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Executive Summary

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

1. Introduction

The Department of Housing and Urban Development (HUD) requires that all state and local governments prepare an Annual Action Plan that brings needs and resources together to achieve statutory goals, thereby, addressing decent housing, creating a suitable living environment, and expanding economic opportunities for all persons, particularly low and moderate-income residents. This requirement includes the City's federal planning application, and reporting requirements for receiving Community Development Block Grant (CDBG) funds.

The 2022-2023 Annual Action Plan describes all available resources for housing programs. This Annual Plan also highlights all of the available resources to the City of El Centro for use in carrying out housing, public service and other community development activities.

For the program year 2022-2023, El Centro is anticipating receiving \$566,297 in CDBG funds. Of the funds received, the City intends to allocate approximately fifteen percent (15%) or \$84,944 for public services activities, fifty one percent (51%) or \$289,814 for housing and public facilities projects, fourteen percent (14%) or \$78,280 for Code Enforcement in blighted areas, and twenty percent (20%) or \$113,259 for administration.

It is also anticipated that the city will receive an additional \$14,660 in Program Income and intends to allocate twenty percent (20%) or \$2,932 for Program Administration, fifteen percent (15%) or \$2,199 of the Program Income toward Public Services, and the balance of \$9,529 will be applied to public facilities projects.

In addition to the annual allocation, the City will have \$171,179 of Entitlement funds from previous years available for re-allocation. This full amount will be applied to public facilities projects.

The Annual Action Plan is intended to provide a method to receive input from many different sources. In effect, this document was developed through the combined efforts of City staff, City Council, and through the Citizen Participation process of local non-profit organizations and residents of El Centro.

The staff responsible for overseeing the development of El Centro's 2022-2023 Annual Action Plan is the Community Services Department's Economic Development Division.

2. Summarize the objectives and outcomes identified in the Plan

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

Graffiti Abatement and Prevention

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

Emergency Public Support Services

Priority: Encourage Economic Development Opportunities

Objective / Goal:

Expand the Economic Base

Employment Opportunities

3. Evaluation of past performance

Over the past 19 years, the City of El Centro has made remarkable progress in achieving many of the goals and objectives included in the City's Five Year Consolidated plans. Unfortunately, due to the continued 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 an estimated 30% 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.

The City is not the only organization that has been negatively impacted by a reduction in revenue sources. Many, if not all, of the nonprofit agencies the City collaborates with to deliver supportive services have experienced significant reductions in their program budgets over the past five years.

Given the amount of CDBG funds expected to be available during this Annual Action Plan period, the City will focus its efforts on providing assistance to organizations, in most cases, that are well established, have 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 needs exist, or a qualifying target group that requires assistance. All programs and project proposals submitted during the City's Request for Proposal period were evaluated using the following criteria: project feasibility, activity eligibility, whether funding will directly benefit the community, project budget (City has limited the use of CDBG funds for salaries to no more than 20% to nonprofit agencies), leveraging of program with other sources of funding, and past year's performance with CDBG funds.

The City recognizes how important it is to continue providing services to the elderly, homeless, those at-risk of becoming homeless, youth, persons with disabilities, affordable housing activities, and public improvements and facilities that benefit low-to moderate-income persons.

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 the Consolidated Plan and other CDBG related documents, such as this Annual Action Plan, Consolidated Annual Performance Evaluation 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 the City's website. Below is a summary of the citizen participation process the City completed to prepare this Annual Action Plan.

- Information posted on City's website at www.cityofelcentro.org.
- Published first notice of public meeting and solicitation of public input on October 29, 2021, in *Adelante* (Spanish newspaper).
- Published notice of two public meetings and solicitation of public input on October 29, 2021, in *Imperial Valley Press* (English newspaper).
- First community meeting held at the El Centro Adult Center on November 18, 2021.
- Second community meeting held at City of El Centro Economic Development office on December 09, 2021.
- Action item to City Council on February 1, 2022, regarding the allocation of CDBG Entitlement funds.
- Published notice of public hearing and solicitation of public input on March 18, 2022, in *Adelante* (Spanish newspaper).
- Published notice of public hearing and solicitation of public input on March 18, 2022, in *Imperial Valley Press* (English newspaper).
- Public hearing held at El Centro Council Chambers on April 5, 2022, to approve "Draft" Annual Action Plan.

5. Summary of public comments

As part of the Annual Action Plan development, a public hearing was held on April 5, 2022, to solicit input on the City's proposed uses of CDBG funds and to finalize its funding allocations. The public hearing was held at 1275 Main Street, El Centro, California. A 30-day public review period of the Annual Action Plan was held from April 6, 2022 through May 6, 2022.

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

No public comments were received.

7. Summary

The City of El Centro encourages community participation in the development of the Annual Action 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. Public input is very significant during the development of the Annual Action 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 identifies 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 the 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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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

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 (also known as the “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 IVCCC (which includes various County departments, many nonprofit organizations, local housing authorities, as well as other agencies) and works directly with the homeless population. 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.).

During the process of preparing the 2022-2023 Annual Action Plan, the City of El Centro followed the same citizen participation process as outlined above for the Consolidated Plan.

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, as previously mentioned, is part of the IVCCC. The IVCCC meets once a month to discuss service delivery and assistance to be provided to homeless persons. Members of the IVCCC include public agencies, housing authorities, community based organizations, faith based organizations, and private citizens representing the interest of the homeless population. The IVCCC on a yearly basis also coordinates an event in the Imperial Valley known as “Project Homeless Connect” whose sole purpose is to outreach to homeless individuals in the county. Several agencies, including the City of El Centro, participate in this yearly event. At the event, homeless persons receive food, information about social services and supportive programs, personal grooming, such as haircuts and warm showers, and many other case management services.

The IVCCC serves as the forum to coordinate with its members many of the goals and objectives under the Continuum of Care system. The IVCCC participates in 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.

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 IVCCC was consulted to provide information on homelessness and resources available. Several agencies that provide housing and supportive services in the City of El Centro for the homeless and those at risk of becoming homeless include Womanhaven, Catholic Charities (House of Hope) and Salvation Army.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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 ranking has been completed, the rankings are submitted to HUD for review and notices are sent to the respective organization for appeal and review of ranking. It has been determined that Catholic Charities will be the HMIS lead agency in Imperial County. As the lead agency, Catholic Charities will be responsible for providing technical support to train organizations in the HMIS system. The IVCCC in coordinated efforts with the County of Imperial launched the HMIS system on April 2, 2015. The County funded its operation for the first year. Thereafter, request for funds to operate and maintain the HMIS system on a yearly basis will be done through local non-profit agencies directly working with the homeless population and public jurisdictions, such as cities.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's 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 action 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	Other Government – Local City Department Grantee Department	All sections of plan	Developed, reviewed, and prepared data within the plan. Provided information on Economic Development strategies.
EL CENTRO COMMUNITY DEVELOPMENT DEPARTMENT	Other Government – Local 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	Other Government – Local 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	Other Government – Local 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	Other Government – Local City Department Grantee Department	Non-housing community needs/public facility needs	Provided information on fire department needs.
EL CENTRO PUBLIC WORKS DEPARTMENT	Other Government – Local City Department Grantee Department	Non-housing needs/public infrastructure. Public Works, land, and water resources.	Provided information on public infrastructure needs. Also provided coordination and information for needed services and assistance for the community during the pandemic. Provided information on needed infrastructure improvements within the CDBG Target Area. They are also the division that provides direction and information on the land and water resources within the City of El Centro.
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 VALLEY HOUSING AUTHORITY	PHA	Public Housing Needs	Provided information and data related public housing, section 504 needs assessment, and housing choice vouchers.
SPECTRUM CABLE AND INTERNET	Services – Broadband Internet Service Providers Services – Narrowing the Digital Divide	Other – Broadband and Digital Divide	Provided information regarding the availability of internet in the City of El Centro.
AT&T	Services – Broadband Internet Service Providers Services – Narrowing the Digital Divide	Other – Broadband and Digital Divide	Provided information regarding the availability of internet in the City of El Centro.
IMPERIAL COUNTY OFFICE OF EDUCATION	Services – Education Services – Narrowing the Digital Divide	Other – Addressing the digital divide during the pandemic.	Provided information about addressing the digital divide with students and their families during the pandemic.
IMPERIAL COUNTY OFFICE OF EMERGENCY SERVICES	Other government – County	Other – Emergency Services	Provided coordination and information for needed services and assistance for the community during the pandemic.

Table 3 – 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	Imperial Valley Continuum of Care Council	Through the outreach process, the City has identified homelessness and homelessness prevention services as a priority for the CDBG program. These services will complement the regional Continuum of Care Strategy.
Housing Element	City of El Centro	The Housing Element focuses on the provision of a variety of housing options for all income groups, with special attention for lower and moderate-income households. The Consolidated Plan housing goals and objectives are consistent with the Housing Element.

AP-12 Participation – 91.105, 91.200(c)

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 conducted a citizen participation process to help develop the Consolidated Plan as well as this One-Year Action Plan. The process involved the following components:

- Consultation with various departments and agencies, provided information on the needs of the community and the lack of necessary services and facilities;
- Funding application and allocation Process;
- Public Hearings; and
- Public review of draft documents.

Results of these outreach activities were carefully considered by the City to establish priorities and objectives in the One-Year Action Plan.

Citizen Participation Outreach

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	Although the meeting was advertised, there were no attendees.	No comments received	No comments received	
2	Public Meeting	Non-targeted/broad community	Although the meeting was advertised, there were no attendees.	No comments received.	No comments received.	
3	Public Meeting	Project/Program applicants	Although the meeting was advertised, there were no attendees.	No comments received.	No comments received.	
4	Public Meeting	Non-targeted/broad community	Although the meeting was advertised, there were no attendees.	No comments received.	No comments received.	

Table 3 – Citizen Participation Outreach

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 fourth year of the 2019-2023 Consolidated Plan, which starts on July 1, 2022 and ends on June 30, 2023, are described below.

However, prior to identifying the resources available to complete activities in program year 2022/2023, 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 \$566,297 of CDBG funds to complete the following activities.

Three housing programs, which consist of the following:

- Lead Based Paint Abatement Program
- Asbestos Testing/Abatement Program
- Off-site improvement in conjunction with Housing Rehabilitation

Public services activities in the amount of \$84,944 will also be provided in the areas of fair housing, senior services, at-risk youth activities, homeless shelter services, and homeless assistance. These services will be provided by local nonprofit agencies through subrecipient agreements between the City of Centro and the non-profit agency.

The City plans to continue funding its Code Enforcement program, and is funding \$78,280 which consists of conducting inspections for code violations and enforcement of state and/or local codes. Finally, the City will use \$445,522 in CDBG funds for the renovation of a portion of a City park located within the city's CDBG target area.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				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	566,297	0	0	566,297	487,473	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	14,660	0	0	14,660	27,281	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 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	Public - State	Admin and Planning Housing	0	100,000	0		20,000	The City receives Program Income from State HOME generated loans. The funds will be used for construction of affordable housing.
Other	Public - State	Housing	0	0	509,115	506,940	506,940	The City of El Centro through the Community Services Department currently offers down payment assistance to first time homebuyers through the HELP Program. The maximum loan amount is \$25,000 at a zero percent (0%) interest payable over a 20-year term.

Table 4 - 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, when the opportunity is available, the City applies for HOME funds through the State of California Department of Housing and Community Development (HCD), to fund a housing rehabilitation loan program, rather than using CDBG funds for this program. The City recently applied for funding through the 2020-21 Notice of Funding Availability. The City sees the importance of applying for HOME funds, especially now that redevelopment funds are no longer available, for the preservation or construction of new affordable housing projects. During periods of time when HOME funds are not available, the City does continue to offer housing rehabilitation opportunities through the CDBG Program.

City staff continuously works with interested developers to identify sources of funding for the construction of new affordable, multi-family housing such as tax-exempt mortgage revenue bonds, State of California Multi-Family Housing Program, and tax credits. In FY 2021-22, the City partnered with Chelsea Investment Corp. to apply for funding from the Affordable Housing and Sustainable Communities grant opportunity through the Strategic Growth Council (SGC) and HDC for the Jacaranda Gardens affordable housing development. The proposed housing development consists of a 168-unit affordable housing project targeted for low-income residents who earn 30% to 60% of the Area Median Income, which is currently \$56,200. Of the 168 housing units, 40 will be one-bedroom units, 88 will be two-bedroom units, and 40 will be three-bedroom units. Phase I of the development will include 96 units, 24 will be one-bedroom, 48 will be two-bedroom, and 24 will be three bedroom. The project will also include a managers unit that is not income restricted. In February 2022, the SGC approved the application for the Jacaranda Gardens in the amount of \$15.8 Million.

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 also 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 (ICAPCD). 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.

The ICAPCD also administers funding available through AB 617 for the Calexico, Heber, El Centro Corridor. As part of this program, the City has the opportunity to apply for funding for Paving Projects that will aid in reducing particulate matter emissions by paving unpaved lots and roads within the corridor.

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 on which CDBG funds have been used are leveraged with local funds or state funding sources.

City staff continues 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	Housing Rehabilitation Program	2019	2023	Affordable Housing	Citywide	Provide Decent and Affordable Housing	CDBG: \$10,000	Homeowner Housing Rehabilitated: 2 Household Housing Unit
4	Improved and New Infrastructure	2019	2023	Non-Housing Community Development	CDBG Target Area	Provide Decent and Affordable Housing	CDBG: \$10,000	Off-Site Improvements for housing. 1 Household
5	Blight and Substandard Housing Elimination	2019	2023	Affordable Housing Non-Housing Community Development	CDBG Target Area	Provide Decent and Affordable Housing	CDBG: \$78,280	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Promote Fair Housing	2019	2023	Affordable Housing Public Housing	Citywide	Promote Equal Housing Opportunity	CDBG: \$47,250	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
7	Support Services for Seniors	2019	2023	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	CDBG: \$12,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
8	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: \$11,500	Public service activities other than Low/Moderate Income Housing Benefit: 25 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: \$19,750	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	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: \$19,750	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
11	Activities for Youth and At-Risk Youth	2019	2023	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	CDBG: \$5,944 State CDBG Program Income: \$2,199	Public service activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
12	Code Enforcement	2019	2023	Non-Housing Community Development	CDBG Target Area	Provide Decent and Affordable Housing	CDBG: \$78,280	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
13	Community, Parks, and Recreation Facilities	2019	2023	Non-Housing Community Development	CDBG Target Area	Provide Community Facilities and Infrastructure	CDBG \$264,814 State CDBG Program Income; \$9,529	Create suitable living environments: 4,672 Person Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Chronic Homeless Support Services	2019	2023	Homeless	CDBG Target Area	Support Continuum of Care System for the Homeless Provide Community and Supportive Services	\$8,250	Create suitable living environments: 250 Persons Assisted
15	Comply with Fair Housing Planning Requirements	2019	2023	Affordable Housing	CDBG Target Area	Promote Equal Housing Opportunity	\$47,250	Public Services activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Table 5 – Goals Summary

Goals Description

Goal	Goal Name	Goal Description
1	Lead Based Paint Reduction	Coordinate public and private efforts to reduce lead based paint hazards and protect young children.
2	Asbestos Testing and Removal	Coordinate public and private efforts to eliminate asbestos hazards in housing.
3	Housing Rehabilitation Off-Site Improvements for Housing	Preserve existing housing stock by offering a housing rehabilitation program.
4	Blight and Substandard Housing Elimination	Eliminate blighted conditions and substandard housing.

Goal	Goal Name	Goal Description
5	Promote Fair Housing	Promote fair housing services provided by the City's fair housing services provider.
6	Support Services for Seniors	Provide community and supportive services for senior community.
7	Homeless Women, Children, and Families	Improve public services for the homeless women, children and families and support the efforts of a Continuum of Care System on a region wide basis.
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	Activities for Youth and At Risk Youth	Provide community support services for youth and at risk youth services and activities.
11	Code Enforcement	Continue City Code Enforcement efforts to eliminate blighted conditions and substandard housing.
12	Community Parks and Recreation Facilities	Provide for new and improve existing community, parks, and recreation facilities.

Projects

AP-35 Projects – 91.220(d)

Introduction

Priority Needs established in the FY 2019 - FY 2023 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2022-23 Action Plan are as follows:

- Provide decent and 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.

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 Testing/Abatement Program
2	Asbestos Testing / Abatement Program
3	Housing Rehabilitation Program –Off-Site Improvements for Housing
4	Fair Housing
5	Catholic Charities - Senior Nutrition Program
6	Catholic Charities - House of Hope
7	Catholic Charities - Homeless Day Center
8	El Centro PAL
9	Code Enforcement
10	McGee Lighting and Basketball Court Project
11	Program Administration

Table 6 – Project Information

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

As part of the Citizen Participation Process used for the preparation of the Annual Action Plan, a public hearing was held to receive public input on the priorities for the annual CDBG allocation. The City Council established priorities of Housing, Fair Housing, Public Services, Code Enforcement, and Sidewalk Improvements.

AP-38 Project Summary

Project Summary Information

1	Project Name	Lead Based Paint/Testing 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	6/30/2023
	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.
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	6/30/2023

	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	Housing Rehabilitation Program –Off-Site Improvements for Housing
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation Program Blight and Substandard Housing Elimination
	Needs Addressed	Provide Decent and Affordable Housing
	Funding	CDBG: \$10,000
	Description	Funds will be used in conjunction with the City’s 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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Based on local construction market costs and the historical level of needed rehabilitation, or reconstruction, of local homes the city anticipates assisting one income-eligible families.
	Location Description	1275 W. Main Street, El Centro, CA 92243 - Community-wide program.
4	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Promote Fair Housing
	Needs Addressed	Promote Equal Housing Opportunity
	Funding	CDBG: \$47,250

	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 168 persons.
	Location Description	1275 W. Main St., El Centro, CA 92243 - City-wide program
5	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: \$12,000
	Description	This activity will provide meals to homebound seniors in order to enable them to remain independent in their own residence.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 66 income-eligible seniors with this activity.
	Location Description	1755 W. Main St., El Centro, CA 92243 – Citywide Program
6	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: \$11,500
	Description	This activity provides emergency shelter, meals, and counseling for homeless women and children.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 42 income-eligible persons.
	Location Description	1948 W. Orange Avenue, El Centro, CA 92243
7	Project Name	Catholic Charities – Homeless Day Center
	Target Area	Citywide
	Goals Supported	Continuum of Care Public Services for Homeless
	Needs Addressed	Support Continuum of Care System for the Homeless
	Funding	CDBG: \$8,250
	Description	Funds will be used to provide services to homeless individuals by providing shelter, personal care facilities, and access to comprehensive continuum of services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 250 income-eligible persons.
	Location Description	250 W. Orange Avenue, El Centro, CA 92243
8	Project Name	El Centro Police Athletic League – Project Neighborhood Bond (PNB)
	Target Area	Citywide

	Goals Supported	Activities for You and At-Risk Youth
	Needs Addressed	Provide Community and Supportive Services
	Funding	CDBG: \$5,944 State CDBG Program Income: \$2,199
	Description	This activity will provide income-eligible youth with programs and activities mentored by police officers and volunteers of the Police Athletic League.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates assisting 180 income-eligible persons.
	Location Description	654 S. 4th Street, El Centro, CA 92243
	9	Project Name
Target Area		CDBG Target Area
Goals Supported		Blight and Substandard Housing Elimination , Code Enforcement
Needs Addressed		Provide decent and affordable housing
Funding		CDBG: \$78,280
Description		The purpose of the program is to conduct inspections 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		6/30/2023
Estimate the number and type of families that will benefit from the proposed activities		The City estimates enforcing building codes at approximately 100 residential and commercial locations.
Location Description	1275 Main Street, El Centro, CA	

10	Project Name	McGee Lighting and Basketball Court Project
	Funding	CDBG: \$445,522 State CDBG Program Income: \$9,529
	Description	For this activity, the city anticipates completing renovation of an existing basketball court and install lighting. The project is located within the low- moderate-income CDBG Target area.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The estimate of families who will benefit from the activity is based on census data for the surrounding area of this neighborhood park. Current census data shows that 1,598 persons will benefit
	Location Description	375 South 1st Street, El Centro, CA.
11	Project Name	Program Administration
	Funding	CDBG: \$113,259 State CDBG Program Income: 2,932
	Description	Funds will be used to provide for the implementation, monitoring, and reporting of the CDBG Program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	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, based on 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	71%

Table 7 - 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 CDBG funds to support its authorized housing activities including housing rehabilitation. Two households will be assisted through the Housing Rehabilitation Program with CDBG funding. This will include evaluation for lead based paint and asbestos along with remediation, if necessary. The City continues to offer HELP Program Income funds to provide a First Time Homebuyer Down-payment Assistance Program. The City hopes to assist two families with down-payment assistance.

In 2019, the City in collaboration with AMG and Associates, LLC was successful in securing a HOME Investment Partnership grant in the amount of \$5,100,000 from the State of California Department of Housing (HCD) and Community Development for the development of affordable housing. Of the amount received, \$5,000,000 was subsequently lent to an affordable housing developer to leverage with California Tax Credit Allocation funding, as well as tax-exempt bond funding for the construction of the El Dorado Apartment complex. The City also committed \$134,000 of HOME Program Income Funds as a loan to the developer. The first phase of development has 24 housing units and targets families earning up to 60% of the area median income for Imperial County. The complex became available for occupancy in December 2021.

Additionally, the Successor Agency to the City of El Centro Redevelopment Agency committed \$500,000 in funding toward the development of the Countryside II Apartments, also known as Girasol. The developer of this project was successful in securing HOME funding in the amount of \$5,000,000 and secured additional funding to leverage for the project including tax-exempt bond funding. The complex has 56 housing units and targets seniors aged 55 and older which are at 30% to 60% of the Area Median Income for Imperial County. The project opened for occupancy in February 2022.

As previously mentioned, in FY 2021-22, the City partnered with Chelsea Investment Corp. to apply for funding from the Affordable Housing and Sustainable Communities grant opportunity through the Strategic Growth Council (SGC) and HCD for the Jacaranda Gardens affordable housing development. The proposed housing development consists of a 168-unit affordable housing project targeted for low-income residents who earn 30% to 60% of the Area Median Income, which is currently \$56,200. Phase I of the development will include 96

units, 24 will be one-bedroom, 48 will be two-bedroom, and 24 will be three-bedroom.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	2
Special-Needs	0
Total	2

Table 8 - 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	2
Acquisition of Existing Units	0
Total	2

Table 9 - 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 46 participating families. To date, 194 FSS participants have achieved economic self-sufficiency and no longer require any form of rental and welfare assistance. Of the 194 FSS graduates, 71 families (22 Section 8 families and 48 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, nine participants are enrolled in the Homeownership Program. A total of 22 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 timeframe 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 2023 Consolidated Plan. The City anticipates expending approximately 23% 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 2022-2023, the City plans to allocate funding in the amount of \$11,500 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. The City will also be providing \$8,250 to Catholic Charities for their new Homeless Day Center. This facility is currently under construction and will be opening during the 2022-2023 Fiscal year. The center will provide various services to the homeless population such as shelter, bathroom and showers, laundry and supportive services, which includes linkage to longer-term housing and referrals to other community-based services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City plans to allocate \$11,500 for Catholic Charities (House of Hope) to address the emergency shelter and transitional housing needs of homeless persons. This shelter

provides services to women and children who are experiencing homelessness.

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 offsetting 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 Code 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 2022-2023 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 allocated \$100,000 of CDBG funding to aid in the rehabilitation of properties of low/moderate income-eligible homeowners during the 2022-2023 program year. This funding will be supplemented by previously allocated CDBG funding, CalHOME, or HOME Program Income.

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 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 collaborate 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 sub recipients 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 affecting 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	\$14,660
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:	\$14,660

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%