

The table below shows the average need rating given to each of the housing needs, and a share of respondents who rated each category as a “Very Important” or “Extremely Important” need.

Need Ratings for Specific Housing Improvements

Priority Rank	Housing: Specific Need	Average Rating (1-5 scale)	Strong Or Very Strong Need
1	ADA Improvements	3.71	46.85%
2	Ownership Housing Rehabilitation	3.71	48.21%
3	Rental Housing Rehabilitation	3.78	52.17%
4	Homeownership Assistance	3.84	53.04%
5	Affordable Rental Housing	3.97	59.48%
6	Housing for Disabled	4.15	65.22%
7	Senior Housing	4.10	63.79%
8	Housing for Large Families	3.41	39.13%
9	Fair Housing Services	3.79	51.30%
10	Lead-Based Paint Test/Abatement	3.43	40.87%
11	Energy Efficient Improvements	3.86	52.63%

Community Facilities

Respondents rated the need for eight different Community Facilities-related improvement areas in their neighborhoods, and each improvement was highly rated. The three highest priorities in the area were:

- Parks & Recreation Facilities
- Youth Centers
- Fire Stations & Equipment

The table below shows the average need rating given to each of the housing needs, and a share of respondents who rated each category as a “Very Important” or “Extremely Important” need.

Need Ratings for Specific Community Facilities Improvements

Priority Rank	Housing: Specific Need	Average Rating (1-5 scale)	Strong Or Very Strong Need
1	Senior Centers	3.77	51.30%
2	Youth Centers	4.50	78.63%
3	Child Care Centers	4.18	66.37%
4	Park & Recreational Facilities	4.51	80.17%
5	Health Care Facilities	4.15	65.59%
6	Community Centers	3.89	53.45%
7	Fire Stations & Equipment	4.31	74.78%
8	Libraries	3.95	60.34%

Infrastructure

Respondents rated the need for five different Infrastructure-related improvement areas in their neighborhoods, and each improvement was highly rated. The three highest priorities in the area were:

- Street Lighting
- Street / Alley Improvements
- Water / Sewer Improvements

The table below shows the average need rating given to each of the housing needs, and a share of respondents who rated each category as a “Very Important” or “Extremely Important” need.

Need Ratings for Specific Infrastructure Improvements

Priority Rank	Housing: Specific Need	Average Rating (1-5 scale)	Strong Or Very Strong Need
1	Drainage Improvement	4.12	61.95%
2	Water/Sewer Improvement	4.19	65.49%
3	Street/Alley Improvement	4.54	81.51%
4	Street Lighting	4.56	81.03%
5	Sidewalk Improvement	4.16	64.91%

Special Needs Services

Respondents rated the need for seven different Special Needs Services-related improvement areas in their neighborhoods, and each improvement was highly rated. The three highest priorities in the area were:

- Neglected / Abused Children Center and Services
- Homeless Shelters / Services
- Domestic Violence Shelters

The table below shows the average need rating given to each of the housing needs, and a share of respondents who rated each category as a “Very Important” or “Extremely Important” need.

Need Ratings for Specific Special Needs Services Improvements

Priority Rank	Housing: Specific Need	Average Rating (1-5 scale)	Strong Or Very Strong Need
1	Center/Services for Disabled	4.09	61.74%
2	Accessibility Improvements	4.01	58.77%
3	Domestic Violence Services	4.15	65.52%
4	Substance Abuse Services	4.05	61.86%
5	Homeless Shelters/Services	4.19	66.38%
6	HIV/AIDS Centers & Services	3.83	50.88%
7	Neglected/Abused Children Center and Services	4.64	85.47%

Community Services

Respondents rated the need for eight different Community Services-related improvement areas in their neighborhoods, and each improvement was highly rate. The three highest priorities in the area were:

- Anti-Crime Programs
- Youth Activities
- Mental Health Services

The table below shows the average need rating given to each of the housing needs, and a share of respondents who rated each category as a “Very Important” or “Extremely Important” need.

Need Ratings for Specific Community Services Improvements

Priority Rank	Housing: Specific Need	Average Rating (1-5 scale)	Strong Or Very Strong Need
1	Senior Activities	3.91	55.17%
2	Youth Activities	4.48	78.76%
3	Child Care Services	4.01	60.00%
4	Transportation Services	4.14	64.35%
5	Anti-Crime Programs	4.58	82.91%
6	Health Services	4.38	74.36%
7	Mental Health Services	4.37	76.52%
8	Legal Services	3.62	45.61%

Neighborhood Services

Respondents rated the need for six different Neighborhood Services-related improvement areas in their neighborhoods, and each improvement was highly rate. The three highest priorities in the area were:

- Trash and Debris Removal
- Cleanup of Abandoned Lots and Buildings
- Graffiti Removal

The table below shows the average need rating given to each of the housing needs, and a share of respondents who rated each category as a “Very Important” or “Extremely Important” need.

Need Ratings for Specific Neighborhood Services Improvements

Priority Rank	Housing: Specific Need	Average Rating (1-5 scale)	Strong Or Very Strong Need
1	Tree Planting	4.26	71.79%
2	Trash & Debris Removal	4.63	84.17%
3	Graffiti Removal	4.34	73.50%
4	Code Enforcement	4.17	64.96%
5	Parking Facilities	3.88	59.06%
6	Cleanup of Abandoned Lots and Buildings	4.45	77.12%

Businesses & Jobs

Respondents rated the need for seven different Businesses & Jobs-related improvement areas in their neighborhoods, and each improvement was highly rated. The three highest priorities in the area were:

- Job Creation / Retention
- Employment Training
- Commercial / Industrial Rehabilitation

The table below shows the average need rating given to each of the housing needs, and a share of respondents who rated each category as a “Very Important” or “Extremely Important” need.

Need Ratings for Specific Businesses & Jobs Improvements

Priority Rank	Housing: Specific Need	Average Rating (1-5 scale)	Strong Or Very Strong Need
1	Start-up Business Assistance	3.75	50.00%
2	Small Business Loans	3.83	53.45%
3	Job Creation/Retention	4.58	84.17%
4	Employment Training	4.34	72.65%
5	Commercial/Industrial Rehabilitation	4.09	63.79%
6	Façade Improvements	3.83	54.31%
7	Business Mentoring	3.51	43.48%

Citizen Participation Outreach

The Consolidated Plan was released on April 3, 2019 for a 30-day public review and comment period. The plan was available electronically at www.cityofelcentro.org. Hardcopies were made available at the City Library, Economic Development, Community Center, and the City Clerk’s office at City Hall.

Public Meetings and Hearings

The City held two public meetings at two separate locations attempting to solicit input. Additionally, two public hearings were held at City Council meetings. All of the locations are accessible to persons with disabilities.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/ broad community	Two public meetings were advertised in both English and Spanish. There were no attendees at either meeting.	No one in attendance.	N/A	
2	Public Hearing	Non-targeted/ broad community	Two Public Hearings were held with City Council. There was attendance by numerous Public Service agencies.	Agencies in attendance expressed the need for services to address homeless, domestic violence, at-risk youth services, and senior citizens.	All comments received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/ broad community	An online Community Needs Survey was created in both English and Spanish through Survey Monkey. A total of 119 surveys were completed	A comment field was included in the survey to solicit any additional needs. Comments received with issues that can be addressed with CDBG funding included blight elimination, job creation, homeless persons, street lighting, increased recreational activities, street improvements, youth services, Parks & Recreation Facilities. Full survey data available in hard copy of this Consolidated Plan.	Comments received that were not accepted for the CDBG Con Plan included issues such as speeding cars, a request for tree variety on public property, hours of operation at City facility, etc.	https://www.surveymonkey.com/r/2GM-PKBN

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Community Needs Survey - hard copy	Non-targeted/ broad community	A hard copy of the Community Needs Survey was made available in the lobby of City Hall in both English and Spanish. A total of eight surveys were submitted.	Of the surveys received, only one contained comments for a need that could be addressed through CDBG. The respondent commented on the need for improvements in the downtown area as well as a request for art in the form of murals.	Comments received that were not accepted for the CDBG Con Plan included issues such as speeding cars and a request for increased police presence.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Recently, the City of El Centro conducted community outreach efforts to determine the needs in the community. After considering the input received from the community, the City categorized those needs as follows:

- **Transportation and Mobility:** The main goal in this area is to develop a transportation plan that reduces congestion, improves traffic flows within the City and surrounding region.
- **Safe Neighborhoods:** The main goal is to enhance police and fire services that improve the safety in the City and is maintained as El Centro grows.
- **Recreation and Lifelong Learning:** The main goal is to implement a comprehensive cultural, recreational, and lifelong learning programs for seniors, adults, youth, and special needs populations through partnerships with public, private, and for profit sectors of the community.
- **Economic Development and City Beautification:** The main goal is to provide leadership for the region toward creating a sustainable economic base and developing an attractive visual identity for the City that includes entryway themes and community identity.

Some of the specific needs identified during the development of the Five Year Consolidated Plan were as follows:

- Develop more affordable housing units.
- Continue providing financial support to operate the two emergency shelters and transitional housing complexes providing temporary housing to homeless women and children.
- Continue supporting the efforts of local nonprofit agencies providing services to special needs populations, such as seniors, youth, victims of domestic violence, etc.
- Provide infrastructure improvements in deteriorated neighborhoods, particularly in low-moderate income target areas.
- Continue providing code enforcement activities to address abandoned properties and clean up blighted areas.

- Support the efforts of the Imperial Valley Regional Continuum of Care Council.
- Offer more recreational and cultural activities.

The City of El Centro works with other county departments, mental health providers, homeless and transitional shelters, local jurisdictions and other service providers to identify the needs of the homeless, which have been identified in the 2019 Homeless Point-in-Time Survey conducted on January 25-26, 2019. This updated count presents the most current data for the region. The Point-in-Time Survey reported that on a given day, there are 1,413 homeless in the County of Imperial. This includes 1,225 unsheltered and 188 sheltered homeless people. The exact population of those who are homeless within the city is difficult to estimate because of the transient nature of the homeless population. Given the basis of the calculation, the emergency need conditions and the transient nature of homeless people, these numbers will continue to fluctuate.

The Point-in-Time Survey also reported the following:

- There are 128 homeless children under the age of 18, of which 61 are sheltered while 67 are unsheltered.
- The largest subpopulation of unsheltered homeless are male individuals; there is a total of 923 homeless males of which 811 are unsheltered.
- The PIT identified 12 transgender and 12 gender non-conforming individuals, all of which are unsheltered.
- There are 91 chronically homeless individuals on any given day in Imperial County.

The 211 Imperial Community Connect System – a system that began operating in the county on June 2013 - is another important data source for assessing the needs in the community. This system is designed to provide information and referral services to individuals. The types of assistance provided is for basic services, such as food, food stamps, rental assistance, housing, subsidized rental housing, transportation, utility assistance, medical assistance, and material goods.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

There continues to be a need for affordable housing, both in the rental and owner occupied housing. Many residents are struggling to meet the demands of housing costs including the cost of living expenses vs. income. Based on the tables below, there are small and large households widely spread out on the income level up to >80-100%; however, households with seniors are even greater than this range at >100%. The majority of households are in the 0-30% and >50-80% HAMFI. In addition, as outlined, the general issues facing El Centro households are the overcrowding and cost burden factors. Based on these tables, 1,140 renter households have a housing cost burden greater than 50% of income. Information provided by the National Low Income Housing Coalition, “Out of Reach” documents highlights the gap between the cost of rental housing and the incomes of low-wage workers. So many families today simply do not make enough to afford the average rents in the towns or cities they live in. Housing costs vary across the nation, but the lack of affordable housing affects low wage workers in all corners of the country. Per this report, the Fair Market rent for a two-bedroom apartment in Imperial County is \$901. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$3,003 monthly or \$36,040 annually. With the hourly wage of \$12.00 in California, we can see why housing is out of the reach of most families. The City through its Economic Development Division will work to maintain and create new affordable housing units that are within the reach of families.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	37,835	42,888	13%
Households	12,263	12,925	5%
Median Income	\$33,161.00	\$42,166.00	27%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,040	2,040	2,000	945	5,900
Small Family Households	905	935	1,045	440	3,155
Large Family Households	205	290	435	215	1,085
Household contains at least one person 62-74 years of age	360	435	440	205	1,170
Household contains at least one person age 75 or older	250	260	225	75	375
Households with one or more children 6 years old or younger	539	535	640	320	960

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	40	35	0	100	45	0	15	0	60
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	115	60	45	0	220	4	0	10	4	18
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	235	200	50	560	25	10	65	40	140
Housing cost burden greater than 50% of income (and none of the above problems)	1,115	420	150	0	1,685	175	230	165	25	595
Housing cost burden greater than 30% of income (and none of the above problems)	185	580	435	35	1,235	20	160	160	205	545
Zero/negative Income (and none of the above problems)	80	0	0	0	80	45	0	0	0	45

Table 7 – Housing Problems Table

Data Source: 2009-2013 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,335	755	430	50	2,570	245	240	255	70	810
Having none of four housing problems	270	745	825	340	2,180	60	300	495	485	1,340
Household has negative income, but none of the other housing problems	80	0	0	0	80	45	0	0	0	45

Table 8 – Housing Problems 2

Data Source: 2009-2013 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	780	635	400	1,815	50	195	150	395
Large Related	175	175	100	450	25	25	105	155
Elderly	350	340	80	770	100	125	80	305
Other	180	125	115	420	40	45	30	115
Total need by income	1,485	1,275	695	3,455	215	390	365	970

Table 9 – Cost Burden > 30%

Data Source: 2009-2013 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	730	280	100	1,110	30	135	100	265
Large Related	120	110	0	230	15	15	30	60
Elderly	265	130	35	430	100	65	15	180
Other	125	40	25	190	40	20	20	80
Total need by income	1,240	560	160	1,960	185	235	165	585

Table 10 – Cost Burden > 50%

Data Source: 2009-2013 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	165	250	130	50	595	19	0	4	4	27
Multiple, unrelated family households	24	44	95	0	163	10	10	70	40	130
Other, non-family households	0	0	20	0	20	0	0	0	0	0
Total need by income	189	294	245	50	778	29	10	74	44	157

Table 11 – Crowding Information – 1/2

Data Source: 2009-2013 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source 2009-2013 CHAS

Describe the number and type of single person households in need of housing assistance.

According to the 2017 ACS five year estimate, 2,288 households in El Centro were single-person households living alone, an increase from the 2000 Census. One reason for this increase can be that small households (one person) traditionally can find suitable housing in units with up to two bedrooms, making it more affordable. However, among the City's single-person households, approximately 42.6 percent were seniors living alone. These seniors living alone typically require assistance with repairs and maintenance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2017 American Community Survey (ACS) estimate, approximately 15.9 percent of El Centro residents had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory and cognitive difficulties were the most prevalent. The State Department of Developmental Services provides assistance to El Centro residents with developmental disabilities were being assisted at the San Diego Regional Center. Most of these individuals were residing in a private home with their parent or guardian.

No specific data are available on the number of victims of domestic violence in El Centro.

What are the most common housing problems?

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different types of households in El Centro. Detailed CHAS data based on the 2009-2013 ACS data is displayed in Tables 7-12. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom).
- Overcrowded conditions (housing units with more than one person per room).
- Housing cost burden, including utilities, exceeding 30% of gross income; or
- Severe housing cost burden, including utilities, exceeding 50% of gross income.

The City of El Centro through the Owner-Occupied Housing Improvement Program has loans and/or grants available to very-low and low-income homeowners that is restricted to housing situations (such as those pertaining to health, safety, and substandard living conditions) which may assist in alleviating substandard conditions. The renovations include,

but are not limited to, room additions due to overcrowding, plumbing, electrical, insulation, drywall, windows, doors, cabinets, appliances, flooring, fixtures, etc.

Most lower and moderate-income households cope with housing cost issues either by assuming a cost burden, or by occupying a smaller-than-needed substandard unit. Specifically, according to HUD, 71% of all of the City's lower income households were experiencing one or more housing problems (e.g. cost burden, overcrowding, or substandard housing condition) between 2009-2013.

The types of housing problems experienced by El Centro households vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (65%) compared to owner-households (41%).
- Large renter-families had the highest level of housing problems regardless of income level.
- Approximately 85% of extremely low income (households earning less than 30 percent of the AMI) and 78% of very low-income households (households earning between 31% and 50% of the AMI) had housing problems.
- Over one-half (52%) of extremely low-income elderly renter- and owner-households experience a severe housing cost burden (i.e. spent more than 50% of their income on housing). However, the Imperial Valley Housing Authority has issued 933 Section 8 rental assistance vouchers to very-low/low-income El Centro residents in its efforts to make housing more affordable.
- Substandard housing is an issue with renter and owner households and the City continues its effort to address the issue with the continuation of its Code Enforcement Program. The City established the Code Enforcement Program utilizing CDBG funds in program year 2012-2013 and has continued funding the program to date.

Are any populations/household types more affected than others by these problems?

According to Table 8 – Housing Problems Table, it appears as though overcrowding conditions primarily exist within the rental housing as there are 780 renters that are living in over-crowded housing units which are considered Severely Overcrowded - with >1.51 people per room (and complete kitchen and plumbing) and Overcrowded - with 1.01-1.5 people per room (and none of the above problems). Overcrowding is an indicator of a lack of affordable housing. Unit overcrowding is caused by the combined effect of low earning and

high housing costs in a community and it reflects the inability of households to buy or rent housing, which provides reasonable privacy for the residents. As reflected in Table 9– Housing Cost Burden >30%, the ranking reflects that in the rental housing the top three total populations experiencing this issue are (1) small related households at 1,815, (2) elderly at 770, and (3) large at 450 and for owner housing (1) small related at 395, (2) elderly at 305, and (3) large related households at 155. In comparison to Table 10 – Cost Burden > 50%, the data reflects that in rental housing the top three populations that are identified are (1) small related at 1,110, (2) elderly at 430, and (3) large related at 230. The top three issues in the owner housing issue are (1) small related at 265, (2) elderly at 180 and (3) other at 80. As noted on Tables 9 – Cost Burden >30% and Table 10 –Cost Burden >50%, ranking of problems reflected within these tables indicates that the majority of renters and owners are experiencing financial difficulty which could be contributed to the sluggish economy, lack of employment, and/or lower wages that have impacted a household’s ability to cover housing costs and, in some cases, have required family and friends to share accommodations resulting in overcrowding.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

As noted within Table 7 – Total Households Table reflects that the majority of households with one or more children 6 years or younger has the greatest need with the majority of households falling between the 0-30%, 30% - 50%, and 50-80% of Area Median Income (AMI). These are the households identified as having income less than the Housing Urban Development Area Median Family Income (HAMFI) in all income categories except the less than >80-100%. In addition, these are the households prone to overcrowding and severe cost burden, at-risk of becoming homeless in some fashion. Individuals within these income categories are more susceptible to loss of job, reduced wages, potentially more persons residing in the home that increases living expenses, etc. As a result, many require any combination of assistance including, but not limited to, affordable housing, rent assistance, utility assistance, food assistance, transportation, etc.

The City of El Centro, with the assistance and participation of its local service providers, maintains a Continuum of Care for homeless and to those facing the possibility of homelessness. The City anticipates serving approximately 400 people with Homelessness

Prevention services by providing funding to various public service providers through the CDBG Entitlement Program.

Currently, the local agency that provides Rapid Rehousing assistance is the Center for Family Solutions, a local non-profit agency. In order to continue providing this assistance Center for Family Solutions will be submitting an Emergency Shelter Grant (ESG) application for the continued funding of a Rapid Rehousing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

As noted within the above question “*Are any populations/household types more affected than others by these problems?*” There are several housing characteristics that have shown to determine those that may be at imminent risk of becoming homeless or, at minimum, increased risk of homelessness. Households at less than 80% of HAMFI with an associated housing cost burden between 30% to 50% struggle daily to meet housing and cost of living expenses. Include cost burden with those households that may be experiencing some type of overcrowding and the risk factor increases. Based on past experiences dealing with these type of issues, persons in these situations are more likely to require some type of supportive services so that the risk of homelessness is less likely to occur. Without the supportive services many of these individuals would indeed be homeless. As reflected in the above tables that would include children, families, and the elderly.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing problems by income and race. The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,785	125	125
White	95	0	0
Black / African American	45	0	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,635	125	125

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,735	305	0
White	140	50	0
Black / African American	55	0	0
Asian	35	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,495	255	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,280	715	0
White	110	55	0
Black / African American	0	25	0
Asian	44	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,125	640	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	360	580	0
White	50	95	0
Black / African American	0	0	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	310	485	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of severe housing problems by income and race. The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,580	330	125
White	95	0	0
Black / African American	45	0	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,430	330	125

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	995	1,045	0
White	95	90	0
Black / African American	29	25	0
Asian	0	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	850	895	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	685	1,320	0
White	50	110	0
Black / African American	0	25	0
Asian	4	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	625	1,135	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	120	825	0
White	20	125	0
Black / African American	0	0	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	695	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Approximately 89% of Hispanic households experienced at least one severe housing problem. With approximately 85.8% of the total population in El Centro being of Hispanic or Latino origin this high percentage is not unexpected. With respect to the other racial or ethnic groups the percentage of households experiencing one or more severe housing problem (White – 7.6% and Black/African American – 1%) is not unexpected either as the overall percentage of White population in El Centro is 49.7% and 2.6% for Black/African American.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following table identifies the extent of housing cost burden by race or ethnic group.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,245	2,910	2,620	155
White	1,905	400	240	0
Black / African American	230	60	49	0
Asian	165	75	15	0
American Indian, Alaska Native	55	0	0	0
Pacific Islander	0	0	0	0
Hispanic	4,845	2,370	2,300	150

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

Based on the table above, the particular racial or ethnic group that has disproportionately greater need in comparison to the needs of the jurisdiction as a whole is the Hispanic group. This group has 4,670 households who spend more than 30% of their gross household income on housing. The Area Median Income (AMI) for a family of four is \$48,200 so this means that the median income for these 4,670 households is \$14,46. Hispanics overwhelmingly suffer the highest housing cost burden. With El Centro having 85.8% of Hispanic population this result is pretty indicative of the City’s overall population.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The ACS demographic data show that there is a large population of Hispanic groups represented in the city of El Centro. In fact, Hispanics comprise more than 85.8% of the total population.

Within the City there are many government agencies, community-based organizations, youth organizations, representatives from the medical community, and representatives from community- and faith-based organizations that are available to provide assistance to residents that have housing needs which may be difficult to address, and which require special attention.

The Imperial Valley Housing Authority annually provides Rental Subsidy assistance for approximately 1,726 units to all racial or ethnic groups represented in the City of El Centro.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

As noted above, Hispanics make up more than 85.8% of the total population. There are small pockets of ethnic groups located within specific areas/neighborhoods within the community; however, the ethnic/racial makeup of these communities is diverse. The areas could be considered those areas where the more affordable housing is located; however, they are not areas of disproportionate need.

NA-35 Public Housing – 91.205(b)

Introduction

The City of El Centro does not operate its own public housing authority. Therefore, residents of El Centro seek public housing and housing choice vouchers through the Imperial Valley Housing Authority (IVHA). Below are listed the strategies which are part of the Five-Year IVHA plan.

Five-Year Imperial Valley Housing Authority Agency Objectives

IVHA strategies to serve extremely low-income, low-income, and moderate-income households, especially those on the waiting list for Public Housing and Housing Choice Voucher programs, include the following:

1. **Expand the supply of assisted housing**
Objectives:
 - a. Apply for additional rental vouchers if a NOFA is available
 - b. Reduce public housing vacancies
 - c. Leverage private or other public funds to create additional housing opportunities
2. **Improve the quality of assisted housing**
Objectives:
 - a. Improve public housing management: (PHAS score)
 - b. Maintain voucher management: (SEMAP score) –Concentrate on efforts to improve specific management functions
 - c. Increase customer satisfaction: Section 8 Landlords; residents
3. **Increase assisted housing choices**
Objectives:
 - a. Maintain voucher homeownership program
4. **Provide an improved living environment**
Objectives:
 - a. Improve residents' life skills; coordinate with service agencies to provide clients with additional resources;
5. **Promote self-sufficiency and asset development of families and individuals**
Objectives:
 - a. Provide or attract supportive services to improve assistance recipients' employability by continuing the Family Self Sufficiency program.
 - b. Increase the number and percentage of employed persons in assisted families

Totals in Use

	Program Type								
	Certifi- cate	Mod- Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Dis- abled *
# of units vouchers in use	0	0	504	1,655	0	1,530	0	0	117

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	14,971	12,122	0	11,986	0	0
Average length of stay	0	0	7	6	0	6	0	0
Average Household size	0	0	3	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	96	517	0	506	0	0
# of Disabled Families	0	0	53	337	0	231	0	0
# of Families requesting accessibility features	0	0	504	1,655	0	1,530	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	492	1,595	0	1,479	0	0	108
Black/African American	0	0	11	49	0	40	0	0	9
Asian	0	0	0	8	0	8	0	0	0
American Indian/Alaska Native	0	0	0	3	0	3	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	484	1,511	0	1,413	0	0	90
Not Hispanic	0	0	20	144	0	117	0	0	27

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Imperial Valley Housing Authority (IVHA) has nineteen fully accessible units in the city of El Centro of which nine families need the accessibility features. If an eligible applicant family indicates they require an accessible unit and IVHA has an accessible unit available, the unit would be offered to the family regardless of their place on the waiting list. If a current resident needs accessible features, the resident would be offered a transfer to an accessible unit or a reasonable modification to their current unit.

Strategy to Encourage Home Ownership and Decline in Reliance

The Family-Self Sufficiency Program (FSS) was established to assist Section 8 residents and Public Housing (PH) families to gain economic independence from all governmental assistance. There are currently 71 participating families. To date, 171 FSS participants have achieved economic self-sufficiency and no longer require any form of rental and welfare assistance. Of the 171 FSS graduates, 88 families (55 Section 8 families and 33 PH families) have purchased homes of their own upon completion of the FSS Program.

To assist first-time homebuyers, the Imperial Valley Housing Authority (IVHA) has established the Section 8 Housing Choice Voucher Homeownership Program (HP). The HP assists eligible participants in the Section 8 program that are also a part of the FSS Program. Outreach efforts are also extended to the residents of the Public Housing Program. In order to maximize the use of resources available to home seekers, the IVHA and Community Valley Bank apply for the Workforce Initiative Subsidy for Homeownership (WISH) and Individual Development and Empowerment Account (IDEA) offered by the Federal Home Loan Bank of San Francisco (FHLBSF). This program assists income qualified first time home buyers by providing a 3:1 match on homebuyer contribution up to \$15,000 for down payment and closing costs. IVHA also works in collaboration with other First Time Home Buyer Programs such as USDA, the Imperial County Neighborhood Stabilization Program (NSP-3), and FHA mortgage approved lenders. Currently, 9 participants are enrolled in the Homeownership Program. A total of 28 families have purchased home with the Section 8 Homeownership Program. The Section 8 Homeownership Program allows a family to utilize their Section 8 voucher to assist with monthly homeownership expenses.

The Housing Authority actively promotes homeownership among all program participants. This promotion begins at the family's briefings and orientation upon inception of housing assistance. The Homeownership Coordinator works closely with each family to identify any barriers they may have in becoming homebuyers and sets up an individual

service plan with each adult family member that identifies the barriers, the steps each adult family member needs to take to eliminate the barrier, and the time frame in which to do so.

What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Due to limited funding, the waitlist for voucher applicants contains approximately 8,000 families as of 2018 and applicants can expect to be on the wait list three to five years.

How do these needs compare to the housing needs of the population at large?

There was no Information available from IVHA regarding the needs of the population at large.

Discussion

It is the policy of the IVHA to provide reasonable accommodations in housing for individuals with disabilities where reasonable accommodation is needed to provide an equal opportunity to use and enjoy IVHA's housing programs. IVHA's goal is to provide clean, safe, affordable housing to low and moderate-income persons regardless of disability.

When selecting applicants from the waiting list, the IVHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The IVHA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Throughout the country and Imperial County, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include a lack of affordable housing, increase in persons whose income fall below the poverty level, reductions in subsidies to the poor, drug/alcohol abuse, and the de-institutionalization of the mentally ill.

According to the IVCCC, an estimated 298 homeless persons were located in Imperial County. This information was collected through the 2019 Homeless Point in Time survey which was conducted on January 25-26, 2019. The City works directly through the IVCCC with regard to addressing homelessness. All information on homelessness is tracked, compiled, and provided through the IVCCC. The City only provides funding to non-profit organizations that provide direct services to homeless; however, this is not reflective of the homeless needs since there were probably individuals who may have not been counted as part of the 2019 Point-in-Time survey. According to the IVCCC, the information required for the blank cells below is not broken out by population and therefore not available to that degree.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	188	1,225				
Persons in Households with Only Children	0	0				
Persons in Households with Only Adults	96	1,024				
Chronically Homeless Individuals	0	91				
Chronically Homeless Families	0	369				
Veterans	0	5				
Unaccompanied Child	0	0				
Persons with HIV	0	5				

Table 26 - Homeless Needs Assessment

Data Source: 2019 Point in Time Count (Imperial County)

Comments:

Indicate if the homeless population is: Partially Rural Homeless

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Specific information by jurisdiction is not available.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Results from the Imperial County 2019 Homeless Point in Time Count and Survey showed the largest racial/ethnic groups among survey respondents were White/Caucasian (88%) and Non-Hispanic/Latino (65%). Also, 6% of survey respondents identified as Black/African American and 2% were identified as American Indian or Alaska Native.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2019 Homeless Point in Time survey did not identify numbers by jurisdiction, but rather Countywide. The majority of the County's homeless were unsheltered (86%). Of the homeless that were sheltered, about 7 percent of those sheltered were residing in transitional housing.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

The City recognizes the special needs of different categories of households that are not homeless but are at a disadvantage in finding decent, affordable housing. These individuals and families would be those that fall into the category of frail and/or elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS, single-parent/female headed households, large households, persons with drug and alcohol addiction, victims of domestic violence, at-risk youth, public housing residents, etc.

Describe the characteristics of special needs populations in your community:

Frail and/or elderly: Seniors, defined as 65 years, often age in-place, living in housing that is too expensive for their fixed incomes or that structurally does not accommodate specific needs for assistance. Seniors are more apt to also be considered frail as they continue to age over the age of 60. According to Census estimates, as of 2018, the City had an estimated senior population of 5,647 persons, representing approximately 12.8% of the population. Senior households are affected by income limitations, access to health care and transportation, accommodations for physical disabilities and limitations, and long-term care concerns. Senior housing needs are provided through low-income apartments, retirement communities, independent living centers, assisted living centers, nursing homes, and hospice care centers.

There are currently five senior apartment complexes located in El Centro. These six senior apartment complexes provide a total of 235 apartment units for seniors only. Of the five senior housing complexes in El Centro, three are owned and managed by the Imperial Valley Housing Authority and two are privately owned one of which is income restricted for low income seniors. Nursing care facilities in the city include the Valley Convalescent Hospital, with 123 beds; Vintage Village II, with six beds; Vintage Village Assisted Living, with six beds; and Heart and Hand Assisted Living, with 14 beds.

Persons with disabilities (mental, physical, and/or developmental): Those diagnosed as being severely mentally ill includes such diagnoses as bipolar, schizophrenia, major depression, etc. Those that fall into this category require special needs in addition to housing. According to Imperial County Behavioral Health Department, during the 2017-18 fiscal year, they treated 8,119 unduplicated clients (includes all ages).

This population includes individuals with mental and physical disabilities that may require affordable housing with convenient access to public transportation and health care services, as well as structural adaptations to accommodate wheelchairs and other assistive devices. Housing needs can include independent home environments, homes with special modifications and design features, supervised apartments, inpatient and outpatient treatment programs, and senior care facilities. Individuals who are unable to work because of disability may require income support, and their limited incomes can severely restrict their ability to pay for housing and living expenses. The City of El Centro received a HOME Investment Partnerships Grant in the amount of \$2.5 million to assist with the construction of a 72-unit multi-family apartment complex, known as Las Brisas Family Apartments. This project was completed in September 2013 and has 10 affordable units for persons with either a physical and/or mental disability.

The 2010 Census reflects the disability status of total civilian, non-institutionalized population as 5,501, under age 18 as 660, between ages 18 and 64 as 2,645, and at age 65+ as 2,196. Individuals within this category generally require some type of specialized medical service(s), financial assistance, and even housing. The 2010 Census estimates that there are 3,349 households receiving social security income, 1,297 receiving supplemental SSI, 852 receiving public assistance, and 1,479 receiving retirement benefits in El Centro. In addition, the 2013-2017 ACS reflects that 2,190 persons reside in El Centro with a physical disability.

Single-Parent/Female headed households: Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with responsibilities, often while earning limited incomes.

The 2010 Census found that there were approximately 2,051 single-parent households with children under 18 years of age in the city of El Centro. Of these households, 1,634 households or approximately 79.7% were headed by a female-single parent.

Large Households: Large households are defined as households consisting of five or more persons. Generally, the needs of large family are not targeted in the housing market, especially in the multi-family market. According to the 2010 Census, 2,913 households in El Centro are considered large households. Large households are often more susceptible to housing problems, like overcrowding and cost burden (overpayment).

Persons with drug or alcohol addiction: Drug and alcohol addicts are defined as those who use drugs and consume alcohol excessively and to a point of being impaired. These persons are included in the special needs population because many homeless, very- low, low-, and moderate-income persons experience some type of alcohol or drug abuse at some time in their life. This disease does not recognize finance, ethnic or any other type of boundary and many have additional medical issues such as a mental illness.

It is not clear how many persons in El Centro have drug and alcohol addictions. According to the 2016-17 National Survey on Drug Use and Health conducted by the Substance Abuse and Mental Health Services Administration (SAMHSA), an estimated 13.61% of the California population 18 years or older were current (past month) illicit drug users, meaning they had used an illicit drug during the month prior to the survey. The following licensed organizations in El Centro provide for the treatment of persons with drug or alcohol addictions:

Agency	Type of Service
Imperial County Behavioral Health Services 1295 State Street, St. 202 El Centro, CA 92243	Drug and alcohol rehabilitation and treatment center
Imperial County Adolescent 1295 State Street El Centro, CA 92243	Drug treatment and alcohol rehabilitation center
IVDRC 1550 Pepper Drive, Suite A El Centro, CA 92243	Drug and alcohol addiction recovery program
Imperial Valley Methadone Clinic 680 W. Main Street El Centro, CA 92243	Drug and alcohol addiction recovery program
Sober Roads 584 W. Main Street El Centro, CA 92243	Drug and alcohol addiction treatment center and recovery program

Table 27 – Drug and Alcohol Service Organizations

Victims of Domestic Violence: Many single women and women with children become homeless as the result of domestic violence. According to the 2019 Point-in-Time Count for the city of El Centro, it was estimated that a total 114 persons were survivors of domestic

violence at some point in the past. However, the rate of domestic violence is believed to be an underestimate because many incidents of domestic violence go unreported.

In El Centro, as well as within the county of Imperial, victims of domestic violence are assisted through various agencies, such as the Center for Family Solutions (WomanHaven) and Catholic Charities. Both of these agencies are located in the city of El Centro. This particular group can consist of domestic, sexual assault, and stalking violence. Persons experiencing domestic violence require such services as emergency shelter as well as long term housing, financial assistance, counseling, childcare, and other support services. Due to the violent nature of the incident experienced by individuals that seek these particular services, there is a very distinct privacy and confidentiality to services provided. In fiscal year 2017-2018, Womanhaven assisted a total of 1,704 women and 733 children within their facilities.

With regards to Catholic Charities, in fiscal year 2018-2019 they assisted a total of 34 women and 35 children within their facilities through June 10, 2019. Services provided to clients could include shelter, food, nutrition and parenting education, and other support services.

What is the housing and supportive service needs of these populations and how are these needs determined?

There is an on-going need in housing, housing assistance, supportive housing, and other support services in the city of El Centro. With the sluggish economic recovery, many individuals are still without jobs or low paying jobs that result in any one or combination of the above conditions. Supportive services were in need prior to the downturn in the economy; however, the current employment climate continues to result in increased numbers of persons requiring supportive service and will continue until the job and pay situation improves. With unemployment within Imperial County at 18.47% it can be determined that many of the jobless are either currently homeless, residing in some type of shelter, living with family or friends, in affordable housing complexes or struggling to retain their homes.

The housing and supportive needs in the community are further verified by the number of homeless within Imperial County. According to the 2019 Point-In-Time (PIT) Count which reported a total of 1,413 homeless persons countywide on January 25-26, 2019. Of the total homeless counted in the PIT, 188 persons were unsheltered and 1,225 were sheltered.

The Imperial Valley Housing Authority maintains 15 affordable housing complexes in El Centro with approximately 300 households residing within these units. The number of persons residing within the affordable housing complexes as well as persons living in El

Centro homeless shelters, with family and friends, and on the streets could be used as a very basic determination of those requiring some type of housing, housing assistance, and/or supportive services. Supportive services and housing assistance for all identified categories generally fall within the same, or very similar parameters such as medical (physical, mental, and developmental), housing (rent and mortgage assistance or affordable housing arrangements), financial assistance (utilities, food), transportation (gas, repairs, public transit), employment, other services (counseling, childcare, food), etc. and will continue to be required even as the economy improves and homelessness decreases as there will always be individuals at the extremely-low, very-low, and low-income level. The City is committed to assisting where possible through committing funding through CDBG contributions. The City does not provide direct services, but will continue its efforts to provide annual funding to organizations and entities where and when possible that address identified needs, goals, and objectives as outlined within the Consolidated Plan.

Through various data sources, the Consolidated Plan identifies those individuals that require support services, the services needed, and how those needs and services will be provided. Services are generally provided through various departments within the County of Imperial and non-profit organizations established to provide direct services to their respective target population/clients.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the County of Imperial Epidemiology Unit, between 2014-2016, the Imperial County had 255 reported cases of HIV/AIDS in persons 13 years of age and older. Their case data is now turned over to the California Department of Public Health. Reports available from CDPH does not demonstrate mortality rate.

As of December 31, 2013, Imperial County had reported a total of 266 cumulative AIDS cases since March 1983, when AIDS case reporting by name began. Imperial County reported 106 deaths (40%), which is lower than 56% reported for the state of California as a whole.

AIDS cases grouped by age show a marked concentration of cases among persons between 30 and 49 years of age. Cases in this age range account for about two-thirds of all reported cases. When persons between the ages of 20 and 29 are included, persons in these age groups represent about 85% of all cases. Men account for the vast majority of the AIDS cases reported in Imperial County. No transgender cases have been reported.

Of those males who are AIDS cases, nearly half identified themselves as men who have sex with men (MSM), but this represented a lower percentage than the 67% of statewide cases reporting the risk behavior.

Injection drug use as a sole mode of infection accounts for about 15% of all male AIDS cases reported in Imperial County, which is slightly higher percentage than reported among statewide cases (10%).

Persons with HIV and AIDS need a broad range of other services, including counseling, transportation, and food. AIDS and HIV services are provided by the Imperial County Public Health Department through funding they receive from the California Department of Public Health, Office of AIDS. One of the funding sources the Imperial County Public Health Department receives is HOPWA funds to provide short-term residential assistance in order to prevent them from becoming homeless. This program can provide rental assistance for up to 21 weeks to a client. The second program they offer in partnership with the Clinicas de Salud del Pueblo is the HIV Care program which primarily consists of case management focused on providing medical care. Depending on the needs of these clients, the Imperial County Public Health Department also coordinates services with other local organizations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The provision of sufficient public facilities to its residents is a primary function of a City. Community services and facilities provided to the community include: parks and recreation, educational facilities, library facilities, police facilities, fire stations, civic center, cultural facilities, sewer system, and water system.

Based on feedback received from community members residing within the city of El Centro the following needs have been expressed:

- Provide more cultural opportunities
- Increase recreational opportunities
- Provide public infrastructure improvements throughout the City

City staff has been trying to address these needs with federal, state, and local funding sources, such as City’s General Fund, Development Impact Fees, Rule 310 funding available from the Imperial County Air Pollution Control District, Local Transportation Authority Funds (LTA), CDBG funds, EDA funding, funding from the California Department of Transportation (CalTrans), and private donations.

Parks and Recreational Facilities

The City of El Centro owns and maintains 13 parks totaling 84.51 acres and seven recreational facilities. Of the 13 parks the City owns seven parks are within census tracts in which low income persons reside. Parks are utilized daily by the community and are sites for annual events, such as the Children’s Fair at Bucklin Park. Some of our recreational facilities include the Community Center, Adult Center, Conrad Harrison Youth Center, Old Post Office Pavilion, and other community facilities.

The Community Center offers a variety of summer recreation programs, day camps, and specialized classes including dance, arts, and crafts. The City’s Adult Center, which is adjacent to the Community Center, offers activities and programs for our senior population and the center also includes a computer lab which offers computer classes to our senior population. The Adult Center also serves as the City’s Emergency Operations Center. The Conrad Harrison Youth Center offers sports programs for the youth as well as adults. The center is approximately 26,000 square feet and the building features a full gym with one full indoor basketball and volleyball court. This facility is primarily used for after-school

programs, summer-day camps, open gym, and sports clinics and leagues. This youth center is located at the Dr. Martin Luther King Jr. Park, which was formerly known as Adams Park.

In 2008, the City Council, City staff, and the community expressed a desire to embark in the redevelopment of the Adams Park, which is now known as the Dr. Martin Luther King (MLK) Jr. Park. The MLK Park consists of a total of about 9.5 acres and is located between Adams Avenue and Park Avenue. Within the park are the Conrad Harrison Youth Center and MLK Indoor Sports Pavilion at the former location of the City's now demolished swimming pool. In 2017, the City completed the Sidewinder Skate Park, which is an outdoor skate and BMX facility, and the City is currently constructing an Aquatic Center within the MLK Park.

The first phase of the redevelopment plan for the MLK Park consisted of the demolition and removal of the existing deteriorated swimming pool, restrooms, and shower buildings. Consequently, the MLK Indoor Sports Pavilion was constructed west of the Conrad Harrison Youth Center. The pavilion is a \$6.6 million project of which \$1.6 represents CDBG funding. There are multiple funding sources that paid for the construction of the ISC. Those funding sources consist of CDBG funds, Tax Increment funding from the now dissolved redevelopment agency, Parks and Recreation Impact Fees, and a private donation of \$25,000 from Rabobank, a local bank. At this facility, the City provides for adequate year round recreational activities and facilities that serve all segments of the community, including the various ethnic and age groups within the community. The pavilion features a multi-sport court for basketball, soccer, and volleyball. Construction of the pavilion was completed in November 2014.

Another important component of the MLK Revitalization Plan was the construction of a skate park. In 2010, the City of El Centro was awarded a \$2.5 million grant from the State of California Department of Parks and Recreation under their Statewide Park Development and Community Revitalization Grant program to develop a skate park. This grant program is administered by the Office of Grants and Local Services (OGALS) and the funding source is under Proposition 84. The skate park has an overall square footage of 47,500 with approximately 24,500 square feet of area for skating and BMX riding. The project included a picnic area, restrooms, and jogging path around the park. The City also incorporated a public art component with the inclusion of tile mosaics at the entryway to the park. The development of this project was the result of an organized group of residents and community leaders working together to provide additional recreational opportunities to experienced skaters and "gromets"- younger children and beginners. The City collaborated with the youth of the community by conducting a park naming contest within the local

schools. The subsequently named “Sidewinder Skate Park” was completed in September 2015.

Another much anticipated recreational project the City is working on as part of the MLK Park Revitalization Plan is the construction of an outdoor Aquatic Center. The Aquatic Center is a multi-element center on 4.7 acres, which will consist of an 8-lane competition pool, lap/warm-up pool, activity pool, and a lazy river. There are plans to include water slides in the future as funding becomes available. The main funding sources for this project are Tax Increment funding from our now dissolved redevelopment agency and Local Transportation Authority Funding. The construction for this facility is currently underway and is projected to open in August of 2019.

It is worth mentioning that in program year 2016, the City set aside \$536,348 of CDBG funds to re-construct the playground at McGee Park, which is located adjacent to the Community Center. The playground is located in a low-moderate income target area. The playground had become severely dilapidated and unsafe. The project included the replacement and expansion of playground equipment, replacement of the rubberized surfacing, installation of additional shade and the rec-construction of facility sidewalks to make them ADA compliant. Additionally, in program years 2017 and 2018, the City set aside \$659,388 for the demolition and reconstruction of the bathroom / snack bar building located at the park. The new building will be built to ADA standards.

Additional park improvements in the past include the use of CDBG funds to pave dirt parking lots at Debbie Pittman Park and Frazier Field, renovate the existing restrooms and snack bar facility at Swarthout Park in order to make them ADA compliant, and the installation of field lighting at the Carlos Aguilar Park soccer fields.

The City has also used Park Impact Fees to upgrade facilities to make the parks safer and more enjoyable for the community. The funding was most recently used for the replacement of an existing non-ADA compliant restroom and snack bar facility at Sunflower Park (completed in 2014), the renovation of an existing non-ADA compliant restroom and snack bar facility Stark Field (completed in 2015).

Library Facilities

Public libraries serve several community purposes including, education, recreation, and dissemination of public information. In particular, public libraries provide low-income residents an opportunity to access materials that may not be readily available at home. The City of El Centro is served by a main public library and a branch library located within the

Community Center. Our main El Centro Public Library was located at 539 State Street. However, on April 4, 2010, when the 7.2 magnitude earthquake hit Imperial County there were several public facilities throughout the City which were damaged by this earthquake. One of those facilities was the El Centro Public Library building which sustained significant damage and was deemed unsafe to occupy. The City of El Centro continued delivering limited library services from its Community Center Branch Library site but library services were very limited.

Due to the limited library services being offered to the community, the City Council directed City staff to identify a potential temporary location for the El Centro Public Library. City staff was able to negotiate a three-year lease with a two-year option to renew its lease at a 14,000 square foot space within the Valley Centerpoint Plaza located on Imperial Avenue. CDBG funds were used to assist with the relocation of the El Centro Public Library. The City has been delivering library services from this location since 2012. In 2017, the building housing the temporary library was donated to the City. Staff is currently working on procuring a firm to create a Master Plan for the building, which will continue to include the City's main library.

Police Facilities

Sufficient law enforcement is necessary to ensure the public health and safety. The City provides its own law enforcement. The Department is located at 150 N. 11th Street and is authorized 52 sworn officers including: one Chief of Police, one Executive Commander, two Commanders, eight Sergeants, and 40 Police Officers.

The Department also has an active Police Reserve Officer Program and a Citizen's in Police Service (CIPS) program.

Currently there are 27 civilian employees assigned to Records, Communications, Evidence, Animal Control, Community Service Officers, and Parking Enforcement. Within the newly constructed Regional Bus Transfer Station located within our downtown area the Police Department has an office reserved for their use. Three of its police officers are assigned as School Police Officers in order to reinforce a public safety presence in our local schools.

The City is presently seeking funding sources to finance the development of a new Police Department headquarters. The location at 150 N. 11th Street is dated and in dire need of improvements. Consideration is being given to construct a new 30,000 square foot building to house a new Police Department headquarters.

It is foreseen that by 2043 the population in the city of El Centro will grow to 70,479. The current City of El Centro General Plan indicates that the goal of the City is to have 1.75 sworn officers per 1,000 suggesting 123 sworn officers at the 2043 population. Therefore, the proposed square footage for a new Police Department headquarters appears to be adequate to meet our population projections. The City is committed to providing the highest standards of law enforcement by providing the Police Department with personnel, equipment, and facilities that assist them in protecting the health, safety, and general welfare of the community.

Fire Stations

As with law enforcement, fire protection is necessary to ensure the public health and safety. The City of El Centro Fire Department provides service within the City limits, as well as some unincorporated areas adjacent to the city limits. The City currently operates three fire stations: Fire Station No. 1 located at 775 State Street, Fire Station No. 2 located at 900 Dogwood Avenue, and Fire Station No. 3 located at 1910 N. Waterman Avenue.

The Fire Department's staffing consists of 36 safety members and three non-sworn support personnel. The Department's leadership team includes the Fire Chief, three Battalion Chiefs, and one Administrative Captain. Daily staffing includes three persons, advanced life support, engine companies, and a Battalion Chief.

The Department provides all risk response to the incorporated areas of El Centro and unincorporated areas thru mutual aid plans including emergency medical response, fire and rescue, hazardous materials mitigation, and technical rescue. In a three-year period, the Fire Department had an average of over 4,000 emergency calls per year.

The City will periodically evaluate the level of fire protection service provided to identify any necessary improvements or changes, as well as additional funding sources.

Cultural Facilities

Presently the City supports an archaeological museum, a Community Center, a variety of informal theatre and recreation groups, and a number of community groups. A state of the art auditorium at Southwest High School provides the facility for theatrical plays, master coral performances, and concerts.

In order to provide for a range of cultural facilities that serve the community's diverse cultural groups and activities, the City plans to coordinate with residents and community

groups to identify needed facilities and improvements to existing facilities and explore funding sources to meet these needs.

Sewer and Water Systems

The City of El Centro provides its own sewer and water systems. In the past 10 years the City has invested a significant amount of non-CDBG funds to improve its sewer and water systems to ensure adequate levels of service. In December 2009, the City completed the expansion of its Water Treatment Plant that will serve the city for many decades to come. The City is currently investing 15 million dollars in improvements to the Wastewater Plant which will be complete later this 2019. Water and sewer lines are generally in good condition in the newer areas of the City and can accommodate additional development proposed under the City's General Plan.

The City will continue to monitor its existing sewer and water systems in order to continue providing a high level of service to both existing and new development.

How were these needs determined?

The City of El Centro relies on several methods to obtain input on non-housing community development needs. The City's General Plan, Five Year Strategic Plan, CDBG Citizen Participation Plan, public meetings, social media sources, such as City's website and Facebook, and "Quality of Life" citizens' satisfaction surveys all provide a means for the City to determine its community needs and priorities.

With respect to the specific needs in the area of parks and recreation, City staff also relies on the City of El Centro Parks and Recreation Master Plan completed in September 2008. This Master Plan serves as a guide to the future development and improvement of parks and recreational facilities in the city of El Centro.

Describe the jurisdiction's need for Public Improvements:

Funding is a primary constraint to public infrastructure improvements. However, the City has been successful in obtaining federal, state, and local funds to complete an extensive amount of work in the area of public infrastructure improvements. Over the past 5 years, the city invested over \$47 million on road improvements alone with projects such as the Dogwood Bridge Widening, La Brucherie Avenue Widening, and various yearly overlay projects, railroad crossing improvement at Main Street, street lighting within our downtown area, and repaving of all our downtown parking lots. In addition, City staff worked with the

Imperial Irrigation District (IID) to underground the North Date Canal along Villa Avenue between Imperial Avenue and 18th Street. This \$2.4 million canal undergrounding project was funded with Local Transportation Authority funds and IID funds. This project benefits the Carlos Aguilar Park located on Pico Avenue as this canal borders the southern reaches of the park.

In the next five years, the City will be investing more than \$55 million in public improvements, which include major projects such as Imperial Avenue Interchange, Imperial Avenue Road Extension, street paving in several areas throughout the City, and many pedestrian improvements, which consist of curb, gutter, and sidewalk improvements throughout the city. We are also working on improvements to our Water Treatment Plant and Water Treatment plant at an investment cost of \$18 million combined which will ensure proper operation for years to come while allowing for growth in the community.

How were these needs determined?

As previously stated the City relies on several sources to determine its public improvements needs; for instance, its General Plan, Capital Improvement Plan, and Five Year Strategic Plan, which is updated every five years. The City's current Five Year Strategic Plan covers the years of 2013 through 2018 and has been extended through 2019.

City staff also considers public comments received during its CDBG Citizen Participation process and responses received on Quality of Life surveys conducted by the City at least every two years.

CDBG funds have been used to complete several sidewalk improvements within census tracts where low-income persons reside. In the past ten years, the City has allocated more than \$1.7 million in CDBG funds to install sidewalks, curb, and gutters within census tracts where targeted income groups reside.

In recent years, residents from an area known as El Dorado Colonia expressed great concern regarding the lack of sidewalks, curbs, gutters, street lighting, and drainage improvements within certain streets of this Colonia area. A "colonia" is defined as a rural community located within 150 miles of the US-Mexican Border that lacks safe, sanitary and affordable housing, drinkable water, sewer, and drainage systems.

The El Dorado Colonia area contains approximately three miles of street, which lacked curbs, gutters, sidewalks, and street lighting. The streets included in this project are El Dorado, Pico, Lincoln, McDonald, and Buena Vista Avenues, as well as North 12th, 8th, 7th, and 6th

Streets. The streets provide residents with access to their properties as well as to major commercial centers and City services.

The El Dorado Colonia prior to its annexation to the city of El Centro back in 1999 was within the jurisdiction of the County of Imperial. When the Colonia area was annexed to the city of El Centro city limits there was a need to provide street, sidewalk, curbs, gutters, street lighting, and drainage improvements to this area. Given this need, the City of El Centro started applying for the Colonia Set-Aside CDBG funding available from the State of California Department of Housing and Community Development (HCD).

More than \$6 million in Colonia Set-Aside CDBG funding has been expended since 1999 in the El Dorado Colonia area to complete new street improvements on El Dorado Avenue, Pico Avenue, 12th Street, and 8th Street. However, in February 2012, HCD informed the City that its CDBG Colonia grant application to complete drainage improvements east of 8th Street within the El Dorado Colonia area was being denied. The direction given by HCD to the City of El Centro was for the City to start using its CDBG entitlement allocation received from the Department of Housing and Urban Development (HUD) to address the needs of this area. The reason for such denial is based on HCD's determination that this area no longer meets the criteria for CDBG Colonia Set-Aside Fund per CPD Notice 11-001.

City staff has been searching for alternative funding sources to complete the necessary drainage improvements east of 8th Street within McDonald Street, Lincoln, Buena Vista, and Pico Avenue.

The prioritization of public infrastructure needs will be reviewed by the City on an annual basis and five-year basis during the development of the City's Annual Action Plan and Five Year Consolidated Plan as well as during the development of the City's Capital Improvement Plan.

Describe the jurisdiction's need for Public Services:

The main objective of addressing public service needs is to develop a diverse network of social services directed toward enhancing the health, safety, and overall well-being of low- and moderate- income persons and persons with special needs. Public services identified are those that provide various programs to homeless, at-risk youth, very-low to low-income, those with disabilities, HIV/AIDS, persons with special needs, seniors, etc.

The City of El Centro, as funding sources allow, will continue to support the improvement and augmentation of programs which may include senior services, services to the homeless,

battered/abuse services, handicapped services, youth services, transportation services, substance abuse services, employment training, crime prevention and awareness, fair housing counseling, child care, health services, and other eligible services as needed.

Each year during the development of the City's Annual Action Plan local non-profit agencies providing services to seniors, victims of domestic violence, homeless, and others passionately express the need to continue using CDBG funds to offer services to these individuals. Unfortunately, due to the down turn in our economy in recent years, the City along with most of the local non-profit agencies which are in fact the ones undertaking the delivery of these services experienced a 40% reduction in their operating budgets which resulted in a decrease in delivery of services to those members of our community who rely on these social services to survive.

The City as part of the development of its CDBG Annual Action Plan will evaluate proposals from local nonprofit agencies in order to ensure these much needed public services are being offered in our City.

How were these needs determined?

The City of El Centro follows its CDBG Citizen's Participation Plan in order to determine the needs in terms of public services. Of utmost importance are the public comments received from local nonprofit agencies, such as Catholic Charities, Womanhaven, Imperial County Child Abuse Prevention Council, Inland Fair Housing and Mediation Board, and other agencies delivering services in our community.

The City will continue to rely on community input to prioritize and determine its public service needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of El Centro had a total housing stock of approximately 14,715 in 2018. In 2010, the City had a total of 14,644; therefore, the City's housing stock increased by 71 housing units over an 8-year period. Overall, the housing stock is 58% single-unit detached structures and 29% are multi-family units. Approximately 50.6% of the housing units are owner-occupied and 49.4% are renter-occupied.

In terms of housing, it is also important to know the housing condition of the housing stock. Per the 2010 Census, approximately 78% of the housing units in El Centro were built prior to 1980, meaning that more than one-half of the City's housing stock is over 30 years old. This could indicate that a significant portion of the units may require substantial rehabilitation and upgrading.

According to the National Association of Counties 2013 Report, medium sized counties with a population between 50,000 and 500,000 residents all weathered the effects of the economy better than the national average and better than any other type of economy. El Centro is located in Imperial County whose current population is approximately 185,831. It appears that El Centro, along with the surrounding cities in Imperial County, were able to weather the effects of the economy. However, for an area that has historically experienced an annual unemployment rate of over 20% the loss of jobs undoubtedly causes a negative effect on housing. Not to mention that hard hit in the city experienced in the 2008 foreclosure crisis. According to the Imperial Valley Board of Realtors, the median home price in El Centro at this time is \$200,100.

The City of El Centro, as funding sources are available, offers a housing improvement program to income-qualified residents in order to improve the housing stock in the city. The City also offers a First Time Homebuyer Program to income qualified residents in El Centro. Furthermore, even though the City has lost tax increment funding due to the dissolution of its redevelopment agency back in January 2012, the City will continue to support the development of the much needed affordable housing in the community. It will do so by continuing to work with private developers to develop affordable housing units. City staff will also continue tracking any legislation that supports affordable housing activities and/or provides funding for programs, such as the National Housing Trust Fund.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2009-2013 ACS data, over 50% of the housing units are single-family detached homes with approximately 30% comprised of multi-family housing units. The majority of the owner-occupied housing units have three or more bedrooms. Whereas, for renter-occupied the majority of the housing units have two bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	8,300	58%
1-unit, attached structure	417	3%
2-4 units	1,693	12%
5-19 units	1,570	11%
20 or more units	966	7%
Mobile Home, boat, RV, van, etc	1,279	9%
Total	14,225	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	67	1%	320	5%
1 bedroom	202	3%	1,826	29%
2 bedrooms	689	11%	2,403	38%
3 or more bedrooms	5,571	85%	1,847	29%
Total	6,529	100%	6,396	101%

Table 28 – Unit Size by Tenure

Data Source: 2009-2013 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In El Centro there are a total of 915 apartment units available for low income residents. Most of the apartment units are owned and managed by the Imperial Valley Housing Authority and others are privately owned and managed. All of these units have received some type of federal or state financial assistance, which restricts their occupancy by income-qualified households. These units can be occupied either by income qualified families or seniors.

The 2010 Census indicates that there are 2,657 senior-headed households within the City. This was a 24.9% increase from the 2000 Census. During that same time frame the amount of households owned by seniors saw a slight decrease from 62.6% to 59.2% while there was an increase of households rented by seniors from 37.4% to 40.8%. Of all elderly renter households, 73% reported experiencing a housing problem. Among elderly owner households, 31% reported experiencing a housing problem.

The special needs of seniors can be met through a range of services, including rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can be modified with features that help ensure continued independent living arrangements.

There are currently five senior housing developments in the City:

- Green Gable Apartments – 19 units
- Regency Park Apartments – 106 units
- Cedar Homes Apartments – 19 units
- Boatwright Apartments – 19 units
- El Centro Senior Villas – 72 units

Senior residents in the City can benefit from various services offered at the El Centro Adult Center. Additionally, several local and regional programs provide housing and social services to assist the elderly in the City. These organizations include the Area Agency on Aging, Imperial County Work Training Center, United Way and Catholic Charities.

Eleven licensed residential care facilities provide assisted living, nursing care, and general services to seniors in El Centro. These facilities have a combined capacity of 214 beds.

For members of the population who may be experiencing some type of disability, such as physically impaired, mentally disabled, and developmentally disabled there is assistance available. Each type of need is unique and requires specific attention in terms of access to housing and accessibility of housing.

The 2010 Census did not collect information on disability. According to 2013-2017 American Community Survey (ACS) data, approximately 16% of El Centro residents had a disability. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most older single-family homes are inaccessible to people with mobility and sensory limitations.

Various non-profit groups provide supportive services to the special needs population in El Centro, including persons with disabilities. The Imperial Valley Independent Living Center offers various social services to City residents with the goal of empowering people with disabilities. Among other organizations, ARC of Imperial Valley offers dial-a-ride paratransit services to City residents and links them to additional health, employment, and residential services.

According to the State Department of Social Services, eleven licensed residential care facilities, with a total capacity of 214 beds, are located within El Centro. These facilities have the capability to accommodate and serve persons with disabilities.

Households within the City living below the poverty level can benefit from programs and services offering assistance with utility bills, food supplies, and various other social services. Organizations in the City offering these services include the Imperial County Family Resource Center, Catholic Charities, Imperial County Social Services, Imperial Valley Food Bank, Calexico Neighborhood House, and the Salvation Army. In addition to providing essential support services, the Center for Family Solutions and House of Hope provide emergency shelter to residents. The City promotes the maintenance and expansion of the Housing Choice Voucher program, which provides an important source of rental assistance for individuals and households living in poverty. Individuals living in poverty can also benefit from small units such as studios and single room occupancy units.

With the dissolution of redevelopment agencies in California, the city's ability to provide affordable housing has been seriously compromised. The City set aside CDBG funds to fund its owner-occupied housing rehabilitation loan program, which is primarily the type of affordable housing activity a jurisdiction can fund with CDBG funds. HOME funds are also available to the City but it has to competitively compete for HOME funding at the state

level. Unfortunately, HOME funds at the State level are extremely competitive particularly in light of many cities losing its redevelopment agency. Thus, federal, state, and local funding to support affordable housing activities is very limited.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

In terms of rental housing for low-income households, there is definitely an unmet need of affordable housing units in El Centro. The Imperial Valley Housing Authority has over 8,000 families on a waiting list for either subsidized public housing or Section 8 assistance with most of these families wanting to reside in El Centro. The demand for affordable rental units was truly reflected when the management company for the Las Brisas Family Apartments – a newly constructed 72-apartment complex located in El Centro - started their tenant selection process. Approximately 800 individuals were interested in renting at this housing complex. For the moderate and above moderate-income households, there is enough stock to either purchase rent.

Does the availability of housing units meet the needs of the population?

In terms of rental housing for low-income households, there is definitely an unmet need of affordable housing units in El Centro. The Imperial Valley Housing Authority has over 4,000 families on a waiting list for either subsidized public housing or Section 8 assistance with most of these families wanting to reside in El Centro. The demand for affordable rental units was truly reflected when the management company for the Las Brisas Family Apartments – a newly constructed 72-apartment complex located in El Centro - started their tenant selection process. Approximately 800 individuals were interested in renting at this housing complex. For the moderate and above moderate-income households, there is enough stock to either purchase rent.

Describe the need for specific types of housing:

State Housing Element law requires that a local jurisdiction accommodate a share of the region’s projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that a jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction’s ability in providing adequate land with the adequate density and appropriate development standards to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

SCAG assigned a RHNA of 1,924 units to the City of El Centro for the 2014-2021 RHNA period, in the following income distribution:

- Extremely Low/Very Low Income: 487 units
- Low Income: 300 units
- Moderate Income: 297 units
- Above Moderate Income: 840 units

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units by income category.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be available.

Housing affordability is an important indicator of quality of life in El Centro. If residents pay too much for housing, they will not have sufficient income for other necessities, such as health care. Households that spend a substantial portion of their income on housing may also be at risk of becoming homeless in the event of unexpected circumstances, such as illness or loss of employment. Based on the income limits for Imperial County and current real estate prices in the city, homeownership in El Centro is within the reach of low to moderate-income households. For instance, to afford the median-priced home of \$184,000 in 2014 in El Centro, a household income of approximately \$45,000 would be needed; significantly less than that of the median-income for a four-person household in Imperial County of \$57,900.

Rental rates in the City vary by bedroom size and type. Per rental listings for apartments on www.craigslist.org in El Centro, rents ranged from \$584 for a one-bedroom apartment unit to \$1,050 for a three-bedroom apartment unit. In terms of single-family homes, per the rental listings on the www.craigslist.org for available homes in El Centro the rental rates ranged from \$850 to \$1,150 for a three-bedroom home. Per the HUD Fair Market Rent and HOME Rent level, the fair market rate for a three-bedroom apartment unit is \$1,211; thus, the current rental rates are consistent with the Fair Market Rents (FMR) established by HUD for participation in federal housing programs.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	97,700	149,200	53%
Median Contract Rent	454	619	36%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,891	29.6%
\$500-999	3,755	58.7%
\$1,000-1,499	718	11.2%
\$1,500-1,999	32	0.5%
\$2,000 or more	0	0.0%
Total	6,396	100.0%

Table 30 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	260	No Data
50% HAMFI	1,225	300
80% HAMFI	4,090	1,190
100% HAMFI	No Data	1,769
Total	5,575	3,259

Table 31 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$575	\$687	\$901	\$1,199	\$1,564
High HOME Rent	\$575	\$687	\$901	\$1,065	\$1,169
Low HOME Rent	\$525	\$562	\$675	\$778	\$868

Table 32 – Monthly Rent

Data Source: State of California Housing and Community Development

Is there sufficient housing for households at all income levels?

Based on income limits for Imperial County and current real estate prices, homeownership in El Centro is within reach of low to moderate-income households. Housing options for extremely low and very low-income households are virtually non-existent unless public assistance is involved.

Moderate and median income households can generally afford the market rents for a two-bedroom apartment in El Centro as validated in the recent “2013 Out of Reach” report completed by the National Low Income Housing Coalition. This report highlighted the gap between the cost of rental housing and the incomes of low-wage workers. So many families today simply do not make enough to afford the average rents in the towns or cities they live in. Housing costs vary across the nation, but the lack of affordable housing affects low-wage workers in all corners of the country. According to this report, in California the Fair Market rent for a two-bedroom apartment is \$1,341. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,469 monthly or \$53,627 annually. With the hourly wage of \$8.00 in California, we can see why housing is out of the reach of most families. Low-income households in El Centro may be able to rent housing in the City depending on household size; however, competition for appropriately sized rental homes may lead to a housing cost burden or overcrowding.

To afford the median-priced home of \$182,000 in 2014 in El Centro, a household income of approximately \$45,000 would be needed. This annual income is significantly less than that of the median-income for a four-person household in Imperial County, which is \$57,900. In El Centro, the Fair Market rent for a two-bedroom apartment is \$822. Therefore, in order to afford this level of rent the income needed is a job that pays an hourly wage of \$15.81 or \$32,880 annually. Higher income occupations in the City could easily afford to purchase or rent housing based on these estimates; however, lower wage occupations would still struggle to find affordable housing in El Centro.

How is affordability of housing likely to change considering changes to home values and/or rents?

The recent market downturn has depressed housing prices to a point that most moderate income and even some low-income households can afford homeownership in the City. The average sale price for a three bedroom, two-bath home is \$182,000 in 2014 according to the I.V. Board of Realtors. However, limited availability of mortgage financing is an

issue. Furthermore, as the economy recovers and home prices increase in response, an affordability gap may once again affect moderate-income households.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on a survey of rental listings on www.craigslist.org and local newspaper rental listings for El Centro, market rents in the city area are comparable to the Fair Market Rents for all housing units ranging in size from no bedrooms to three bedrooms.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Housing age is an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood.

Generally, housing older than 30 years of age will require minor repairs and modernization improvements. Housing units over 50 years of age are more likely to require major rehabilitation, such as roofing, plumbing, and electrical system repairs. Approximately 56.4% of the housing units in El Centro was built prior to 1980, meaning that more than one-half of the City's housing stock is over 30 years old. In CDBG program year 2014/2015, the City will be soliciting proposals to update a Housing Condition Survey completed back in 2008 in order to ascertain the condition of housing in the city. By accessing the housing conditions in El Centro, the City can focus its efforts to maintain and preserve the quality of the housing stock.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation".

The American Community Survey (ACS) defines a "selected condition" as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30% of household income. Based on this definition, more than one-half of all renter-occupied households (52%) in the city have at least one selected condition. In comparison, only 38% of owner-occupied household units have one selected condition.

In El Centro, substandard housing is considered housing, which has significant health, safety, and code violation issues that do not meet the standards of the Uniform Housing Code or HUD's Housing Quality Standards for decent, safe and sanitary housing conditions.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,263	35%	3,403	53%
With two selected Conditions	82	1%	558	9%
With three selected Conditions	0	0%	31	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,184	64%	2,404	38%
Total	6,529	100%	6,396	100%

Table 33 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,405	22%	950	15%
1980-1999	1,424	22%	1,604	25%
1950-1979	3,323	51%	3,300	52%
Before 1950	377	6%	542	8%
Total	6,529	101%	6,396	100%

Table 34 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,700	57%	3,842	60%
Housing Units build before 1980 with children present	1,624	25%	744	12%

Table 35 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Information obtained from Census estimates describes a total of 1,983 vacant homes. Of these units, 15.7% are available for rent, 22% are for seasonal, recreational, or occasional use, and for 48% are listed as “other vacant”; however, staff was not able to determine how many of these units are suitable or not-suitable for rehabilitation.

Need for Owner and Rental Rehabilitation

According to the 2009-2013 CHAS, the majority of El Centro’s housing stock was constructed prior to 1980. Approximately 78% of owner-occupied housing and 85% of renter-occupied housing in the city is over 39 years old (built before 1980). Overall, about 10,575 units in the city were built before 1980. Approximately 15% of the housing units are at least 50 years of age. Per this data, more than half of the housing stock in El Centro may need some level of improvements and rehabilitation. The City offers a housing rehabilitation loan program for owner-occupied units and on average completes seven to eight housing rehabilitation projects each year.

The City conducted a housing condition study for the CDBG to determine the condition of housing in the city in December 2015.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

There is a requirement that any property built prior to 1978 may pose a lead based paint hazard. Thus, it is presumed that any property built prior to this year may have lead presence. According to the 2009-2013 ACS, there are a total of 7,542 housing units in El Centro with potential lead hazards. Of the 7,542 housing units, 2,368 are units in which children reside. The California Department of Public Health reports that in the Imperial County there were 5,340 children screened for lead based paint ranging from levels of BLL<4.5 to BLL > 9.5.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of El Centro does not operate its own public housing authority. The Imperial Valley Housing Authority is the organization that provides public housing and manages public housing assistance programs.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			511	1,677			0	0	679
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

As of February 2013, within the city of El Centro the inventory includes 915 assisted units with 22 deed-restricted affordable housing developments. Most of the properties and units are owned by the Imperial Valley Housing Authority.

The Imperial Valley Housing Authority (IVHA) and Calexico Housing Authority provide housing assistance to low-income families, including senior citizens and people with disabilities. The Imperial Valley Housing Authority provides assistance countywide, while the City of Calexico, who has its own housing authority, provides assistance to the City of Calexico. The Imperial Valley Housing Authority owns and manages over 1,101 units of public housing for low-income households, with 407 located in El Centro, at the same time as Calexico Housing Authority own and manages 266 units of public housing for low-income households. Both Housing Authorities are funded and maintained by federal, state, and local funds. The majority of the households do not pay more than 30% of their income on rent.

Similarly, there is a great demand for Section 8 assistance. The Imperial Valley Housing Authority assists approximately 984 very low-income households throughout the County with this housing choice voucher program. Assistance is provided to families whose income does not exceed 50% of the median income. Under this program, the Housing Authority makes subsidy payments to owners on behalf of the assisted family.

Unmet Needs

An important indicator of unmet affordable housing needs is the number of households eligible for rental assistance under the Section 8 program but unable to receive assistance due to lack of funds. According to the Imperial Valley Housing Authority, as of April 2014, there are a total of 5,384 persons on a waiting list for public housing/affordable housing units and 2,112 persons on a waiting list for the Housing Choice Voucher Section 8 program. It is worth highlighting that about 80% of the persons on these waiting lists would prefer to find affordable housing units in El Centro.

The factors influencing the composition of the waiting list include federal preferences, which are as follows:

1. Displaced households as a result of overcrowding or rehabilitation.
2. Households cost burdened by greater than 50 percent.
3. Households that are involuntarily displaced by government action at any level.
4. Households involuntarily displaced by natural disaster, landlord action or action by a member residing in applicant’s unit that threatens the physical safety of applicant or other members of household (domestic violence).

Public Housing Condition

Public Housing Development	Average Inspection Score
Imperial Valley Housing Authority	79

Table 38 - Public Housing Condition

Public Housing Development	Inspection Score
Fairfield Homes	Pass
Green Gables	Pass
Imperialwood Homes	Pass
Turnkey Units	Pass
El Centro Homes	Pass
Casa de Anza	Pass
Tierra del Sol	Pass
El Centro Family Homes	Pass
Cedar Homes Senior	Pass
Boatwright Homes Senior	Pass
Valley Apartments I, II, III & IV	Pass
Casa de Pajas	Pass
Countryside Apartments	Pass
Plaza Senior Apartments	Pass

Public Housing Development	Inspection Score
Imperial Gardens Family Apartments	Pass
Las Brisas Apartments	Pass
El Centro Senior Villas I	Pass
El Centro Senior Villas II	Pass
Euclid Villas	Pass

Table 39 - Public Housing in the City of El Centro

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Renovation needs and physical needs vary at each development site and are consistent with the age and use of the units. Public Housing Units are subject to regular Physical Needs Assessments. Per the table above, all of the public housing has been funded with a combination of federal and state funding sources, which require inspection on an annual basis. Any issues that are identified during the inspection are required to be addressed by the funding sources.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Imperial Valley Housing Authority’s mission goes beyond simply providing housing options for low-income families. It includes improving and maintaining the dwelling units to be environmentally sound and energy efficient. Other activities within the housing complexes include open space, education, home ownership, employment goals, community rooms with computers, social activities and crime prevention efforts.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

A variety of housing facilities and services are offered to the homeless individuals by organizations within El Centro, including the IVCCC, the City, the County, community-based organizations, faith-based organizations, and health service agencies. Housing facilities include emergency shelters, and transitional housing.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	49	9	38	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source

Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of Centro, with the assistance and participation of its local service providers, maintains a Continuum of Care for the homeless population and to those facing the possibility of homelessness. The Continuum of Care begins with the assessment of the homeless individual or family; then refers to appropriate housing where supportive services

are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

The Continuum of Care for Imperial County is a partnership of local government entities, community based organizations, and private sector. The Imperial Valley Continuum of Care Committee (hereafter referred to as “IVCCC”) is the umbrella organization for the Continuum of Care system. The IVCCC includes members from community based organizations, city representatives, veterans service organizations, public entities, and faith-based organizations.

The IVCCC works towards the development of a countywide system that nurtures and strengthens the services available for homeless persons. Ultimately, the goal of the IVCCC is to give homeless persons an opportunity to become self-sufficient members of the community.

Some of the agencies that are members of the IVCCC are the City of El Centro, Imperial County Social Services Department, Imperial County Behavioral Health Services, Imperial County Public Health Department, Imperial County Office of Education, Imperial Valley Housing Authority, Catholic Charities, Womanhaven, Salvation Army, Imperial Valley Regional Occupation Program (IVROP), United Way, and other agencies. All of these agencies offer a variety of services and programs that are targeted to homeless persons.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Below is a list of agencies that are providing services to homeless persons and families:

- **Womanhaven/Center for Family Solutions** - Emergency assistance for battered women/emergency housing for women and children/transitional housing/job training/counseling, education, and prevention and other social services and programs
- **Catholic Charities/House of Hope** - Emergency housing for women and children/housing referral/counseling, education, prevention, and other social programs
- **Campeños Unidos** - Food, clothing, and housing referral

- **Employment Development Department** - Job training/veteran's assistance
- **Imperial County Public Health Department** - Medical assistance
- **Imperial County Department of Social Services** - Food stamps/CalWORKS/General Relief/Medi-cal
- **Imperial Valley Food Bank** - Supplies foods to agencies/food distribution/senior assistance
- **Imperial Valley Housing Authority** - Housing referral
- **Imperial County Behavioral Health Services** - Adult counseling/crisis intervention/drug and alcohol treatment/psychological counseling/treatment and housing of mentally ill
- **Imperial Valley Independent Living Center** - Adult Counseling/housing referral/independent living skills training
- **Imperial Valley Regional Occupational Program** - WIA services/counseling, education and prevention/job training/foster youth services
- **Salvation Army** - Rental and utility financial assistance/food or clothing referral/housing referral/shower facility/self-serve laundry service
- **Sure-Helpline Crisis Center** - Counseling, education, and prevention/crisis intervention/housing referral
- **Veteran Community Services** - Veteran assistance
- **Sister Evelyn Mourey Center** - Food/clothing and social services

The majority of agencies listed above are located in the city of El Centro, which makes them very accessible to the homeless population within the city of El Centro.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section examines the housing needs of different categories of households that are disadvantaged in finding decent, affordable housing. Generally, these households are people who have lower incomes and less access to housing choices when compared to moderate and above moderate-income households.

Segments of the population that often have special housing needs include seniors, persons with disabilities, large households, single parents, people living in poverty, farm workers, and homeless individuals and families, and military personnel.

Below is a summary of the special needs groups within the city of El Centro.

- **Imperial County Behavioral Health Services** - Drug and alcohol rehabilitation and treatment center
- **Imperial County Adolescent** - Drug treatment and alcohol rehabilitation center
- **IVDRC** - Drug and alcohol addiction recovery program
- **Imperial Valley Methadone Clinic** - Drug and alcohol addiction recovery program
- **Sober Roads** - Drug and alcohol addiction treatment center and recovery program

In addition to the agencies listed above, there are some faith-based organizations, such as Turning Point, Imperial Valley Ministries, and others that provide drug and alcohol intervention programs some of these organizations also provide short term residential assistance to individuals.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Seniors:

Seniors, defined as persons over the age of 65 years, often age in-place, living in housing that is too expensive for their fixed incomes or that structurally does not accommodate specific needs for assistance. Even though senior citizens may have difficulty living in their own home, they often do not have the options or mobility afforded to other segments of the population.

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can be modified with features that help ensure continued independent living arrangements.

There are currently five senior housing developments in the city:

- Green Gable Apartments – 19 units
- Regency Park Apartment – 106 units
- Cedar Homes Apartments – 20 units
- Boatwright Apartments – 20 units
- El Centro Senior Villas – 100 units

Seniors residents in the city can benefit from various services offered at the El Centro Adult Center managed by the City's Parks and Recreation Department. Services offered at the center include: computer and sewing courses, bingo, movie screenings, a senior nutritional program, and adult and senior exercise days. Additionally, several local and regional programs provide housing and social services to assist the elderly in the city. These organizations include the Area Agency on Aging, Imperial County Work Training Center, United Way, and Catholic Charities.

The City of El Centro through its Economic Development Department administers a housing rehabilitation loan program funded with HOME funds to provide income eligible senior homeowners with funds to provide modifications to their house in order to improve their mobility within their home. In the past, the City has used CDBG funds to offer grants for up to \$7,500 for emergency aid grants to the elderly and handicapped to make handicapped improvements in order for them to function more independently in their homes.

Persons with Disabilities:

Three types of disabled persons are considered as having special housing needs: physically impaired, mentally disabled, and developmentally disabled.

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most older single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widen doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

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

Various non-profit groups provide supportive services to the special needs population in El Centro, including persons with disabilities. The Imperial Valley Independent Living Center offers various social services to city residents with the goal of empowering people with disabilities. Among other organizations, ARC of Imperial Valley offers dial-a-ride paratransit services to city residents and links them to additional health, employment, and residential services.

According to the State Department of Social Services, 11 licensed residential care facilities, with a total capacity of 214 beds, are located within El Centro. These facilities have the capability to accommodate and serve persons with disabilities.

Persons with Drug/Alcohol Addictions:

Drug and alcohol addicts are defined as those who use drugs and consume alcohol excessively and impairingly. These persons are included in the Special Needs groups because their behavior often results in a loss of financial status. Addicts experience poor job performance while the cost of maintaining their addiction increases. Eventually, the behavior creates a housing crisis for many abusers.

Abusers of alcohol or drugs have special housing needs during treatment and recovery. Affordable rental units provide housing during the transition to a responsible and healthy lifestyle.

It is not clear how many persons in El Centro have drug and alcohol addictions.

In the city of El Centro there are eight agencies providing alcohol treatment and drug rehabilitation programs. Below are the names of those agencies.

Persons with HIV Infection and AIDS:

The National Commission on AIDS estimates that approximately one-third to one-half of all people infected with AIDS is either homeless or at-risk of becoming homeless. This is due primarily to failing health conditions, which limit the victim's ability to work or function and consequently produces less income. In addition, as the person's condition worsens, the need for special health care and regular medical attention increases.

Persons with HIV and AIDS need a broad range of other services, including counseling, transportation, and food. AIDS and HIV services are provided by the Imperial County Public Health Department through funding they receive from the California Department of Public Health, Office of AIDS. One of the funding sources the Imperial County Public Health Department receives is HOPWA funds to provide short-term residential assistance in order to prevent them from becoming homeless. This program can provide rental assistance for up to 21 weeks to a client. The second program they offer in partnership with the Clinicas de Salud del Pueblo is the HIV Care program which primarily consists of case management focused on providing medical care. Depending on the needs of these clients, the Imperial County Public Health Department also coordinates services with other local organizations.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

In the city of El Centro there are 11 licensed residential care facilities. In the city of El Centro the Imperial County Department of Behavioral Health is one of the main agencies assisting individuals with mental and physical health issues. This agency has in place a variety of programs which assist these type of individuals including assisting them in finding supporting housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The type of activities the City of El Centro plans to undertake during program year 2019/2020 to address the housing and supportive services needs are the following:

- Provide and promote collaborative leadership with public and private organizations to provide on-going support services to these individuals.
- Connect those individuals with special needs to supportive and trustworthy programs and support networks.
- Partner with affordable housing developers to expand supply of affordable rental homes.
- Assess options for supportive housing service funding

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of El Centro as an entitlement grantee will complete the same activities as listed in the above section.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in El Centro. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and nonprofit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region.

Local land use policies and regulations impact the price and availability of housing, including affordable housing. However, the City's Land Use Element which is one of the elements within the City's General Plan accommodates a wide range of housing types which covers rural residential, low density residential, medium density residential, high-medium density residential and multi-family/mixed-use residential in tourist and downtown commercial areas. Furthermore, the City does not have any growth control measures in place.

The City in its Zoning Ordinance has a density bonus program which offers incentives and/or concessions that make the provision of affordable housing more feasible. In accordance with SB 1818 and SB 435, developers of qualifying affordable housing and senior housing projects are entitled to a density bonus of up to 35% over the otherwise maximum allowable residential density under the applicable zoning district. Developers of qualifying projects are also entitled to at least one concession or incentive and may utilize those concessions on parking requirements. The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing.

Altogether, developer fees for a prototypical single-family dwelling total \$23,952. Fees for a prototypical multi-family project are somewhat lower on a per-unit basis at \$19,745. Development fees are required to provide essential services and infrastructure to serve new residents. The City recognizes that planning/permitting and development impact fees add to the cost of residential development. It is worth noting that the City has not increased its building permit and development impact fees since 2006.

On February 5, 2013, the City Council of the City of El Centro adopted Ordinance No. 13-01 a City ordinance providing for the deferral of payment of development impact fees. This ordinance in essence provides for the temporary deferral of the impact fees to the earlier of

final inspection or Certificate of Occupancy, or one year from the date the deferral is approved by the City Manager. This ordinance expired on February 1, 2015 and has been renewed by the City Council. Even though this ordinance does not waive development impact fees it is of benefit to residential projects because developers do not have to finance the payment of these fees up front.

The City where appropriate also assists affordable housing developers by applying for grant funds to assist developers with the processing fees, building permit fees, plan check fees, and inspection fees for affordable housing projects.

City staff works very closely with affordable housing developers to expedite the review and approval of projects as the City recognizes how valuable affordable housing projects are to our community.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The city of El Centro is located in the southern-most tip of California, with 14 miles to the northern border of Mexico and 50 miles to Yuma, Arizona. El Centro continues to be southern California's most promising commercial and industrial region. Covering 11.019 square miles, El Centro is the largest city in Imperial County and the County seat. As the County seat, El Centro has several federal and state government offices, such as the Social Security Administration, Employment Development Department, Internal Revenue Service, Department of Homeland Security, Bureau of Land Management, and others.

El Centro has a Foreign Trade Zone designation because of its proximity to the international Mexico border and access to major transportation routes, such as Interstate 8 and Interstate 10. The Foreign Trade Zone Program is intended to stimulate economic growth and development in the United States. El Centro's strategic location is ideal to foster foreign trade activity and manufacturing activities due to its proximity to the Calexico Downtown and East Custom Port-of-Entry. El Centro is within 14 miles of the City of Mexicali, Mexico, population of about 1.2 million.

El Centro has positioned itself as Imperial County's regional shopping destination and captures half of all retail sales in the County. Per the 2009-2013 ACS, about 28% of the jobs in El Centro are in the retail trade sector. The city's retailers depend on spending by the 1.2 million residents of Mexicali and the surrounding Imperial Valley communities for up to 80% of their retail sales.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,369	320	12	3	-9
Arts, Entertainment, Accommodations	1,576	2,164	14	18	4
Construction	925	474	8	4	-4
Education and Health Care Services	2,228	3,152	19	26	7
Finance, Insurance, and Real Estate	479	598	4	5	1
Information	161	210	1	2	1
Manufacturing	707	351	6	3	-3
Other Services	360	417	3	3	0
Professional, Scientific, Management Services	563	574	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	2,167	3,422	19	28	9
Transportation and Warehousing	387	294	3	2	-1
Wholesale Trade	579	346	5	3	-2
Total	115,01	12,322	--	--	--

Table 41 - Business Activity

Data 2009-2013 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics
Source: (Jobs)

Labor Force

Total Population in the Civilian Labor Force	19,351
Civilian Employed Population 16 years and over	16,028
Unemployment Rate	17.17
Unemployment Rate for Ages 16-24	45.58
Unemployment Rate for Ages 25-65	9.5

Table 42 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	2,671
Farming, fisheries and forestry occupations	810
Service	2,141
Sales and office	3,810
Construction, extraction, maintenance and repair	1,855
Production, transportation and material moving	694

Table 43 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,259	83%
30-59 Minutes	1,706	12%
60 or More Minutes	809	5%
Total	14,774	100%

Table 44 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,667	847	2,254
High school graduate (includes equivalency)	2,185	572	1,113
Some college or Associate's degree	5,439	422	1,581
Bachelor's degree or higher	3,314	161	494

Table 45 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	186	231	328	2,099	2,076
9th to 12th grade, no diploma	705	568	926	16,16	422
High school graduate, GED, or alternative	941	1,270	881	1,729	580
Some college, no degree	2,484	2,304	1,391	1,860	553
Associate's degree	307	394	539	959	136
Bachelor's degree	158	992	722	937	194
Graduate or professional degree	0	196	399	723	204

Table 47 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	13,847
High school graduate (includes equivalency)	26,776
Some college or Associate's degree	31,719
Bachelor's degree	51,319
Graduate or professional degree	69,175

Table 48 – Median Earnings in the Past 12 Months

Data 2009-2013 ACS

Source:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major private employment sector within the city of El Centro is the retail trade sector. El Centro is the largest of seven cities within Imperial County and is the location of the County seat. Several federal and state government offices are located in El Centro.

There is no doubt that retail is one of the largest industries in the world by the number of businesses and the number of employees. In 2013 out of the 100 top retailers in the United States, the city of El Centro is home to 35 of those 100 top retailers. For example, in the city we have a Super Wal-Mart, Target, Costco, The Home Depot, Walgreen, Rite Aid, Lowes, Dollar Tree, Kohl's, Verizon Wireless, Auto Zone, 7-Eleven, Dollar General, and many other retailers. The City as a whole has over one million square feet of commercial space. Within our Imperial Valley Mall we have Macy's Dillard's, JC Penney, Foot Locker, Game Stop, and many other retailers. We also have top restaurant chains, such as McDonald's, Subway, Wendy's Burger King, Darden Restaurants (with an Olive Garden), Buffalo Wild Wings, and Sonic. Adjacent to the Imperial Valley Mall is The Plaza at Imperial Valley shopping center, which has a Bed, Bath, & Beyond, Best Buy, Staples, Ross Stores, Burlington Coat Factory, and Michaels which are all part of the 100 top national retailers.

El Centro has seen recent additions in the restaurant sector. For instance, in February 2019, Habit Burger opened its doors for business on a major transportation corridor in El Centro. The restaurant is located along State Highway 86 and Interstate 8. Panera Bread is scheduled to be opening at the same location within the next year. Several independently owned and operated restaurants have also opened in the past two years and continue

operating to date. Thus, the retail trade sector represents the largest private sector employer in the city.

The Federal offices located in the city of El Centro are Homeland Security, Federal Bureau of Investigation, U.S. Customs, Immigration and Naturalization Service, Drug Enforcement Administration, Border Patrol, U.S. Department of Agriculture, U.S. Department of the Interior, Bureau of Land Management, U.S. Postal Service, Internal Revenue Service, and Air Force, Army, Marine, and Navy Recruiting offices.

State agencies, such as the Employment Development Department and Social Security Administration office are located in the city. Given that El Centro is the County seat, most of the important County of Imperial Departments are located in the civic area of the city. Those Departments include the Imperial County Department of Behavioral Health, Social Services, Planning and Development services, etc. The Imperial County Superior Courthouse is located in the civic area of the city and a Federal Court Magistrate office is also located in El Centro.

The other major business activity is in the arts, entertainment, and accommodations sector. This sector includes industries in the area of performing arts, spectator sports, and related industries. Some of the examples of businesses which fall within this category are fitness and recreational centers, golf courses, and bowling centers to name a few. For the accommodations sector, the types of businesses which fall within this category are hotels, RV parks, restaurants and other eating places, and drinking places, such as bars. The education and health care business activity is also significant due to the employment opportunities created within our school districts and medical center.

In terms of health care services in the city of El Centro we have the El Centro Regional Medical Center (ECRMC) which is an acute-care medical center serving the health care needs of the Imperial Valley since 1956. The construction of an outpatient clinic located at Highway 86 and Main Street expanded available medical services for the community. In our city we also have Clinicas de Salud del Pueblo which is a private, non-profit corporation providing an array of comprehensive primary health care services to residents throughout Imperial and Riverside County. A significant number of privately owned and operated medical offices are also located in the city.

Recent news relating to business activity within the County which will definitely impact our employment sector and increase our historical unemployment rate even higher than 20% is the recent closure of the Sears store at the Imperial Valley Mall, the three Payless Shoe

Stores, and DSW located here in the city. There are currently three additional retail stores going through closure at the Imperial Valley Mall.

It is important to analyze the type of employment available in the community as jobs provide the economic support needed to keep our residents from suffering issues, such as foreclosures, unemployment, and potentially homelessness.

Describe the workforce and infrastructure needs of the business community:

For an area that has historically experienced a 20% unemployment rate the creation of jobs is vital. Even though many jobs have been created particularly in the retail and accommodations industry the impacts of the recession which started in 2008 still continue to limit the number of jobs available in the community.

Some of the major challenges we experience in terms of workforce development are educational levels. Per the 2009-2013 ACS, only 9.8% of persons ages 25 and older in the city of El Centro hold a Bachelor's degree or higher. The lack of educational attainment is further confirmed by data showing that 16% of persons age 18 and older have not graduated from high school.

Language barriers are another challenge for the local workforce. Per the 2010 Census, 73.8% of individuals five years or older speak another language other than English at home. It is presumed that since 81.6% of the population is Hispanic or Latino the main language spoken at home is Spanish. Due to the proximity to the international Mexico border, it is not unusual to see well-trained and well-educated workers come across the border from Mexicali, Mexico and work in El Centro for a wage that is well below other cities in southern California but certainly higher than Mexico. For these workers, Spanish is their primary language so their ability to speak and understand English is very limited.

In many cases, local businesses have also expressed that work ethic is another issue they have experienced with some of the individuals they have hired. There is no doubt that when businesses hire someone they are looking for individuals who possess a positive attitude, know how to be a team player, takes initiative, is adaptable enough to take on a multitude of tasks, is good with time management, and is dedicated to continually learning. During a time when many local businesses are experiencing one of the toughest economic recessions the adaptation of employees is critical to survival.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In November 2011, the City of El Centro updated its Economic Development Element, which helps the City adjust to the changing economy with a strategy to reuse or redevelop the underutilized industrial and commercial sites within the city and to improve downtown by encouraging new investment and a mix of commercial, residential, and office uses.

The specific economic development goals the City hopes to achieve in order to create jobs and business growth opportunities are the following:

- Attract employers that pay higher wages
- Encourage entrepreneurship
- Encourage sustainable development practices
- Create more shovel ready industrial sites
- Continue to attract shoppers from Mexicali, Mexico and neighboring communities
- Improve community amenities that make El Centro a better place to visit and reside
- Transform downtown El Centro into a mixed-use neighborhood
- Reduce the inventory of vacant commercial space
- Encourage more intensive development at underutilized shopping center sites
- Upgrade the appearance of abandoned and underutilized commercial properties until they are revitalized
- Convert a portion of vacant industrial land into business park or general commercial uses.
- Encourage new development of targeted opportunity areas, such as the Imperial Valley Commons site, Valley Plaza Shopping Center, Former Wal-Mart Store site, and El Centro Town Center

By achieving the goals listed above, the City hopes to strengthen the local economy, which will result in providing needed services and employment opportunities for local residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2009-2013 ACS data in terms of labor force, the total population in the civilian labor force is 19,351. The City is more than 85% Hispanic or of Latino origin. Per the

U.S. Census 2010, more than 73% of individuals speak a language other than English at home. Consequently, a special employment need in the community includes monolingual Spanish speakers. Several organizations in the community are addressing these needs. For example, Imperial Valley College offers extensive coursework in English as a Second Language (ESL) that prepares monolingual Spanish speakers to function in the community.

Of the 19,352 in the civilian labor force only 3,475 have a Bachelor's degree or higher. Only about 9.8% of the city population has achieved a bachelor's degree or higher, compared with 37.6% statewide.

Imperial Valley College and San Diego State University-Imperial Valley campus along with the University of Phoenix offer majors and academic programs that match the employment opportunities in the Imperial Valley. Nursing, Criminal Justice, Public Administration, Agriculture, Early Childhood Education, Liberal Studies, and other programs provide the needed academic foundation to offer students a well-rounded educational experience. These educational institutions are also working with local economic development agencies to create curriculum, which supports emerging industries, such as renewable energy.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Imperial County Workforce Investment Board (hereafter refer to as "Board") serves as an advisory board to the County of Imperial Board of Supervisors. The Board is comprised of community leaders representing private industry, nonprofits, and public agencies. The Board is responsible for overseeing public investments in employment and training programs and this responsibility is accomplished through the activities of the Imperial County Workforce Development offices.

The main function of the Imperial County Workforce Development office is to provide training and employment services that address the needs of local businesses, job seekers, and workers. By working with community organizations and leaders, the Board is able to identify trends and opportunities in the labor market and align workforce development activities accordingly. The Board is focused on creating a well-trained and sustainable workforce for existing and future industries in the Imperial Valley.

In the Imperial Valley there are organizations that are offering a variety of workforce training and services, such as the Imperial Valley College, San Diego State University-Imperial

Valley Campus, Imperial Valley Regional Occupation Program (IVROP), Center for Employment Training, Work Training Center, Employment Training Panel through the Employment Development Department, CalWORKS Employment Services, State Department of Vocational Rehabilitation, ARC of Imperial Valley, local labor unions, etc. The services provided by these organizations support the economic development goals within the City's Consolidated Plan by improving local workforce skills, encouraging business growth and expansion, and the development and creation of new business.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of El Centro works closely with the County of Imperial in the development of the Imperial County Comprehensive Economic Development Strategy (CEDS) better known as the "CEDS" document. The County of Imperial was designated as the Economic Development District for Imperial County by the U.S. Department of Commerce, Economic Development Administration (EDA). As a result of this designation, the County was required to create an Overall Economic Development Commission (OEDC) comprised of both private and public sector individuals which would ultimately be responsible to prepare and maintain a CEDS for the Imperial Valley. The City of El Centro is a member of the OEDC and also participates in the development and updating of the CEDS. The CEDS document is updated every five years.

EDA annually makes grant awards to eligible recipients to help support economic development initiatives of an area. To compete for these funds, an approved CEDS must be prepared, maintained, and formally submitted to EDA. A CEDS is the result of a local planning process designed to guide the economic growth of an area. The CEDS process helps create jobs, foster more stable and diversified economies, and improve living conditions. It provides a mechanism for coordinating the efforts of individuals, organizations, local governments, and private industry concerned with economic development.

The City of El Centro, in the past, has been awarded grant funding from EDA. For instance, in 2001 the City was awarded \$1.2 million to construct a 10,000 square foot incubator facility,

which provides a combination of office and industrial space that may house up to eight small businesses. The City's Business/Industrial Incubator facility is strategically located within the Centerpoint Industrial Park. In 2009, the City also received a \$3.1 million EDA grant to complete street improvements along north 8th Street, north 12th Street, and Cruickshank Avenue between Imperial Avenue (Hwy. 86) and 8th Street. This street improvement project was completed in April 2013. This project will help encourage new commercial and industrial investment in the northern part of the city.

As previously mentioned, in November 2011 the City of El Centro updated its Economic Development Element, which described the demographic and economic trends in El Centro and the surrounding region. An inventory of El Centro's built commercial retail space, occupancy rates, and retail leakage analysis is significant new information that was previously absent.

The City's Economic Development Element is aligned with the Imperial County CEDS. The compatible goals with the two documents include:

1. Attract employers that pay a family living wage in order to reverse the decline of household incomes;
2. Encourage entrepreneurship as a strategy to combat high rates of unemployment;
3. Create shovel ready industrial and business park sites that can attract new business prospects;
4. Continue to attract shoppers from Mexicali, Mexico and neighboring communities to strengthen El Centro's position as a regional shopping destination;
5. Encourage more intensive development at underutilized shopping center sites;
6. Upgrade the appearance and maintenance of abandoned and underutilized commercial properties until they are revitalized; and
7. Convert a portion of industrial land into business park or general commercial uses.

The economic development goals established by the City can easily be coordinated with the Consolidated Plan. The Consolidated Plan has as a priority to expand the city's economic base and to promote greater employment opportunities for residents. The primary objective is to promote long-term economic viability in El Centro, and by doing so, expanding employment opportunities for very low-, low-, and moderate-income persons.

The City's economic development goals will be accomplished by continuing to offer the existing business retention programs the City has been offering in the past 10 years. Those programs include the El Centro Business Incubation Program and by offering financial

assistance under the Business Revolving Loan Fund Program. Due to budget and personnel cutbacks, the City reluctantly made the decision not to continue with the City's Monthly Business Visitation Program, and annual IMAGINE Business Recognition event. However, staff is proposing to bring these recognition programs back on a smaller scale.

In addition, the City will continue to support the efforts of local organizations, such as the Small Business Development Center, SCORE, El Centro Chamber of Commerce, Imperial Valley Economic Development Corporation (IVEDC), and other agencies, which promote economic development in the city.

Discussion

The primary objective as it relates to economic development is to promote the long-term economic viability of El Centro and by doing so, expand employment opportunities for targeted income persons. This will be accomplished by developing business retention programs and coordinating business attraction with other local economic development organizations.

The City's Economic Development Department will continue to implement the City's recently updated Economic Development Element as well as create incentive programs that will attract new business into the city. In addition, the City will continue to maintain contacts and relationships with business owners, developers, Small Business Development Center (SBDC), Imperial Valley Economic Development Corporation (IVEDC), Imperial County Film Commission, and El Centro Chamber of Commerce to create a strong economic base for El Centro.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For purposes of identifying "areas," the City used the 2010 Census Tract Block Group boundaries. For purposes of identifying "households with multiple housing problems," the City used 2010 Census data on the following problems/needs:

- Overcrowding
- Units Lacking Complete Plumbing Facilities
- Units Lacking Complete Kitchen Facilities
- Low Income Cost Burdened Owners
- Low Income Cost Burdened Renters

In order to identify areas of high need, the City used the following thresholds:

- 15.9% or more overcrowded households
- 2.6% or more housing units lacking complete plumbing facilities
- 4.3% or more housing units lacking complete kitchen facilities
- 67.3% or more cost burdened owners
- 81.9% or more cost burdened renters

In general, these percentages are 10% or more higher than the citywide average percentages.

Households with the highest concentration of multiple housing needs are located in three block groups:

Census Tract 115.00, Block Group 2

- Census Tract 116.00, Block Group 3
- Census Tract 117.00, Block Group 3

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City defined an area of racial or ethnic minority concentration as a block group with a minority population percentage that is 10% greater than the citywide average of 86.5%. Three block groups have a minority population percentage of 96.5% or more:

- Census Tract 114.00, Block Group 3 98.1%
- Census Tract 114.00, Block Group 2 97.3%
- Census Tract 114.00, Block Group 1 97.1%

The City defined an area of low-income concentration as a block group with a low-income percentage that is 10% greater than the citywide average of 49.7%. Fourteen block groups have a low-income percentage of 59.7% or more:

- Census Tract 113.00, Block Group 1 90.6%
- Census Tract 114.00, Block Group 5 85.6%
- Census Tract 114.00, Block Group 2 81.2%
- Census Tract 116.00, Block Group 2 81.0%
- Census Tract 115.00, Block Group 5 79.1%
- Census Tract 115.00, Block Group 3 78.8%
- Census Tract 115.00, Block Group 2 75.5%
- Census Tract 114.00, Block Group 4 74.5%
- Census Tract 115.00, Block Group 4 71.1%
- Census Tract 114.00, Block Group 3 69.5%
- Census Tract 113.00, Block Group 1 69.2%
- Census Tract 116.00, Block Group 3 69.2%
- Census Tract 112.02, Block Group 3 67.2%
- Census Tract 112.02, Block Group 3 61.1%

What are the characteristics of the market in these areas/neighborhoods?

The areas identified immediately above comprise 14 of El Centro’s 36 block groups. Because these areas or neighborhoods have comparatively higher low-income percentages, they also experience a higher percentage of owner and renter householders that are cost burdened. Housing prices have not increased dramatically since the housing bubble burst in 2007. Although housing prices have climbed in recent years, they have not reached the levels of mid-year 2007.

Are there any community assets in these areas/neighborhoods?

The City defined community assets as comprised of public facilities, such as schools, parks, senior centers, and the like.

Below are the community assets located in El Centro broken down by census tracts.

Census Tract 112.02 – The general boundaries for this census tract is the area located between Bradshaw Ave. (North) and Main Street (South) and Imperial Ave. (East) and La Brucherie Ave. (West). The community facilities within this area include the City of El Centro Fire Station No. 3, El Centro Public Library, Carlos Aguilar Park, and Dr. MLK Jr. Elementary School. The area is close to many retail stores large and small like Walmart, Costco, Vons, and Walgreens.

Census Tract 113.00 – The general boundaries for this census tract is the area located between Aten Rd. (North) and Heber Rd./Hwy. 86 (South) and Dogwood Rd. to Ross and then Union Pacific Railroad (West). The only public facilities within this area are the City of El Centro Business Industrial/Incubator Facility and valley Community High School. The area is mostly comprised of industrial, commercial, and retail facilities. The Imperial Valley Mall along with other anchor shopping centers, such as The Plaza and Commons is located within this tract.

Census Tract 114.00 – The general boundaries for this area are located between Villa Ave. (North) and Ross Ave. (South) and Dogwood Rd. (East) and Union Pacific Railroad to Main St. and then 4th St. (West). The community facilities within this area include the Police Athletic League facility, City of El Centro Fire Station No.2, Public Works yard, and the Community Center Complex facility, which includes the Adult Center, Riverside Office of Education - Head Start School, and McGee Park. Other parks in the area are Gomez Park, Stark Field, and Swarhout Park. Washington Elementary School is also located within this tract. The Imperial Irrigation District has a couple of substations located within this tract including the Generation Station at Villa Avenue.

Census Tract 115.00 – The general boundaries for this area are located between Villa Ave. to 8th St. then Pico Ave. (North) and Main Street (South) and Union Pacific Railroad (East) and Imperial Ave. (West). The community facilities within this area include the Imperial County Administration Building, Imperial Irrigation Administration Building, and City of El Centro Police Station. The area also has two schools, Lincoln Elementary and Kennedy Middle School. Frazier Field and Dr. MLK Park are also located in this tract. The Dr. MLK Park will include future City facilities like the MLK Sports Pavilion, Skate Park, and Aquatic Center. Currently, the Dr. MLK Park has the Conrad Harrison Gymnasium. The tract is close to the civic center and downtown shopping district.

Census Tract 116.00 – The general boundaries for this area are located between Main St. (North) and Ross Ave. (South) and 4th St. (East) and Imperial Ave. (West). The community facilities located within this area include City Hall, Fire Station No. 1, Old Post Office Pavilion Facility, Bus Transfer Terminal, Town Square, Imperial County Courthouse, Imperial County Community Development Buildings and the National Guard Armory. Schools within this area include Central Union High School, Wilson Jr. High School and Harding Elementary Schools.

Are there other strategic opportunities in any of these areas?

The City will continue to assess the needs in the above identified census tracts to ensure services and programs are delivered in a cost-effective manner and provide assistance to those who are most in need.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This Strategic Plan section identifies available and optional resources and the strategy for their use in addressing the housing and non-housing development needs discussed within the Consolidated Plan. The objective of the Strategic Plan is to establish goals and quantifiable objectives for the upcoming five years.

The Strategic Plan Section will also address influence on market conditions, anticipated resources, institutional delivery structure, goals, public housing, barriers to affordable housing, homelessness strategy, lead-based paint hazards, anti-poverty strategy, and monitoring and how the City will address these conditions utilizing available resources and partnerships with other agencies and non-profit organizations that provide services to those target groups identified within the Strategic Plan and Action Plan.

The City's Consolidated Plan update coincides with the development of the first year Action Plan and the annual Request for Proposal (RFP) process. As such, the first year Action Plan, along with subsequent years of the Consolidated Plan, will continue the standard practice of allocating CDBG funds to projects based on the RFP process.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

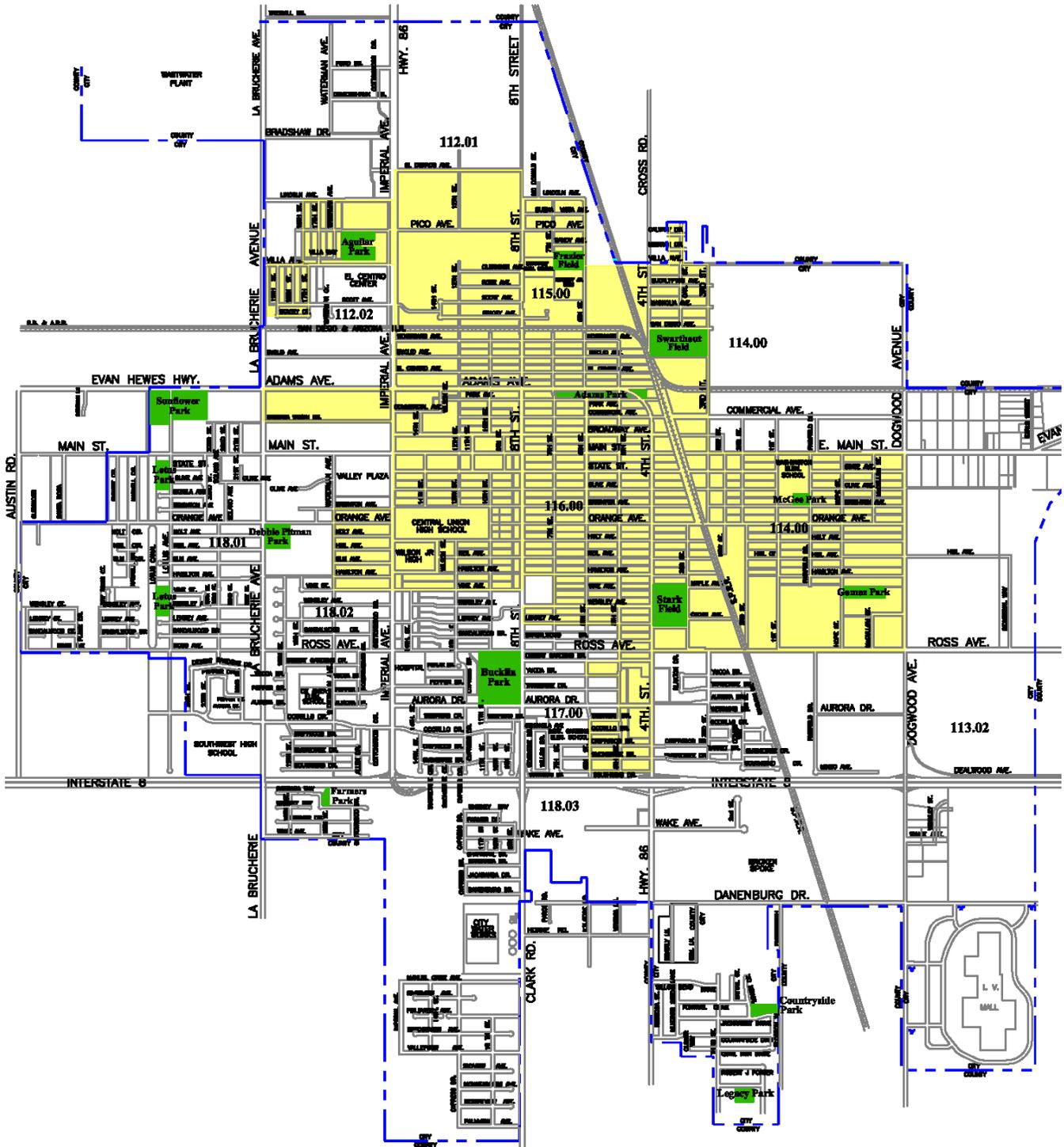


Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The overwhelming majority of the city's activities focus on assisting low- moderate-income persons and households. When projects are proposed that are based on location, the City of El Centro focuses on Low- to Moderate-income areas for selection of projects for allocation of CDBG funding. The CDBG Area Map above is utilized when determining if a proposed project is located with a census tract where Low- to Moderate-income residents reside.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Provide Decent and Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Elderly Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Housing Rehabilitation Program Blight and Substandard Housing Elimination Code Enforcement Lead Based Paint Reduction Energy Efficiency Asbestos Testing and Removal Affordable Rental and Homeownership Opportunities
	Description	Provide Decent and Affordable Housing
	Basis for Relative Priority	After public outreach efforts, solicitation from community stakeholders, and consideration of historical activities undertaken with the CDBG program, the City narrowed its focus to six goals.
	2	Priority Need Name
Priority Level		High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth	
Geographic Areas Affected	Citywide	
Associated Goals	Continuum of Care Public Services for Homeless Increase Accessibility to Support Agencies Homeless Women, Children, and Families Chronic Homeless Support Services	
Description	Support Continuum of Care for the Homeless	
Basis for Relative Priority	After public outreach efforts, solicitation from community stakeholders, and consideration of historical activities undertaken with the CDBG program, the City narrowed its focus to six goals.	
3	Priority Need Name	Promote Equal Housing Opportunity
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Promote Fair Housing Comply with Fair Housing Planning Requirements
	Description	Promote Equal Housing Opportunity
	Basis for Relative Priority	After public outreach efforts, solicitation from community stakeholders, and consideration of historical activities undertaken with the CDBG program, the City narrowed its focus to six goals.
4	Priority Need Name	Provide Community Facilities and Infrastructure
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	CDBG Target Area
	Associated Goals	Community, Parks, and Recreation Facilities Improved and New Infrastructure Sidewalk Improvement Program ADA Improvements Fire / Safety Equipment
	Description	Provide Community Facilities and Infrastructure

	Basis for Relative Priority	After public outreach efforts, solicitation from community stakeholders, and consideration of historical activities undertaken with the CDBG program, the City narrowed its focus to six goals.
5	Priority Need Name	Provide Community and Supportive Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Domestic Violence Support Services Homeless Women, Children, and Families Chronic Homeless Support Services Crime and Fire Awareness and Prevention Activities for Youth and At-Risk Youth Support Services for Seniors Support Services for the LGBT Community
	Description	Provide Community and Supportive Services
	Basis for Relative Priority	After public outreach efforts, solicitation from community stakeholders, and consideration of historical activities undertaken with the CDBG program, the City narrowed its focus to six goals.
	6	Priority Need Name

Priority Level	Low
Population	Extremely Low Low Moderate Individuals veterans Unaccompanied Youth
Geographic Areas Affected	Citywide
Associated Goals	Expand the Economic Base Employment Opportunities
Description	Encourage Economic Development
Basis for Relative Priority	After public outreach efforts, solicitation from community stakeholders, and consideration of historical activities undertaken with the CDBG program, the City narrowed its focus to six goals.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of El Centro does not administer Tenant Based Rental Assistance Programs.
TBRA for Non-Homeless Special Needs	The City of El Centro does not administer Tenant Based Rental Assistance for Non-Homeless Special Needs Programs.
New Unit Production	With the elimination of redevelopment agencies, production of new units (not already planned or considered) by the City will be a challenge. As funding sources permit, the City will work with developers interested in building new affordable housing units/complexes. The market will obviously play a role for developers in the future and as such the City. The City, through its Zoning and General Plan, has targeted specific areas within the City where potential affordable housing units may be built.
Rehabilitation	Some residents will be interested in rehabilitating their homes with the low interest rates and with the City's Home Rehabilitation Program, which provides grants and/or low interest rate loans as well there may be an increase in the number of residents taking advantage of the market conditions. However, again with the elimination of redevelopment there are very limited funds available to assist residents.
Acquisition, including preservation	The City will seek out when and where possible available properties that can be utilized in its affordable housing stock. With the current low interest rates, purchasing properties has an advantage; however, the City is competing with potential homeowners, investors, and the elimination of redevelopment, which will make it difficult to acquire new properties. The City will endeavor to continue preserving its existing housing stock and assist in the preservation of other residences and commercial buildings when and where possible.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The anticipated resources to be available to assist with the implementation of the first year of the 2019-2023 Consolidated Plan which starts on July 1, 2019 and ends on June 30, 2024, is described below.

However, prior to identifying the resources available to complete activities in program years 2019-2020 it is important to highlight the amount of funding available in CDBG funds and the type of activities the City will be completing with these funds. The City will have approximately \$1.4 million of CDBG funds to complete the following activities. These housing programs consist of the following:

- Lead Based Paint Abatement Program
- Asbestos Testing/Abatement Program
- Off-site Improvements Program
- Housing Rehabilitation Program

The City's CDBG administration staff analyzed all CDBG activities funded during the 2014-2018 Consolidated Plan.

The importance of this study is that it assesses the condition of housing units and it identifies specific areas where poor housing condition predominates. This in turn helps City staff direct its housing rehabilitation efforts towards certain neighborhoods. Public services will also be provided in the areas of fair housing, senior services, emergency shelters, and parenting classes to prevent child abuse. These services will be provided by local nonprofit agencies through subrecipient agreements between the City of Centro and non-profit agency.

The City plans to continue funding its Code Enforcement program, which consists of conducting inspections for code violations and enforcement of state and/or local codes.

In addition to the activities mentioned above, City staff also plans to reconstruct an existing restroom and snack bar facility in order to make it ADA compliant. Finally, the City will use CDBG funds to complete sidewalk improvements within a CDBG Target Area.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	538,277	0	28,833	567,110	2,153,108	With the CDBG allocation, the city will complete Housing Activities, Public Services, Code Enforcement, Public Facilities/Infrastructure Improvements, and Planning & Administrative Activities
Other	public - state	Admin and Planning Economic Development Housing Public Improvements Public Services Other	30,000	0	0	30,000	12,000	The City receives Program Income from State CDBG generated loans. With the CDBG PI, the city will complete housing activities, Public Services, Code Enforcement, Public Facilities/Infrastructure Improvements, and Planning & Administrative Activities

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Admin and Planning Housing	30,000	0	0	30,000	150,000	The City receives Program Income from State HOME generated loans. The funds will be used for housing rehabilitation projects.
Other	public - state	Housing	451,200	0	0	451,200	451,200	The City of El Centro through the Community Services Department currently offers down payment assistance to first time homebuyers. The maximum loan amount is \$25,000 at a zero percent (0%) interest payable over a 20-year term.

Table 48 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The only federal funds the City receives as a direct allocation from the Office of Community Planning and Development (CPD) formula programs is CDBG funds. The City does not receive ESG, HOPWA, Section 8, or any other type of federal funds.

If there is an area where the City has been very effective, is in the leveraging of funds. Over the years, the City has managed to leverage CDBG funds with other state, local, and private donations. For instance, rather than using CDBG funds to offer a housing rehabilitation loan program the City applies for HOME funds through the State of California Department of Housing and Community Development to fund this program. The City also applies for HOME funds, especially now that redevelopment funds are no longer available, for the preservation or construction of new affordable housing projects.

City staff will actively work with interested developers to identify sources of funding for the construction of new affordable multi-family housing. The types of funding it will pursue will be tax-exempt mortgage revenue bonds, State of California Multi-Family Housing Program, and tax credits. The City has effectively partnered, and plans to continue partnering with, affordable housing developers and lenders to create new affordable housing units in the city. The City will continue supporting the efforts of the Imperial Valley Housing Authority to obtain state and federal funds for the construction of affordable housing for lower income households.

In terms of economic development activities, the City seeks other sources of funding through the U.S. Department of Commerce, Economic Development Administration, USDA Rural Development, and from the Local Entity Program, which is a local funding source available for economic development projects from the Imperial Irrigation District.

For transportation related projects, the City applies for funds under the Federal Highway Administration (FHWA) through the State of California Department of Transportation, Federal Transit Administration (FTA), and State of California Proposition 1B.

Another local funding source available in our community is the Rule 310 Mitigation Program, which is administered by the Imperial County Air Pollution Control District. Any application submitted to this program has to be leveraged with other funding sources. This local funding source has been used in the past to pave parking lots for City parks. For the most part, funding is available on a yearly basis.

The City leverages many programs with its General Fund and Development Impact Fees. For example, the City's code enforcement program is leveraged with the City's General Fund. Many of the recreational activities or facilities in which CDBG funds have been used are leveraged with local funds or state funding sources.

City staff is currently evaluating a potential grant locator service in order to identify new funding opportunities for the City that could enhance existing community services and/or address community needs. Staff is committed to leveraging funds at all levels whether it is at the federal, state, or local level. City staff will continue partnering with the County of Imperial and local non-profit agencies to continue providing supportive services to the special needs population. Many of the community events the City offers are partially funded with private donations from local businesses, financial institutions, service clubs, and other community-based organizations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The majority of the publically owned land or property the City of El Centro owns has public facilities the City uses to conduct business or to provide recreational opportunities.

There are 19 properties that are owned by the now dissolved redevelopment agency. Of the 19 properties, eight are for government use, four are for commercial and industrial use, and seven are residential lots, which can be used to provide affordable housing to low income households. The Long Range Property Management Plan (LRPMP), which is required to be submitted to the State of California Department of Finance (DOF) by successor agencies, has been reviewed and approved by DOF. The City of El Centro Successor Agency is evaluating the disposition of these properties.

Discussion

During the time period of the Five Year Consolidated Plan (2019-2023) City staff intends to seek resources that contribute to the goals of providing decent housing, a suitable living environment, and economic opportunities for low- and moderate-income persons and special populations. The City will make every effort to align its collective resources towards meeting its goals and objectives within this Strategic Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
EL CENTRO		Economic Development Non-homeless special needs Ownership neighborhood improvements public facilities public services	Jurisdiction
IMPERIAL VALLEY HOUSING AUTHORITY	PHA	Ownership Rental	Other
IMPERIAL VALLEY CONTINUUM OF CARE COMMITTEE	Continuum of care	Homelessness	Other
COUNTY OF IMPERIAL	Other	Non-homeless special needs	Other
INLAND FAIR HOUSING AND MEDIATION BOARD	Non-profit organizations		Jurisdiction

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Housing, supportive services, and community development activities for residents in El Centro are delivered by different public agencies, nonprofit organizations, faith-based organizations, and private entities.

The types of gaps which may exist in the service delivery system are:

- Potential lack of participation from public and other institutions
- Institutional barriers (service area, clients, and competition with funding sources)
- Language barriers
- Educational attainment barriers
- Lack of funding sources (local, state, federal, and private)
- Lack of employment opportunities
- Lack of services to meet needs
- Elimination of redevelopment agencies – major funding source for affordable housing and similar programs/projects
- Not able to leverage as many dollars and resources
- Unable to connect the available services to those who need them the most

On the other hand, the strengths in the delivery system are:

- Due to the nature of being a rural community, local agencies work very effectively in leveraging, partnering, and coordinating its programs and services.
- Improved coordination between Imperial Valley communities in regards to homeless and related groups and needs.
- Involvement and participation of all in the IVCCC which continues to build awareness and collaboration among agencies and organizations.
- Improved communications between agencies and organizations.
- The City continues to provide affordable housing and assistance of existing units and services

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X		X

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

All of the local public and nonprofit agencies providing services to the homeless population strive to deliver services to this group people. However, in many instances it is difficult to reach this population because of the transient nature of the homeless population. As was explained in the Needs Assessment and Housing Market Analysis, the level of funding in the community is not adequate to meet all of the needs of the homeless population.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Please refer to the strengths and gaps listed above.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to coordinate efforts with local stakeholders in order to continue pursuing additional funds to address priority needs in the community. Furthermore, the City will continue participating in committees and/or Committees to identify common goals and strategies to avoid duplication of efforts and to identify leveraging opportunities.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation Program	2019	2023	Affordable Housing	Citywide	Provide Decent and Affordable Housing	\$300,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Affordable Rental and Homeownership Opportunities	2019	2023	Affordable Housing	Citywide	Provide Decent and Affordable Housing	\$50,000	Homeowner Housing Added: 1 Household Housing Unit
3	Blight and Substandard Housing Elimination	2019	2023	Affordable Housing Non-Housing Community Development	Citywide	Provide Decent and Affordable Housing	\$50,000	Buildings Demolished: 1 Building
4	Code Enforcement	2019	2023	Non-Housing Community Development	Citywide	Provide Decent and Affordable Housing	\$375,000	Housing Code Enforcement / Foreclosed Property Care 750 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Lead Based Paint Reduction	2019	2023	Affordable Housing	Citywide	Provide Decent and Affordable Housing	\$50,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
6	Asbestos Testing and Removal	2019	2023	Affordable Housing	Citywide	Provide Decent and Affordable Housing	\$50,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
7	Energy Efficiency	2019	2023	Affordable Housing	Citywide	Provide Decent and Affordable Housing	\$10,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit
8	Continuum of Care	2019	2023	Homeless Non-Homeless Special Needs	Citywide	Support Continuum of Care System for the Homeless	\$25,000	Homelessness Prevention: 400 Persons Assisted
9	Public Services for Homeless	2019	2023	Homeless Non-Homeless Special Needs	Citywide	Support Continuum of Care System for the Homeless	\$25,000	Homelessness Prevention: 400 Persons Assisted
10	Promote Fair Housing	2019	2023	Affordable Housing Public Housing	Citywide	Promote Equal Housing Opportunity	\$225,000	Public Service other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Comply with Fair Housing Planning Requirements	2019	2023	Affordable Housing	Citywide	Promote Equal Housing Opportunity	\$225,000	Public Service other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted
12	Community, Parks, and Recreation Facilities	2019	2023	Non-Housing Community Development	CDBG Target Area	Provide Community Facilities and Infrastructure	\$500,000	
13	Improved and New Infrastructure	2019	2023	Non-Housing Community Development	Citywide	Provide Decent and Affordable Housing Provide Community Facilities and Infrastructure	\$50,000	Public Facility of Infrastructure Activities for Low/Moderate Income Housing Benefit 5 Households Assisted
14	Sidewalk Improvement Program	2019	2023	Non-Housing Community Development	CDBG Target Area	Provide Community Facilities and Infrastructure	\$500,000	
15	ADA Improvements	2019	2023	Non-Housing Community Development	CDBG Target Area	Provide Community Facilities and Infrastructure	\$100,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Fire / Safety Equipment	2019	2023	Non-Housing Community Development	Citywide	Provide Community Facilities and Infrastructure	\$5,000	
17	Domestic Violence Support Services	2019	2023	Homeless Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	\$30,000	Public Service other than Low/Moderate Income Housing Benefit: 340 Persons Assisted
18	Homeless Women, Children, and Families	2019	2023	Affordable Housing Non-Homeless Special Needs	Citywide	Support Continuum of Care System for the Homeless Provide Community and Supportive Services	\$40,000	Homeless Person Overnight Shelter 180 Persons Assisted
19	Chronic Homeless Support Services	2019	2023	Homeless	Citywide	Support Continuum of Care System for the Homeless Provide Community and Supportive Services	\$25,000	Homelessness Prevention: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Crime and Fire Awareness and Prevention	2019	2023	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	\$5,000	Public Service other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
21	Activities for Youth and At-Risk Youth	2019	2023	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	\$22,500	Public Service other than Low/Moderate Income Housing Benefit: 340 Persons Assisted
22	Support Services for Seniors	2019	2023	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	\$60,000	Public Service other than Low/Moderate Income Housing Benefit: 340 Persons Assisted
23	Support Services for the LGBT Community	2019	2024	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	\$25,000	Public Service other than Low/Moderate Income Housing Benefit: 340 Persons Assisted
24	Expand the Economic Base	2019	2023	Non-Housing Community Development	Citywide	Encourage Economic Development	\$50,000	Businesses Assisted 1 Businesses Assisted
25	Employment Opportunities	2019	2023	Non-Housing Community Development	Citywide	Encourage Economic Development	\$10,000	Businesses Assisted 1 Businesses Assisted

Table 51 – Goals Summary

Goal Descriptions

Goal	Goal Name	Goal Description
1	Housing Rehabilitation Program	Preserve existing housing stock by offering a housing rehabilitation program.
2	Affordable Rental and Homeownership Opportunities	Increase affordable rental and homeownership opportunities
3	Blight and Substandard Housing Elimination	Eliminate blighted conditions and substandard housing
4	Code Enforcement	Continue City Code Enforcement efforts to eliminate blighted conditions and substandard housing.
5	Lead Based Paint Reduction	Coordinate public and private efforts to reduce lead based paint hazards and protect young children
6	Asbestos Testing and Removal	Coordinate public and private efforts to eliminate asbestos hazards in housing.
7	Energy Efficiency	Afford opportunities for homeowners to improve the energy efficiency of the home with solar improvements.
8	Continuum of Care	Continue to participate in the Imperial Valley Continuum of Care Committee to assess needs and coordinate efforts to address needs
9	Public Services for Homeless	Improve public services for the homeless population and support the efforts of a Continuum of Care System on a region wide basis.

Goal	Goal Name	Goal Description
10	Increase Accessibility to Support Agencies	Increase accessibility to support agencies to reduce chronic homelessness.
11	Promote Fair Housing	Promote fair housing services provided by the City's fair housing services provider.
12	Comply with Fair Housing Planning Requirements	Comply with fair housing planning requirements (as identified in the Analysis of Impediments to Fair Housing Choice) and incorporate actions in the Annual Action Plan
13	Community, Parks, and Recreation Facilities	Provide for new and improve existing community, parks, and recreation facilities.
14	Improved and New Infrastructure	Provide for new and improve existing infrastructure
15	Sidewalk Improvement Program	Operate a Sidewalk Improvement program to target areas where sidewalks are sub-standard or non-existent.
16	ADA Improvements	Upgrade existing community facilities and/or infrastructure to ensure ADA compliance
17	Fire / Safety Equipment	Provide fire / safety equipment to facilities servicing low/mod target area
18	Domestic Violence Support Services	Provide community and support services for victims of domestic violence
19	Homeless Women, Children, and Families	Provide community and support services for homeless women, children and families
20	Chronic Homeless Support Services	Provide community and support services for the chronic homeless.

Goal	Goal Name	Goal Description
21	Crime and Fire Awareness and Prevention	Provide community and support services for crime awareness and prevention programs.
22	Activities for Youth and At-Risk Youth	Provide community and support services for youth and at risk youth services and activities.
23	Support Services for Seniors	Provide community and support services for the senior population
24	Support Services for the LGBT Community	Provide community and support services for the LGBT community
25	Expand the Economic Base	Expand the economic base within the City of El Centro.
26	Employment Opportunities	Promote greater employment opportunities for residents.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City currently provides and will continue to provide affordable housing to very-low income, low income, and moderate income families through its existing affordable housing stock. The following table below identifies the current Imperial Valley Housing Authority affordable rental housing portfolio tenant occupancy by income category:

INCOME CATEGORY	MULTIFAMILY UNITS	SENIOR UNITS	TOTAL
Very Low	490	253	743
Low	155	41	186
Moderate	52	13	66

Table 52 - Imperial Valley Housing Authority Portfolio

The City will strive to meet the SCAG RHNA numbers for the 2014-2021 planning period as outlined below; however, with the elimination of the Redevelopment Agency and 20% set aside funds, meeting this goal may be difficult. The City will work with private builder/developers to encourage new construction of affordable housing units:

Income Level	No. of Units
Extremely Low/Very-Low Income	487
Low Income	300
Moderate Income	297
Above Moderate Income	840
Total:	1924

Table 53 – SCAG RHNA

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Recipients of HUD funding, such as the Imperial Valley Housing Authority (IVHA) must ensure that existing housing programs are readily accessible to and usable by persons with disabilities. Ten percent of the HUD units have been converted as accessible units pursuant to Section 504, according to the Andrea Roark, Executive Director of the IVHA.

Activities to Increase Resident Involvements

IVHA participates in the Family Self-Sufficiency Program with a current enrollment at 71 families. A component of the program is to encourage families to rent units in more desirable areas. IVHA also has implemented the Homeownership Program and more than 28 Housing Choice Voucher families have purchased homes outside the areas of poverty.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

The IVHA is not a troubled housing authority.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Affordable housing barriers exist in the form of market factors and governmental regulations. Barriers or impediments to affordable housing are caused when the incentive to develop such housing is removed due to excessive development costs and/or the lack of community commitment. Because of these barriers, housing development can be rendered economically infeasible, or the housing produced may not be affordable to low and moderate income households. Some development costs are motivated by economic conditions and issues that affect the real estate market and are outside the control of local government. This section assesses the effect of various barriers on the production and affordability of housing in El Centro. Local government, especially those that relate to regional, national, and international economy, cannot control many factors that tend to restrict housing supply. Various factors not under the control of local government influence the cost, supply, and distribution of housing. These factors include land costs, construction costs, financing costs, availability of land, and land use controls. In addition, the development of affordable housing is affected by both the economic market conditions and the housing policies of federal, state, and local governments, and the “Not in My Back Yard” (NIMBY) phenomenon as expressed by residents and local businesses. The availability and affordability of housing in El Centro is dependent upon a variety of factors that either encourage or constrain housing development. These factors range from the built-out condition of the City ordinance to State and Federal mandates (including building codes) to market mechanisms. Sometimes these factors, taken in combination, result in housing that is not affordable to the consumer (especially the low-income consumer) or uneconomical for developers to produce. In El Centro, as in cities throughout Southern California, these constraints can make it difficult to produce a full range of housing types and prices.

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in El Centro. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and nonprofit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region.

Local land use policies and regulations impact the price and availability of housing, including affordable housing. However, the City’s Land Use Element which is one of the elements within the City’s General Plan accommodates a wide range of housing types which covers

rural residential, low density residential, medium density residential, high-medium density residential and multi-family/mixed-use residential in tourist and downtown commercial areas. Furthermore, the City does not have any growth control measures in place.

With the elimination of redevelopment agencies in the state of California in January 2012, local jurisdictions lost one of the most important funding sources to support and encourage the development of affordable housing. The City is now challenged to create other forms of assistance in order to encourage the development of affordable housing.

The City in its Zoning Ordinance has a density bonus program which offers incentives and/or concessions that make the provision of affordable housing more feasible. In accordance with SB 1818 and SB 435, developers of qualifying affordable housing and senior housing projects are entitled to a density bonus of up to 35% over the otherwise maximum allowable residential density under the applicable zoning district. Developers of qualifying projects are also entitled to at least one concession or incentive and may utilize those concessions on parking requirements. The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing.

The City of El Centro’s development impact fees for both single and multi-family residential development are summarized below. These fees have been established by the City to ensure protection of the public health, safety, and welfare. In addition, the El Centro Elementary School District and the Central Union High School District collect school impact fees pursuant to State law. Those are also summarized below.

Development Impact Fees Applicable for Building Permit Issuance in the City of El Centro

Residential	Parks	Library	Police	General Government	Fire	Total
Per Housing Units						
Single Family	\$1,288	\$714	\$377	\$932	\$621	\$3,932
Multi-Family	\$921	\$510	\$269	\$666	\$444	\$2,810
Mobile Home	\$1,037	\$575	\$303	\$750	\$500	\$3,165
Per Square Foot						
Streets Fee:						
Residential:	Single Family Dwellings					
	2 Bedroom		\$283			

	3 Bedroom	\$316
	4 Bedroom	\$350
	5 Bedroom	\$383
	Duplex	\$267

Development Impact Fees

Market Barriers - Land Costs Financing and other costs

In El Centro, residential land cost varies depending on the cost of grading and infrastructure associated with proposed development of the site. Current land cost estimates are \$45,000 per acre for single-family zoned land and \$100,000 per acre for multi-family zoned land. Home mortgage interest rates are currently relatively low. A fixed rate 30-year loan for a new home has an interest rate ranging from 3.5% to 5%. Lower rates are available through Graduated Payment Mortgages, Adjustable Rate Mortgages, and Buy-Down Mortgages. The availability of this financing affects a person's ability to purchase a home and make improvements to their home. Current interest rates are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available, subject to normal underwriting standards. However, a more critical impediment to home ownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, 10% to 20% down is required, which can be a considerable constraint to the buyer. What is needed, therefore, are flexible loan programs, which can bridge the gap between a reasonable down payment and the homeowner's available funds. The City of El Centro through the Economic Development Department has offered down-payment assistance to first time homebuyers. For instance, the City currently has funds to offer loans up to \$25,000 to first time homebuyers. The loans are second, silent loans with a term of up to twenty years. Other cost factors, such as property tax, insurance, and utilities also come into play when housing costs are concerned. These costs can amount up to 20% of a household's affordable housing payment, particularly for homeowners, effectively reducing the amount of housing payment that can go to rent or mortgage payment.

Government Constraints

The availability and cost of housing are often influenced by governmental actions or constraints. Governmental action can be defined as those actions which deal with the maintenance, improvement, or development of housing. Land use regulatory controls, site improvement requirements, building codes, fees, and other local program to improve the

quality of housing may serve as a constraint to housing development. The City of El Centro's development impact fees for both single and multi-family residential development are summarized below. These fees have been established by the City to ensure protection of the public health, safety and welfare. In addition, the El Centro Elementary School District and the Central Union High School District collect school impact fees pursuant to State law. These fees are currently established at \$4.15 (\$1.74 for Central Union High School District and \$2.41 for El Centro Elementary School District) per square foot of residential development.

Land Use and Permitting Procedures

Governmental constraints also result from land use regulations or practices which have the effect of limiting achievable density to below the maximum permitted by the general plan designation or zone. Required open space for residential development, for example, can have the effect of reducing density. In adopting a comprehensive upgrade of its Zoning Ordinance in 1989, the City included provisions for "second units" in the R-1 and R-2 Residential Zones, and permits Senior housing up to 40 dwelling units per acre in the R-2 and R-3 Zones. In the granting of conditional use permits for second units or senior housing, the City allows a reduction from the off-street parking requirements to one parking per space per dwelling unit with tandem parking allowed for accessory units. Manufactured homes offer additional affordable housing opportunities to City residents. Manufactured housing units are permitted in any residential district comparable to a single-family dwelling. The City of El Centro does not have any growth control measures in place. Local Processing and Permit Procedures. The processing time required to obtain approval of development permits contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. The City's goal is to process subdivision tract maps not requiring annexation within six months after a complete application is received. The City follows a fairly straightforward procedure for processing tentative tract maps. All subdivisions go through a three-step process. First, a Site Plan Review Committee (SPRC), comprised of City departments and agencies, reviews the tentative tract map. The Community Development Director forwards a recommendation to the Planning Commission. Second, the Planning Commission reviews the application and forwards a recommendation to the City Council. Third, the City Council reviews the application. The City Council is the approving body for all tentative tract maps. For residential projects not requiring subdivision, but consisting of multi-lot new development, the City has established in the City Code, site plan review procedures. These projects are reviewed through the SPRC (Site Plan Review Committee) process with review and approval by the Community Development Director.

Infrastructure Constraints

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure – major and local streets; curbs, gutters, and sidewalks, water and sewer lines; and street lighting, which is required to be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The costs of these facilities are eventually passed on to the homebuyer or property owner in the form of higher prices for new homes. An extensive infrastructure system is already in place in the developed portion of El Centro. Water and sewer lines are generally in good condition in the newer areas of the City and can accommodate additional development proposed under the General Plan. Funding is a primary constraint to infrastructure improvements, given the considerable costs associated with these projects. The prioritization of infrastructure needs are reviewed by the City on an annual basis and five-year basis during the development of the Capital Improvement Plan. A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon requires extensive paperwork that adds to housing costs by requiring documentation of the prevailing wages for compliance with labor monitoring requirements. These requirements often restrict participation by small, minority contractors. Conversely, many of the workers hired for these projects are better paid due to Davis-Bacon requirements. This is helpful for the low- or limited-skilled workers who are intended to be the beneficiaries of this federal law.

Public opposition to affordable housing projects can cause delays in the development review process and sometimes can lead to project denial. A large amount of funds can be spent by developers of affordable housing if a proposed project is denied during the public hearing process. Providing information to the public on existing zoning and general plan requirements, and environmental issues early and in advance of project approval may provide a developer of affordable housing projects with choices and help prevent unforeseen costs related to inappropriate site selection.

Foreclosure

The City of El Centro and the surrounding Imperial County have been affected by the foreclosure crisis. Many El Centro residents have lost their homes to foreclosure despite efforts to assist these residents in obtaining loan modifications or some other type of workout plan to keep them in their homes. Actual foreclosures affect the economy negatively and continue to destabilize the housing market. Borrowers who obtain loan modifications and are able to achieve workout plans with their lenders end up stabilizing the economy by staying in their homes.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of El Centro minimizes the financial impact of efforts to protect public health and safety by taking actions to reduce costs or provide off-setting financial incentives to assist in the production of safe, high quality, affordable housing.

On April 7, 2015, the City Council of the City of El Centro adopted Ordinance No. 15-04, a City Ordinance providing for the deferral of payment of development impact fees. This ordinance in essence provides for the temporary deferral of the impact fees to the earlier of final inspection or Certificate of Occupancy, or one year from the date the deferral is approved by the City Manager. Even though this ordinance does not waive development impact fees, it is of benefit to residential projects because developers do not have to finance the payment of these fees up front.

To ensure the development of affordable housing, the City will make efforts to ensure that developmental review processes are efficient, fees reasonable, and that the development industry is involved in the formulation of policies regarding review processes and fees.

Actions to ensure future housing affordability include the approval of density bonuses and enhanced permit processing procedures.

Additionally, the City will continue to utilize available resources to assist in increasing the availability of affordable housing through such means as:

- Fast track permitting processes, where and when possible
- Maximize limited resources to increase affordable housing units
- Continue to ensure that General Plan and Zoning Plan allow for all types of development and a broad range of densities

- Implement programs and services that provide financial assistance to maintain affordable housing
- Address discriminatory barriers through awareness and education workshops
- Undertake projects to address physical barriers where and when possible
- Develop and implement programs that address identified barriers to fair and affordable housing

Several local and regional constraints hinder the ability to accommodate El Centro's demand for affordable housing. The cost of land and development costs can make it expensive for developers to build housing. Historically, these constraints have resulted in housing that is often unaffordable to lower, and often moderate, income households, or may render some potential residential projects economically infeasible for developers. Subsidies are often necessary to bridge the gap between market rate and affordable housing costs by lower income households. In fact, most affordable housing development in El Centro today often require multiple subsidy resources in order to make a project financially feasible. The recent market downturn has depressed housing prices to a point that most moderate income and even some low-income households can afford homeownership in the City. However, limited availability of mortgage financing is an issue. Furthermore, as the economy recovers and home prices increase in response, an affordability gap may once again affect moderate-income households. The single large cost associated with building a new house is the cost of building materials, comprising between 50% to 60% of the sales price of a home. Current construction costs for residential units vary throughout the City. According to construction indicators, overall construction costs increased significantly over the past decade, with rising insurance costs as a significant contributor. Additional costs, such as off-site improvements (for a standard lot size in the City, frontage 60 feet), sidewalks, curb, gutter and pavement) will also add to the developer's costs, which will eventually get passed on to the consumer. An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing. Lower housing costs can be achieved with the following factors: a) reduction in amenities and quality of building materials; b) availability of skilled construction workers who will work for less than union wages; c) use of manufactured housing.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

There are several local nonprofit agencies and faith-based organizations that reach out to homeless persons especially those who are living on the street. Unsheltered persons are those people who live on the streets, camp outdoors, or live in cars or abandoned buildings.

The annual point-in-time count is the main source of reaching out and assessing the individual needs of unsheltered persons. This annual point-in-time count is conducted by most communities every January. In Imperial County the Imperial Valley Regional Committee on Homelessness is the vehicle for coordinating the point-in-time count throughout Imperial County and it is done on the odd-numbered years for unsheltered persons. The most recent point-in-time count was conducted on January 25-26, 2019. The importance of such count is that it identifies how large of a homeless population exists in our area and what type of resources are needed by these individuals.

The major challenge the community faces with unsheltered homeless persons is finding all of the homeless persons in the city and informing them of the resources available. Without an address or contact information for these individuals it is very difficult to make them aware of the resources available to them. Therefore, the annual point-in-time count is a very important source of information for not only those agencies providing services but for the individuals themselves.

Another main source of data when dealing with homelessness is the use of the Homeless Management Information Systems (HMIS). The HMIS is a database operated at the local level and required by HUD in order to receive funding from HUD for homeless programs. Even though the database primarily shows the number of people that come into contact with a homeless residential assistance program it is a reliable source of data.

Imperial County does not have a written 10-year strategic plan to address homelessness like other jurisdictions in the state or nation have. However, there is no lack of delivery of services to homeless, Imperial County agencies, community based organizations, faith-based organizations, and local nonprofits, such as Catholic Charities and Center for Family Solutions (WomanHaven) recognize the value of the Continuum of Care system and follow such system structure when providing services to the homeless population. A tremendous job has been done by local government, nonprofit agencies, health care providers, and service agencies in providing services to one of the toughest members of the population to

reach. Every year many local agencies apply for funds to target the needs of the homeless population despite not having a written strategy plan to prevent and end homelessness.

The City of El Centro is aware of the importance of reaching out to the homeless population and has realized that many of the goals included in the “Opening Doors Federal Strategic Plan to Prevent and End Homelessness” dated 2010 have been incorporated into this Five Year Consolidated Plan. Although not written in a strategic plan the City of El Centro, Catholic Charities, Center for Family Solutions (WomanHaven), and many other community-based organizations are all implementing strategies included in the federal strategic plan to prevent and end homelessness.

Addressing the emergency and transitional housing needs of homeless persons

In El Centro, we have two emergency shelters for women only which have a capacity to house up to 87 persons. The emergency shelters are operated by Catholic Charities and Center for Family Solutions (WomanHaven). The Center for Family Solutions (WomanHaven) also owns and manages two transitional housing complexes in the city of El Centro. In these transitional housing shelters, a family may stay in this shelter for up to two years. In the emergency shelters, a client may stay up to six months.

These agencies make every effort to work with the Imperial Valley Housing Authority and private residential landlords to procure permanent housing for their clients.

The need for additional emergency and transitional housing needs is evident as at a given time there are over 80 persons in need of emergency shelter. With limited sources of funding to construct these types of housing projects, it is very difficult to address this demand. However, the City makes every effort to provide CDBG funds to nonprofit agencies providing emergency housing to those in need of this assistance. Assistance is available, yet, as previously mentioned in many cases the biggest obstacle is finding those individuals who need the assistance and informing them of what is available to them.

The City of El Centro will continue working with members of the Imperial Valley Regional Committee on Homelessness to identify sources of funds to provide the much needed emergency and transitional housing units needed in El Centro.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for

homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Through the Continuum of Care system set up under the umbrella of the Imperial Valley Regional Committee on Homelessness is that the City intends to prevent individuals and families who were recently homeless from becoming homeless again.

The Center for Family Solutions (WomanHaven) in the past has received funding to provide rapid re-housing and has been able to assist over 300 families. Currently this agency has applied for ESG funding for rapid re-housing to meet the needs of homeless households with children. Part of the services the Center for Family Solutions provides includes computer classes, ESL, life skills, and personal enrichment. The ultimate goal is to link clients to job placement agencies and help them reach the goal of obtaining employment and increasing their income. The Imperial Valley Regional Occupational Program (IVROP) also has a program known as “Project ACE” which is directly geared to servicing the needs of youth in foster care and former foster youth, access to housing is one of the areas this program targets. In terms of preventing homelessness among veterans and their families, the Imperial Valley Housing Authority offers a priority for assisted affordable housing to veterans of the armed services.

Another important resource the Imperial Valley Continuum of Care Committee has created is a resource guide for providers, which enables any individual and families to see the services available in the community. The resource guide includes the name of the organization providing the service, location, contact information, and the type of service they provide.

As the federal strategic plan addressing homelessness recognizes, individuals become homeless because of a shortage of housing, support, and care, but also because the services that do exist are often fragmented and difficult to access. Communities are encouraged to have better coordination across programs and services. One of the benefits of being a rural community is that local agencies work very effectively in leveraging, partnering, and coordinating their programs and services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

It is through the local coordination between local government agencies and supportive services that low-income individuals and families can find solutions to their situation. It is imperative that employment opportunities be created in the community in order to provide jobs that pay enough for individuals to afford a place to live. There are many employment training agencies that provide training to equip individuals with the necessary skills to obtain and/or keep their jobs. Many of these agencies have formed partnerships with local businesses to have their participants obtain on-the-job training and the job training program may pay up to three months of on-the-job training.

To avoid homelessness, the City also encourages families who may be experiencing foreclosure to seek assistance from agencies, such as the Inland Fair Housing and Mediation Board to find ways in which they can remain in their home. A new service recently made available in the community through the Imperial County District Attorney's office is the Real Estate Fraud Investigations Unit. This investigation unit was created with the intent of protecting residents from real estate fraud scams which include foreclosure fraud.

The City plans to continue applying for funding to construct affordable housing units. Per the SCAG RHNA's allocation for the city of El Centro in the planning period of 2013-2021, the City needs to accommodate the creation of 487 housing units for very-low income households and 300 for low-income households.

It is also the City's intent to continue supporting the efforts of local nonprofit agencies, such as the Center for Family Solutions (WomanHaven) and Catholic Charities to obtain funds to provide rapid re-housing assistance which consist of providing supportive services to help an individual and families quickly secure housing and providing short-term financial and rental assistance.

The City is a member of the Imperial Valley Continuum of Care Committee, which is the local system set up to reach out to homeless persons in El Centro. As recent as January 2019, many volunteers and members of the Committee completed a Point-In-Time Count in Imperial Valley to determine how large of a homeless population exists in the area. The membership of this Committee plays a vital role in assessing, coordinating, and delivering services to the homeless population. It is the intent of the City to continue working with this Committee as it serves as the vehicle to implement many of the strategies targeting homeless needs in El Centro.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead-based paint in residential units poses severe health and behavioral threats to children. The State of California established a comprehensive program to identify children at risk of lead poisoning in 1991. That year the State established a program requiring that all children ages six to 72 months be screened for lead poisoning.

The Imperial County Public Health Department has a contract with the State of California Department of Health Services (DHA) to provide public health follow-up in accordance with the Childhood Lead Poisoning Prevention Act of 1991. This Act established a comprehensive secondary prevention program requiring evaluation, screening and medically necessary follow-up services. The Act defined “appropriate case management” as consisting of health care referral, environmental assessments and educational activities performed by the appropriate person, professional, or entity. These guidelines require follow-up on children who meet the case definition, one-venous blood lead level ≥ 20 mcg/dl or two blood lead levels ≥ 15 mcg/dl. Imperial County provides these services through the local Childhood Lead Poisoning Prevention Program.

The City addresses lead based paint hazards on a case-by-case basis through the following steps:

Step 1: As newer homes are built under stricter environmental guidelines and the sale and rental of older homes are regulated to protect potential buyers and renters, while Lead-based Paint Hazard is still a potential problem, it has allowed for better protection to children and adults. This minimizes lead based paint hazards in new homes.

Step 2: The City will work with residents and the Imperial County Public Health Department to address the issue of Lead-based Paint Hazards through testing and abatement efforts on a case-by-case basis.

Step 3: The City will conduct outreach and education through the City’s Housing Division and Community Development Department. These departments will ensure that regulations related to enforcement of lead-based paint are carried out on City projects and on private projects, when possible, through remodels and rehabilitations of older units. Distribution of educational brochures as well as inspections will be undertaken given specific situations.

How are the actions listed above related to the extent of lead poisoning and hazards?

The steps noted above indicate the steps the City would undertake to remediate lead poisoning and hazards. However, there have been no reports made to the City of lead poisoning and hazards in recent years. The City addresses all reported cases as they arise; however, educational materials are distributed and available throughout the year through the City and Imperial County Public Health Department.

How are the actions listed above integrated into housing policies and procedures?

Each year the City sets aside CDBG funds to fund a lead based paint abatement program, which is offered in conjunction with its Housing Rehabilitation Program. These funds are used to reduce or eliminate lead based paint hazards on rehabilitation properties built prior to 1978 in the city. The process the City utilized to integrate its lead based paint abatement program is in the event the City receives a loan application from a homeowner whose home was built prior to 1978, then the City would proceed with lead testing in order to determine if the presence of lead exists. In the event lead paint is detected, then the City would contract with a certified company to abate the lead on the property. The City has a contract with specialized and certified company that can test and abate lead.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The majority of the strategies incorporated in the City’s Five Year Consolidated Plan are intended to target the housing and economic needs of the community, particularly for lower income households. This includes those who are homeless or threatened with homelessness, as well as those with special needs; therefore, the City’s Plan is aimed at reducing, to the extent possible, the number of poverty level families and individuals taking into consideration the many factors which the City has no control (e.g. reduction in funding resources, severe economic recessions, increasing costs in medical care, company downsizing, company closures, etc.).

The effects of the City’s efforts will result in the direct preservation and provision of housing. This is particularly true for those activities which preserve and produce housing units intended for lower income families and individuals, together with the coordinated programs undertaken with other public agencies, service providers and private industry. These efforts will incrementally assist in the reduction of the number of poverty level families through the provisions of housing and community services. With the concentrated efforts of the City’s Economic Development Division to improve business attraction and expansion through economic development programs, the opportunity for gainful employment will be increased and opened to targeted income groups.

According to 2013-2017 ACS, the per-capita income in El Centro was \$18,825, compared to \$33,128 for the State. In El Centro, 24.9% of our residents are below poverty level compared to 12.3% for the State. The median household income in El Centro is \$43,581, compared to \$67,169 to the State.

In an effort to reduce the number of households in poverty, El Centro will continue to support the use of existing County job training and social service programs to enhance employment marketability, household income, and housing options. In addition, the City participates in various county-sponsored programs by providing City Hall as a work site, providing temporary positions, with supervision, training and performance evaluations to indicate their degree of success.

There are a number of local, state and federal programs that focus on job creation and retention. The most notable is the State of California’s CalWORKS program. The program is designed to move welfare recipients from dependency to self-sufficiency through

employment. The CalWORKS program is mandatory for recipients of Aid to Families with Dependent Children (AFDC) who have children over the age of three, and who have received assistance for at least three years. The County provides reimbursement for child-care, transportation to work, and related educational costs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

It is evident throughout the City's Five Year Consolidated plan but more specifically in its strategic plan that affordable housing is a high priority for the City of El Centro. The major challenge the City has been experiencing since the elimination of its redevelopment agency is finding a dedicated funding source strictly for affordable housing activities. The State of California passed SB 391 which is a bill that will boost County recording fees by \$75 and it is anticipated to generate \$500 million annually for affordable housing projects. Staff will also continue monitoring redevelopment dissolution clean-up bills that could allow the community to continue addressing the redevelopment issues that still exist.

The City will also explore funding opportunities under the National Housing Trust Fund (NHTF). The NHTF is a dedicated fund intended to provide revenue to build, preserve, and rehabilitate housing for people with the lowest incomes. The trust was initially funded from the Government Sponsored Enterprises, Freddie Mac, and Fannie Mae. However, these agencies ran into financial trouble as a result of the foreclosure crisis so contributions to the NHTF have been suspended since September 2008. Given that the trust was enacted as part of the Housing and Economic Recovery Act of 2008, the hope is that sources of revenue are available in the near future to fund the trust.

There is no doubt the City will continue with efforts to preserve, rehabilitate and expand affordable housing such as Section 8 and multi-family housing. Maintaining and expanding affordable housing improves the quality of housing and neighborhood involvement, in particular for households in poverty.

The City of El Centro will continue to coordinate efforts with public and private organizations providing economic development and job training opportunities. Some of those organizations are:

- Imperial Valley Economic Development Corporation
- El Centro Chamber of Commerce
- Small Business Development Center

- Imperial County – CalWORKS
- Imperial Valley Regional Occupational Program (IVROP)
- Imperial Valley Community College
- Center for Employment Training (CET)
- Imperial County Workforce Development Office - One Stop Centers
- Employment Development Department

In addition, under the economic development objectives of the City, the City plans to foster employment growth through the expansion of commercial development throughout the City. These activities will enhance the economic vitality of the City and work to attract and retain employment opportunities for El Centro residents.

To facilitate work opportunities for residents, childcare assistance and information will be fundamental. The need for childcare is great since it is estimated that 72% of women with children under the age of five are in the labor force. Fortunately, there are a number of licensed childcare facilities located in El Centro. Many of these private agencies offer affordable childcare and sliding-scale rates for low-income families. The El Centro Elementary School District and the City of El Centro also provide after-school recreation and summer camp opportunities for school-aged youth. The Economic Development Department will continue to coordinate with these agencies to ensure that information and options are made available to residents regarding childcare services.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of El Centro's Economic Development Division has the primary responsibility for overall program monitoring and compliance. Therefore, Economic Development staff is responsible for developing and updating the City's Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Report (CAPER). Staff at the Economic Development Department also coordinates with HUD, nonprofit groups, private organizations, and other City departments to implement programs and projects funded by CDBG.

City staff monitors each newly funded agency during the program year in which it was first funded, conducts a desktop audit of each sub-recipient contract file annually, and conducts an on-site monitoring visit with each sub-recipient at least every two years.

The desktop audit will take into account performance, reporting issues, record keeping (including program and fiscal issues), prior findings (both open and closed for compliance verification), and other areas that may warrant monitoring consideration. Monthly progress reports are required for every reimbursement request. Frequent telephone contacts are made to clarify information, to confirm documentation or to request additional information prior to issuing reimbursement. All public service programs are required to provide the ethnic data, income data, and the program accomplishments for reimbursement of CDBG funds. That information will be transferred to the Integrated Disbursement and Information System (IDIS) for reporting purposes.

Capital projects will require an issue of a Request for Bids or Request for Proposals that includes the requirements of providing equal opportunity to minority-owned and women owned businesses, as well as the Section 3 requirements. A formal public notice and contract award process will be conducted. While the project is being constructed, on site compliance, to include interviews with workers, when required, will be conducted by City staff or its designees.

The City complies with the United States Office of Management and Budget (OMB) requirements by conducting its annual Single Audit when required. The audit requires the incorporation of the Federal Financial Assistance schedule, identifying amounts and sources

of all federal funds. This report is reviewed for completeness and accuracy. All deficiencies identified are reviewed and resolved by the administering staff.

Economic Development staff is responsible for the draw down request conducted through the Integrated Disbursement and Information System (IDIS) for the CDBG Program. The City reimburses itself through the IDIS as funds are expended.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The anticipated resources to be available to assist with the implementation of the first year of the 2019-2023 Consolidated Plan which starts on July 1, 2019 and ends on June 30, 2020, is described below.

However, prior to identifying the resources available to complete activities in program year 2019/2020 it is important to highlight the amount of funding available in CDBG funds and the type of activities the City will be completing with these funds. The City will have approximately \$538,277 of CDBG funds to complete the following activities. Four housing programs, which consist of the following:

- Lead Based Paint Abatement Program
- Asbestos Testing/Abatement Program
- Off-site Improvements Program
- Housing Rehabilitation Program

Public services will also be provided in the areas of fair housing, senior services, homeless shelters, LGBT, homeless assistance, and at-risk youth. These services will be provided by local nonprofit agencies through subrecipient agreements between the City of Centro and non-profit agency.

The City plans to continue funding its Code Enforcement program, which consists of conducting inspections for code violations and enforcement of state and/or local codes. Finally, the City will use CDBG funds to complete sidewalk improvements within a low-moderate residential area.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	538,277	0	28,833	567,110	2,153,108	With the CDBG allocation, the city will complete Housing Activities, Public Services, Code Enforcement, Public Facilities/Infrastructure Improvements, and Planning & Administrative Activities
Other	public - state	Admin and Planning Economic Development Housing Public Improvements Public Services Other	30,000	0	0	30,000	12,000	The City receives Program Income from State CDBG generated loans. With the CDBG PI, the city will complete housing activities, Public Services, Code Enforcement, Public Facilities/Infrastructure Improvements, and Planning & Administrative Activities

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Admin and Planning Housing	30,000	0	0	30,000	150,000	The City receives Program Income from State HOME generated loans. The funds will be used for housing rehabilitation projects.
Other	public - state	Housing	451,200	0	0	451,200	451,200	The City of El Centro through the Community Services Department currently offers down payment assistance to first time homebuyers. The maximum loan amount is \$25,000 at a zero percent (0%) interest payable over a 20 year term.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The only federal funds the City receives as a direct allocation from the Office of Community Planning and Development (CPD) formula programs is CDBG funds. The City does not receive ESG, HOPWA, Section 8, or any other type of federal funds.

If there is an area where the City has been very effective, is in the leveraging of funds. Over the years, the City has managed to leverage CDBG funds with other state, local, and private donations. For instance, rather than using CDBG funds to offer a housing rehabilitation loan program the City applies for HOME funds through the State of California Department of Housing and Community Development to fund this program. The City also applies for HOME funds, especially now that redevelopment funds are no longer available, for the preservation or construction of new affordable housing projects.

City staff will actively work with interested developers to identify sources of funding for the construction of new affordable multi-family housing. The types of funding it will pursue will be tax-exempt mortgage revenue bonds, State of California Multi-Family Housing Program, and tax credits. The City has effectively partnered and plans to continue partnering with affordable housing developers and lenders to create new affordable housing units in the city. The City will continue supporting the efforts of the Imperial Valley Housing Authority to obtain state and federal funds for the construction of affordable housing for lower income households.

In terms of economic development activities, the City seeks other sources of funding through the U.S. Department of Commerce, Economic Development Administration, USDA Rural Development, and from the Local Entity Program, which is a local funding source available for economic development projects from the Imperial Irrigation District.

For transportation related projects, the City applies for funds under the Federal Highway Administration (FHWA) through the State of California Department of Transportation, Federal Transit Administration (FTA), and State of California Proposition 1B.

Another local funding source available in our community is the Rule 310 Mitigation Program, which is administered by the Imperial County Air Pollution Control District. Any application submitted to this program has to be leveraged with other funding sources. This local funding source has been used in the past to pave parking lots for City parks. For the most part, funding is available on a yearly basis.

The City leverages many programs with its General Fund and Development Impact Fees. For example, the City's code enforcement program is leveraged with the City's General Fund. Many of the recreational activities or facilities in which CDBG funds have been used are leveraged with local funds or state funding sources.

City staff is currently evaluating a potential grant locator service in order to identify new funding opportunities for the City that could enhance existing community services and/or address community needs. Staff is committed to leveraging funds at all levels whether it is at the federal, state, or local level. City staff will continue partnering with the County of Imperial and local non-profit agencies to continue providing supportive services to the special needs population. Many of the community events the City offers are partially funded with private donations from local businesses, financial institutions, service clubs, and other community-based organizations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The majority of the publically owned land or property the City of El Centro owns has public facilities the City uses to conduct business or to provide recreational opportunities.

There are 19 properties that are owned by the now dissolved redevelopment agency. Of the 19 properties, eight are for government use, four are for commercial and industrial use, and seven are residential lots which can be used to provide affordable housing to low income households. The Long Range Property Management Plan (LRPMP), which is required to be submitted to the State of California Department of Finance (DOF) by successor agencies, has been reviewed and approved by DOF. The City of El Centro Successor Agency is evaluating the disposition of these properties.

Discussion

During the time period of the Five Year Consolidated Plan (2019-2023) City staff intends to seek resources that contribute to the goals of providing decent housing, a suitable living environment, and economic opportunities for low- and moderate-income persons and special populations. The City will make every effort to align its collective resources towards meeting its goals and objectives within this Strategic Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Lead Based Paint Reduction	2019	2023	Affordable Housing	Citywide	Provide Decent and Affordable Housing	CDBG: \$5,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit
2	Asbestos Testing and Removal	2019	2023	Affordable Housing	Citywide	Provide Decent and Affordable Housing	CDBG: \$10,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit
3	Improved and New Infrastructure	2019	2023	Non-Housing Community Development	Citywide	Provide Decent and Affordable Housing Provide Community Facilities and Infrastructure	CDBG: \$10,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
4	Housing Rehabilitation Program	2019	2023	Affordable Housing	Citywide	Provide Decent and Affordable Housing	CDBG: \$150,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Promote Fair Housing	2019	2023	Affordable Housing Public Housing	Citywide	Promote Equal Housing Opportunity	CDBG: \$46,417	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
6	Support Services for Seniors	2019	2023	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	CDBG: \$7,500 State CDBG Program Income: \$4,500	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
7	Homeless Women, Children, and Families	2019	2023	Affordable Housing Non-Homeless Special Needs	Citywide	Support Continuum of Care System for the Homeless Provide Community and Supportive Services	CDBG: \$8,500	Public service activities other than Low/Moderate Income Housing Benefit: 18 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Public Services for Homeless	2019	2023	Homeless Non-Homeless Special Needs	Citywide	Support Continuum of Care System for the Homeless Provide Community and Supportive Services	CDBG: \$4,991	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
9	Continuum of Care	2019	2023	Homeless Non-Homeless Special Needs	Citywide	Support Continuum of Care System for the Homeless Provide Community and Supportive Services	CDBG: \$4,991	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
10	Blight and Substandard Housing Elimination	2019	2023	Affordable Housing Non-Housing Community Development	Citywide	Provide Decent and Affordable Housing	CDBG: \$82,480	Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit
11	Code Enforcement	2019	2023	Non-Housing Community Development	Citywide	Provide Decent and Affordable Housing	CDBG: \$82,480	Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Sidewalk Improvement Program	2019	2023	Non-Housing Community Development	CDBG Target area	Provide Community Facilities and Infrastructure	CDBG: \$117,619 State CDBG Program Income: \$19,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted
13	ADA Improvements	2019	2023	Non-Housing Community Development	CDBG Target area	Provide Community Facilities and Infrastructure	CDBG: \$117,619 State CDBG Program Income: \$19,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted
14	Chronic Homeless Support Services	2019	2023	Homeless	Citywide	Support Continuum of Care System for the Homeless Provide Community and Supportive Services	CDBG: \$4,991	Homelessness Prevention: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Activities for Youth and At-Risk Youth	2019	2023	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	CDBG: \$7,500	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
16	Support Services for the LGBT Community	2019	2024	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 16 Persons Assisted

Table 55 – Goals Summary

Goals Description

Goal	Goal Name	Goal Description
1	Housing Rehabilitation Program	Preserve existing housing stock by offering a housing rehabilitation program.
2	Affordable Rental and Homeownership Opportunities	Increase affordable rental and homeownership opportunities
3	Blight and Substandard Housing Elimination	Eliminate blighted conditions and substandard housing
4	Code Enforcement	Continue City Code Enforcement efforts to eliminate blighted conditions and substandard housing.
5	Lead Based Paint Reduction	Coordinate public and private efforts to reduce lead based paint hazards and protect young children

Goal	Goal Name	Goal Description
6	Asbestos Testing and Removal	Coordinate public and private efforts to eliminate asbestos hazards in housing.
7	Energy Efficiency	Afford opportunities for homeowners to improve the energy efficiency of the home with solar improvements.
8	Continuum of Care	Continue to participate in the Imperial Valley Continuum of Care Committee to assess needs and coordinate efforts to address needs
9	Public Services for Homeless	Improve public services for the homeless population and support the efforts of a Continuum of Care System on a region wide basis.
10	Increase Accessibility to Support Agencies	Increase accessibility to support agencies to reduce chronic homelessness.
11	Promote Fair Housing	Promote fair housing services provided by the City's fair housing services provider.
12	Comply with Fair Housing Planning Requirements	Comply with fair housing planning requirements (as identified in the Analysis of Impediments to Fair Housing Choice) and incorporate actions in the Annual Action Plan
13	Community, Parks, and Recreation Facilities	Provide for new and improve existing community, parks, and recreation facilities.
14	Improved and New Infrastructure	Provide for new and improve existing infrastructure
15	Sidewalk Improvement Program	Operate a Sidewalk Improvement program to target areas where sidewalks are sub-standard or non-existent.
16	ADA Improvements	Upgrade existing community facilities and/or infrastructure to ensure ADA compliance

Goal	Goal Name	Goal Description
17	Fire / Safety Equipment	Provide fire / safety equipment to facilities servicing low/mod target area
18	Domestic Violence Support Services	Provide community and support services for victims of domestic violence
19	Homeless Women, Children, and Families	Provide community and support services for homeless women, children and families
20	Chronic Homeless Support Services	Provide community and support services for the chronic homeless.
21	Crime and Fire Awareness and Prevention	Provide community and support services for crime awareness and prevention programs.
22	Activities for Youth and At-Risk Youth	Provide community and support services for youth and at risk youth services and activities.
23	Support Services for Seniors	Provide community and support services for the senior population
24	Support Services for the LGBT Community	Provide community and support services for the LGBT community
25	Expand the Economic Base	Expand the economic base within the City of El Centro.
26	Employment Opportunities	Promote greater employment opportunities for residents.

Projects

AP-35 Projects – 91.220(d)

Introduction

Priority needs established in the FY 2019 - FY 2024 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2019-20 Action Plan are as follows:

- Provide decent and affordable housing;
- Support the continuum of care system for the homeless;
- Provide community facilities and infrastructure;
- Provide community and supportive services;
- Encourage economic development opportunities.

The major obstacle to addressing the underserved needs is the lack of adequate funding, especially for affordable housing activities. With the dissolution of redevelopment agencies in California and reduced State and Federal funding levels, the City's ability to address the extensive needs in the community is seriously compromised.

Projects

#	Project Name
1	Lead Based Paint Abatement Program
2	Asbestos Testing / Abatement Program
3	Off-Site Improvements Program
4	Housing Rehabilitation Program
5	Fair Housing
6	Catholic Charities - Senior Nutrition Program
7	Catholic Charities - House of Hope
8	Spread the Love Charity
9	IV LGBT Resource Center
10	El Centro Police Activities League
11	Code Enforcement
12	Sidewalk Improvement Program
13	Program Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

After public outreach efforts, solicitation from community stakeholders, and consideration of historical activities undertaken with the CDBG program, the City Council determines allocation priority based on the need of both the citizens in the CDBG target area and low- to moderate-income individuals that reside in the city.

AP-38 Project Summary

Project Summary Information

1	Project Name	Lead Based Paint Abatement Program
	Target Area	Citywide
	Goals Supported	Lead Based Paint Reduction
	Needs Addressed	Provide Decent and Affordable Housing
	Funding	CDBG: \$5,000
	Description	Funds will be used to provide for reduction or elimination of lead-based paint hazards on rehabilitation properties built prior to 1978 in the City of El Centro.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting one family.
	Location Description	1275 W. Main Street, El Centro, CA 92243 - Community-wide program.
2	Project Name	Asbestos Testing / Abatement Program
	Target Area	Citywide
	Goals Supported	Asbestos Testing and Removal
	Needs Addressed	Provide Decent and Affordable Housing
	Funding	CDBG: \$10,000
	Description	Funds will be used for Asbestos Testing and Abatement Program in conjunction with the City's Housing Rehabilitation Program to provide grants for asbestos testing and, if required, abatement to low/moderate income households in the City of El Centro.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting one income eligible family.
	Location Description	1275 W. Main Street, El Centro, CA 92243 - Community-wide program.
3	Project Name	Off-Site Improvements Program
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation Program Improved and New Infrastructure
	Needs Addressed	Provide Decent and Affordable Housing Provide Community Facilities and Infrastructure
	Funding	CDBG: \$10,000
	Description	Funds will be used in conjunction with the City's HOME Owner-Occupied Housing Rehabilitation Program to provide grants for off-site improvements such as city sidewalks, curbs, gutters, etc. to low/moderate income households in the City of El Centro.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The city anticipates assisting one income eligible family.
	Location Description	1275 W. Main Street, El Centro, CA 92243 - Community-wide program.
4	Project Name	Housing Rehabilitation Program
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation Program Blight and Substandard Housing Elimination

	Needs Addressed	Provide Decent and Affordable Housing
	Funding	CDBG: \$150,000
	Description	Funds will be used to provide financial assistance to income eligible households to rehabilitate their home.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The city anticipates assisting one income eligible family.
	Location Description	1275 W. Main Street, El Centro, CA 92243 - Community-wide program.
	5	Project Name
Target Area		Citywide
Goals Supported		Promote Fair Housing
Needs Addressed		Promote Equal Housing Opportunity
Funding		CDBG: \$46,417
Description		Funds will be used to provide fair housing services primarily in areas containing a high proportion of low and moderate-income households in the City of El Centro.
Target Date		6/30/2020
Estimate the number and type of families that will benefit from the proposed activities		The City anticipates assisting 500 persons.
Location Description		1275 W. Main St., El Centro, CA 92243 - City-wide program
6	Project Name	Catholic Charities - Senior Nutrition Program
	Target Area	Citywide

	Goals Supported	Support Services for Seniors
	Needs Addressed	Provide Community and Supportive Services
	Funding	CDBG: \$7,500 State CDBG Program Income: \$4,500
	Description	This activity will provide meals to home-bound seniors in order to enable them to remain independent in their own residence.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 60 income eligible seniors with this activity.
	Location Description	1755 W. Main St., El Centro, CA
	Planned Activities	
7	Project Name	Catholic Charities - House of Hope
	Target Area	Citywide
	Goals Supported	Homeless Women, Children, and Families Public Services for Homeless
	Needs Addressed	Provide Community and Supportive Services
	Funding	CDBG: \$8,500
	Description	This activity provides emergency shelter, meals, and counseling for homeless women and children.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 18 income eligible persons.

8	Location Description	1948 W. Orange Avenue, El Centro, CA 92243
	Project Name	Spread the Love Charity
	Target Area	Citywide
	Goals Supported	Continuum of Care Public Services for Homeless Chronic Homeless Support Services
	Needs Addressed	Support Continuum of Care System for the Homeless Provide Community and Supportive Services
	Funding	CDBG: \$4,991
	Description	Funds will be used to provide housing vouchers for homeless and reunification of homeless with family members.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 200 income eligible persons.
9	Location Description	465 W. Main St., El Centro, CA 92243
	Project Name	IV LGBT Resource Center
	Target Area	Citywide
	Goals Supported	Activities for Youth and At-Risk Youth Support Services for the LGBT Community
	Needs Addressed	Provide Community and Supportive Services
	Funding	CDBG: \$5,000
Description	The funds will be used to establish a Youth Cadet Academy & Color Guard.	

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 16 income-eligible persons.
	Location Description	1073 Ross Ave. Suite #E, El Centro, CA 92243
10	Project Name	El Centro Police Activities League
	Target Area	Citywide
	Goals Supported	Activities for Youth and At-Risk Youth
	Needs Addressed	Provide Community and Supportive Services
	Funding	CDBG: \$7,500
	Description	Funds will be used to provide athletic activities for at-risk youth.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 500 income eligible persons.
	Location Description	1100 N. 4 th St., El Centro, CA 92243
	11	Project Name
Target Area		Citywide
Goals Supported		Blight and Substandard Housing Elimination Code Enforcement
Needs Addressed		Provide Decent and Affordable Housing
Funding		CDBG: \$82,480

	Description	The purpose of the program is to conduct inspection for code violations and enforcement of state and/or local codes in deteriorated properties located in El Centro. This program will cover salaries and related expenses of code enforcement inspectors and legal proceedings.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates enforcing building codes in approximately 150 residential and commercial locations.
	Location Description	1275 Main Street, El Centro, CA
12	Project Name	Sidewalk Improvement Program
	Target Area	CDBG Target Area
	Goals Supported	Improved and New Infrastructure Sidewalk Improvement Program ADA Improvements
	Needs Addressed	Provide Community Facilities and Infrastructure
	Funding	CDBG: \$117,619 State CDBG Program Income: \$19,500
	Description	This activity will provide funding for the improvement of sidewalks within income eligible areas.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The location to be improved has yet to be determined.
13	Project Name	Program Administration
	Funding	CDBG: \$106,544 State CDBG Program Income: \$6,000

Description	Funds will be used to provide for the implementation, monitoring, and reporting of the CDBG Program.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	1249 W. Main St., El Centro, CA 92243

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The majority of the City of El Centro qualifies as a low- and moderate-income area. Therefore, given the extensive needs in the community, the City has not targeted any specific neighborhood for investment of CDBG funds. Instead, projects are evaluated on a case-by-case basis, on the basis of emergency needs, cost-effectiveness, feasibility, and availability of other funding to address the needs or leverage federal funds.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	100%

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

When projects are undertaken to improve an area based on geography, they are limited to the City's CDBG Target Area which includes areas where over 50 percent of the residents are low- and moderate-income.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to utilize HOME Program funds and Program Income as well as CDBG funds to support its authorized housing activities including housing rehabilitation. The City will also be utilizing HELP Program Income funds to provide a First Time Homebuyer Down-payment Assistance Program. Two households will be assisted through the Housing Rehabilitation Program with HOME funds and CDBG funding will be used for lead based paint, asbestos, and off-site improvements. It is anticipated that the City will assist five families with the First Time Homebuyer Down-payment Assistance Program utilizing the HELP Program Income funds.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	1
Special-Needs	0
Total	1

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	1

Table 59 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The City of El Centro does not operate its own public housing authority. Therefore, residents of El Centro seek public housing and housing choice vouchers through the Imperial Valley Housing Authority (IVHA)

Actions planned during the next year to address the needs to public housing

The needs of public housing are addressed by the Imperial Valley Housing Authority.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Imperial Valley Housing Authority established "The Family-Self Sufficiency Program (FSS) to assist Section 8 residents and Public Housing (PH) families to gain economic independence from all governmental assistance. There are currently 71 participating families. To date, 171 FSS participants have achieved economic self-sufficiency and no longer require any form of rental and welfare assistance. Of the 171 FSS graduates, 88 families (55 Section 8 families and 33 PH families) have purchased homes upon completion of the FSS Program.

To assist first-time homebuyers, the Imperial Valley Housing Authority (IVHA) has established the Section 8 Housing Choice Voucher Homeownership Program (HP). The HP assists eligible participants in the Section 8 program that are also a part of the FSS Program. Outreach efforts are also extended to the residents of the Public Housing Program. In order to maximize the use of resources available to home seekers, the IVHA and Community Valley Bank apply for the Workforce Initiative Subsidy for Homeownership (WISH) and Individual Development and Empowerment Account (IDEA) offered by the Federal Home Loan Bank of San Francisco (FHLBSF). This program assists income qualified first time home buyers by providing a 3:1 match on homebuyer contribution up to \$15,000 for down payment and closing costs. IV Housing Authority also works in collaboration with other First Time Home Buyer Programs such as USDA, and the Imperial County Neighborhood Stabilization Program (NSP-3). Currently, 9 participants are enrolled in the Homeownership Program. A total of 28 families have purchased homes with the Section 8 Homeownership Program. The Section 8 Homeownership Program allows a family to utilize their Section 8 voucher to assist with monthly homeownership expenses.

The Housing Authority actively promotes homeownership among all program participants. This promotion begins at the family's briefings and orientation upon inception of housing assistance. The Homeownership Coordinator works closely with each family to identify barriers they may have in becoming homebuyers and sets up an individual service plan with each adult family member that identifies the barriers, the steps each adult family member needs to take to eliminate the barrier, and the time frame in which to do so.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable to the City of El Centro.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homeless and homeless prevention services are identified as a high priority need in the FY 2019 - FY 2024 Consolidated Plan. The City anticipates expending approximately 2.5% of its public service cap (up to fifteen percent [15%] of the CDBG annual allocation) on homeless and homeless prevention services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of El Centro participates in the Imperial Valley Continuum of Care Council (IVCCC), comprised of five cities and the County of Imperial, non-profit service providers, and stakeholders. The IVCCC oversees the various programs to address issues regarding homelessness in the region. The IVCCC also oversees the collection of regional homeless data, identifies gaps in services, and leads strategic planning for future creation of permanent housing for the homeless. The City will continue to work with the IVCCC as staffing and resources allow to support services and apply for funding to address (and end) homelessness in our region.

In addition, the City uses its CDBG funds to complement the IVCCC strategy. For FY 2019-2020, the City plans to allocate funding in the amount of \$8,500 for Catholic Charities (House of Hope). This program serves the homeless population either through direct case management services, shelter beds, the provision of motel vouchers, referrals to other agencies or other direct assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City plans to allocate \$8,500 for Catholic Charities (House of Hope) to address the emergency shelter and transitional housing needs of homeless persons.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals

and families who were recently homeless from becoming homeless again

As mentioned previously, El Centro participates in the IVCCC in its efforts in ending chronic homelessness. The IVCCC coordinates services from other agencies for the homeless. Chronically homeless persons require rehabilitation services, employment training and placement, health services, and case management to move from homelessness to transitional housing, and then to supportive/permanent housing. The IVCCC offers a full range of services and facilities. The City supports the IVCCC's strategy in providing supportive services that would improve their employment skills.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City and five incorporated cities of Imperial County have made a long-term commitment to defeating chronic homelessness. The City of El Centro will continue being part of the IVCCC which is the main vehicle to address homelessness in Imperial County.

Discussion

The City of El Centro does not receive HOPWA funds.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of El Centro minimizes the financial impact in its efforts to protect public health and safety by taking actions to reduce costs or provide off-setting financial incentives to assist in the production of safe, high quality, affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

On April 7, 2015, the City Council of the City of El Centro adopted Ordinance No. 15-04, a City Ordinance providing for the deferral of payment of development impact fees. This ordinance in essence provides for the temporary deferral of the impact fees to the earlier of final inspection or Certificate of Occupancy, or one year from the date the deferral is approved by the City Manager. Even though this ordinance does not waive development impact fees, it is of benefit to residential projects because developers do not have to finance the payment of these fees up front.

To ensure the development of affordable housing, the City will make efforts to ensure that developmental review processes are efficient, fees reasonable, and that the development industry is involved in the formulation of policies regarding review processes and fees.

Actions to ensure future housing affordability include the approval of density bonuses and enhanced permit processing procedures.

Additionally, the City will continue to utilize available resources to assist in increasing the availability of affordable housing through such means as:

- Fast track permitting processes, where and when possible
- Maximize limited resources to increase affordable housing units
- Continue to ensure that General Plan and Zoning Plan allow for all types of development and a broad range of densities
- Implement programs and services that provide financial assistance to maintain

affordable housing

- Address discriminatory barriers through awareness and education workshops
- Undertake projects to address physical barriers where and when possible
- Develop and implement programs that address identified barriers to fair and affordable housing

AP-85 Other Actions – 91.220(k)

Introduction:

Priority Needs established in the 2019-2023 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2019-2020 One-Year Annual Action Plan, are as follows:

- Provide decent affordable housing
- Support the continuum of care system for the homeless
- Promote equal housing opportunity
- Provide community facilities and infrastructure
- Provide community and supportive services
- Encourage economic development opportunities

Actions planned to address obstacles to meeting underserved needs

The retention of the affordable housing stock is an important element in providing housing that meets the needs of existing and future residents. The rehabilitation of deteriorating and substandard housing occupied by extremely low, low, and moderate income property owners is a priority as it represents a large portion of the population sustaining housing cost burdens and substandard conditions. The City has approximately \$150,000 in HOME Program Income Funds to rehabilitate the properties of low/moderate income-eligible homeowners during program year 2019-2020.

Actions planned to foster and maintain affordable housing

The majority of the actions identified as part of this Action Plan are specifically aimed at increasing and maintaining the City's existing affordable housing stock. Activities such as new construction, conservation of at-risk units, and preservation of existing units are all striving to increase the affordable housing stock.

Actions planned to reduce lead-based paint hazards

Lead-based paint in residential units poses severe health and behavioral threats to children. The State of California established a comprehensive program to identify children at risk of lead poisoning in 1991. That year the State established a program requiring that all children up to the age of six are to be screened for lead poisoning.

The Imperial County Public Health Department has a contract with the State of California Department of Health Services (DHA) to provide public health follow-up in accordance with the Childhood Lead Poisoning Prevention Act of 1991. This Act established a comprehensive secondary prevention program requiring evaluation, screening and medically necessary follow-up services. The Act defined “appropriate case management” as consisting of health care referral, environmental assessments and educational activities performed by the appropriate person, professional, or entity. These guidelines require follow-up on children who meet the case definition, one-venous blood lead level ≥ 20 mcg/dl or two blood lead levels ≥ 15 mcg/dl. Imperial County provides these services through the local Childhood Lead Poisoning Prevention Program.

The City addresses lead based paint hazards on a case-by-case basis through the following steps:

Step 1: As newer homes are built under stricter environmental guidelines and the sale and rental of older homes are regulated to protect potential buyers and renters, while lead-based paint hazard is still a potential problem, it has allowed for better protection to children and adults. This minimizes lead based paint hazards in new homes.

Step 2: The City will work with residents and the Imperial County Public Health Department to address the issue of lead-based paint hazards through testing and abatement efforts on a case-by-case basis.

Step 3: The City will conduct outreach and education through the City’s Community Services and Community Development Departments. These departments will ensure that regulations related to enforcement of lead-based paint are carried out on City projects and on private projects, when possible, through rehabilitation of older units. Distribution of educational brochures as well as inspections will be undertaken given specific situations.

Actions planned to reduce the number of poverty-level families

The majority of the strategies incorporated in the City's Annual Action Plan are intended to target the housing and economic needs of the community, particularly for lower income households. This includes those who are homeless or threatened with homelessness, as well as those with special needs; therefore, the City's Plan is aimed at reducing, to the extent possible, the number of poverty level families and individuals taking into consideration the many factors which the City has no control (e.g. reduction in funding

resources, severe economic recessions, increasing costs in medical care, company downsizing, company closures, etc.).

The effects of the City's efforts will result in the direct preservation and provision of housing. This is particularly true for those activities which preserve and produce housing units intended for lower income families and individuals, together with the coordinated programs undertaken with other public agencies, service providers and private industry. These efforts will incrementally assist in the reduction of the number of poverty level families through the provisions of housing and community services.

In an effort to reduce the number of households in poverty, El Centro will continue to support the use of existing County job training and social service programs to enhance employment marketability, household income, and housing options. In addition, the City participates in various county-sponsored programs by providing City Hall as a work site, providing temporary positions, with supervision, training and performance evaluations to indicate their degree of success.

Actions planned to develop institutional structure

The City continues to partner with a number of non-profit agencies and other city departments in order to provide for the affordable housing and community development needs of its residents. As part of its grant administration, the City provides technical assistance to its Subrecipients and monitors their performance in both meeting the client's needs and capacity to comply with regulatory requirements. This process of monitoring helps the City enhance and increase the overall service delivery to low and moderate income residents.

Actions planned to enhance coordination between public and private housing and social service agencies

The City maintains a contact list of interested potential applicants. Letters or notices announcing the availability of funds are mailed to these interested agencies at least annually, in addition to notices published in the local newspaper and the posting of notices at the City's library, the City's Facebook page and on the City website. Applications for public services and public facility projects are accepted after notification for a minimum of a 30-day availability period as stated above. In addition, staff attends several local and regional meetings, which include service providers, neighboring agencies and elected officials to keep abreast of issues impacting the quality of life for El Centro's low-income residents. The City maintains a web presence and is pro-active in providing technical

assistance throughout the year to assist interested citizens and agencies in understanding and applying for El Centro's CDBG funds.

In addition, the City is developing enhancements and strengthening its coordination and consultation processes with other agencies, including State and local public agencies, the Imperial Valley Continuum of Care Council and others to ensure that needed services and funding for homeless and other services are directed to the El Centro residents specifically. Staff has and will continue to consult closely with members of the Imperial Valley Continuum of Care Council to develop efficiencies in data sharing and strategic planning which will ultimately achieve the goals and objectives of the City's Annual Action Plan.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The following discusses the other program-specific requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	30,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	30,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

RESOLUTION NO. 19- 20

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO APPROVING THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT 2019-2023 FIVE YEAR CONSOLIDATED PLAN, WHICH INCLUDES THE ONE-YEAR ACTION PLAN FOR THE 2019-2020 PROGRAM YEAR, FOR FUNDING FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) UNDER THE ENTITLEMENT GRANTEE PROGRAM

WHEREAS, the City Council of the City of El Centro, California (the City) wishes to submit to the United States Department of Housing and Urban Development (HUD) the City's Community Development Block Grant (CDBG) 2019-2023 Five Year Consolidated Plan 2019-2023 (the Consolidated Plan) for funding under the Entitlement Grantee Program; and

WHEREAS, the City expects to receive \$538,277 of CDBG entitlement grant funds from HUD for Program Year 2019-2020 for which the City has designated projects in the One-Year Action Plan included within the Consolidated Plan (Action Plan); and specially

WHEREAS, the City has \$30,000 in CDBG-State generated program income for which it has designated projects in that Action Plan; and

WHEREAS, the City also has \$28,833 in CDBG-Reprogrammed Entitlement funds for which it has designated projects in that Action Plan; and

WHEREAS, the City has met the requirements set forth at 24 CFR 91 for a duly noticed public hearing held by the City Council on Tuesday, April 2, 2019, at 6:00 p.m. or as soon thereafter as the agenda permits; and

WHEREAS, the City Council finds the projects included in the Action Plan for FY 2019-2020 are consistent with the City of El Centro's 2019-2023 Consolidated Plan; and

WHEREAS, in accordance with the procedures set forth by HUD for funding consideration as an entitlement grantee, it is necessary for the City Council to approve the 2019-2023 Consolidated Plan and the 2019-2020 Action Plan; and

WHEREAS, the City Council finds that to submit the said 2019-2023 Consolidated Plan which includes the 2019-2020 Action Plan to be in the best interest of the City.

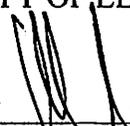
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CENTRO, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

1. That the foregoing is true, correct, and adopted.
2. That the City Council has reviewed and hereby approves the Consolidated Plan and the Action Plan, subject to the conclusion of the 30-day public review period.
3. That the City's City Manager is hereby authorized and directed to act on the City's behalf in all matters pertaining to this application.

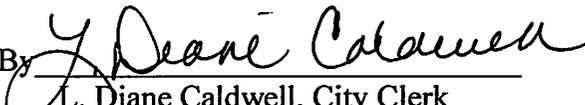
4. That the City Manager is hereby authorized to enter into and sign the application, agreements and any amendments thereto with HUD for purposes of this grant.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of El Centro, California held on the 2nd day of April 2019.

CITY OF EL CENTRO

By  _____
Edgard Garcia, Mayor

ATTEST:

By  _____
L. Diane Caldwell, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

By  _____
Elizabeth L. Martyn, City Attorney

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) ss
CITY OF EL CENTRO)

I, L. Diane Caldwell, City Clerk of the City of El Centro, California do hereby certify that the foregoing Resolution No. 19- 20 was duly and regularly adopted at a regular meeting of the City Council of the City of El Centro, California, held on the 2nd day of April 2019, by the following vote:

AYES: Oliva, Jackson, Garcia, Silva, Walker
NOES: None
ABSENT: None
ABSTAINED: None

By  _____
L. Diane Caldwell, City Clerk

**AFFIDAVIT OF PUBLICATION
(2015.5 C.C.P.)**

STATE OF CALIFORNIA

County of Imperial

RECEIVED

MAR 18 2019

OFFICE OF CITY CLERK
CITY OF EL CENTRO

This space is for the County Clerk's
Filling Stamp:

CITY OF EL CENTRO

**NOTICE OF PUBLIC HEARING AND 30-DAY PUBLIC REVIEW
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
DRAFT FIVE-YEAR CONSOLIDATED PLAN (2019-2023)**

NOTICE IS HEREBY GIVEN that the City of El Centro has prepared its draft CDBG Five-Year Consolidated Plan (2019-2023) and will be presented to the City Council for approval on **April 2, 2019** at **5:00 p.m.** at the **El Centro City Council Chambers** located at **1275 Main Street, El Centro, CA 92243**.

At this hearing, the City Council will solicit public comments on the draft Five-Year Consolidated Plan (2019-2023) with the intent to subsequently submit the document to the Department of Housing and Urban Development (HUD) for approval.

NOTICE IS HEREBY FURTHER GIVEN that the publication of this notice is the beginning of the public review period required under Federal Regulation 24 CFR 91.105 (b)(2) for the Five-Year Consolidated Plan (2019-2023). The public review and written comment period begins **April 3, 2019** and ends **May 2, 2019**.

BACKGROUND

In 2004, the City of El Centro was designated as an entitlement community by the U.S. Department of Housing and Urban Development.

Pursuant to federal regulations, every CDBG activity must meet the requirements for one of the following objectives: benefit low and moderate-income persons; prevent or eliminate slum or blight; or meet community development needs having a particular urgency.

SUMMARY OF THE CONSOLIDATED PLAN

To receive these funds, the City of El Centro is required to submit to HUD a Consolidated Plan for five years. The Consolidated Plan provides detailed information regarding the priorities and features of the Community Development Block Grant (CDBG) program. The Consolidated Plan contains the following areas:

- a) Consultations with other public and private agencies regarding housing and non-housing issues;
- b) Housing and Market Analysis describing the City's population, demographics and conditions of existing housing stock, facilities and services for the homeless and non-homeless persons with special needs;
- c) Assessment of Housing and Non-Housing Community Development Needs for the City of El Centro; and
- d) Five Year Strategies such as (1) Affordable Housing and Homeless Strategy; (2) Non-housing Community Development Strategy; and (3) Anti-poverty Strategy.

PUBLIC COMMENT

Copies of the draft Consolidated Plan 2019-2023 will be available for public review at the following locations:

City Hall
City Clerk
1275 Main Street
El Centro, CA 92243

Community Services Department/Economic Development Division
1249 Main Street
El Centro, CA 92243

El Centro Community Center
375 South 1st Street
El Centro, CA 92243

City of El Centro Public Library
1140 No. Imperial Avenue
El Centro, CA 92243

The public is invited to submit written comments on the housing, community, economic development needs, and proposed projects as articulated in the draft Consolidated Plan. All comments relative to the draft Five-Year Consolidated Plan (2019-2023) are to be submitted to the Community Services Department/Economic Development Division by no later than May 2, 2019.

Questions and written comments regarding the draft Five-Year Consolidated Plan (2019-2023) should be addressed to:

City of El Centro
Community Services Department
Economic Development Division
Attn: Adriana Nava, Community Services Director
1249 Main Street
El Centro, CA 92243
760-337-4543

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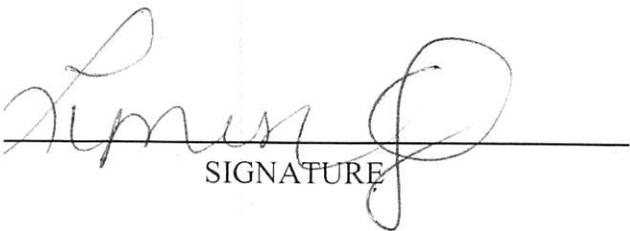
I, _____, a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk* of the printer of the

Imperial Valley Press

newspaper of general circulation, printed and published daily in the City of El Centro, County of Imperial and which newspaper has been designated a newspaper of general circulation by the Superior Court of the County of Imperial, State of California, under the date of October 9, 1951, Case Number 26775; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

_____ 2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.


SIGNATURE

Name of Account: CITY OF EL CENTRO
Account Number: 11270678
Account Number: 31511622

Printer, Foreman of the Printer, or Principal Clerk of Printer

Date: 14 th day of March, 2019.
City of El Centro, California.

Summary of CDBG Projects for FY 2019-2020

PROGRAM NAME	PROGRAM TYPE	FUNDING AMOUNT	PROPOSED FUNDING SOURCE		
			2019 Allocation	State CDBG Program Income	Reprogrammed Funds
Housing					
Community Services Dept. - Lead Based Paint Abatement Program	Housing	\$ 5,000	\$ 5,000		
Community Services Dept. - Asbestos Testing/Abatement Program	Housing	\$ 10,000	\$ 10,000		
Community Services Dept. - Off Site Improvements Program	Housing	\$ 10,000	\$ 10,000		
Community Services Dept. - Housing Rehab Program	Housing	\$ 150,000	\$ 150,000		
SUBTOTAL		\$ 175,000	\$ 175,000		
Public Services					
Community Services Dept. - Fair Housing	Public Services	\$ 46,417	\$ 46,417		
Catholic Charities - Senior Nutrition	Public Services	\$ 12,000	\$ 7,500	\$ 4,500	
Catholic Charities - House of Hope	Public Services	\$ 8,500	\$ 8,500		
IV LGBT Resource Center - Youth Cadet/Color Guard	Public Services	\$ 5,000	\$ 5,000		
Spread the Love Charity - Housing Assistance & Family Reunification	Public Services	\$ 4,991	\$ 4,991		
EC PAL - Project ECPAL Rec Program	Public Services	\$ 7,500	\$ 7,500		
SUBTOTAL		\$ 84,408	\$ 79,908	\$ 4,500	
Code Enforcmenet					
Community Development Dept. - Code Enforcement	Code Enforcment	\$ 82,480	\$ 82,480		
SUBTOTAL		\$ 82,480	\$ 82,480		
Public Facilities / Infrastructure					
Sidewalk Improvement Program	Public Facilities/ Infrastructure	\$ 137,119	\$ 88,786	\$ 19,500	\$ 28,833
SUBTOTAL		\$ 137,119	\$ 88,786	\$ 19,500	\$ 28,833
Planning & Administration					
Community Services Dept. - Program Administration	Administration	\$ 112,544	\$ 106,544	\$ 6,000	
SUBTOTAL		\$ 112,544	\$ 106,544	\$ 6,000	
TOTAL FY 2019-2020 CDBG FUNDED PROJECTS		\$ 591,551	\$ 532,718	\$ 30,000	\$ 28,833