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City Council Resolution
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SF-424

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 \$11.9 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. Additionally, the City received approximately \$663,621 in funds through the CARES act to a prepare for, prevent, and respond to the COVID-19 pandemic.

The City's new Consolidated Plan will be for program year starting July 1, 2024 through program year ending June 30, 2028. 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 no later than 90 days after the close of the Consolidated Plan program 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

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
- 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:

Public Services for Homeless

Increase Accessibility to Support Agencies

Priority: Promote Equal Housing Opportunity

Objectives / Goals:

Promote Fair Housing

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

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 20 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 for program

years July 1, 2004 through program year ending June 30, 2023. 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 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.

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 performance 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 were 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 to 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 and other social media 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. However, the first Public Meeting was held at the City's adult center during the day at a time when program participants were on site. The City did receive comments encouraging the City to continue using CDBG funds to provide services to seniors and address homeless issues. A team of CDBG staff were on site to assist the attending public with completing the online survey.

As part of the Community Needs Survey, the respondents were given the opportunity to submit written comments about any needs not specifically addressed in the survey. All comments that could be addressed with eligible CDBG activities were considered in the preparation of this plan. All comments for needs that were not eligible through CDBG or not within the City's purview, were forwarded to the proper department/agency.

No comments were received during the 30-day public comment period.

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

As part of the Community Needs Survey, the respondents were given the opportunity to submit written comments about any needs not specifically addressed in the survey. All comments that could be addressed with eligible CDBG activities were considered in the preparation of this plan. All comments for needs that were not eligible through CDBG or not within the City's purview, were forwarded to the proper department/agency.

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 30-day public review period 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

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 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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DRAFT

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(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 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. The County of Imperial is now the lead agency for the HMIS.

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.

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.
IMPERIAL VALLEY REGIONAL 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.
SPECTRUM CABLE AND INTERNET	Internet Provider	Housing Needs Assessment	Provided information regarding the availability of internet in the City of El Centro.
AT&T	Internet Provider	Housing Needs Assessment	Provided information regarding the availability of internet in the City of El Centro.

Verizon Wireless	Internet Provider	Housing Needs Assessment	Provided information regarding the availability of internet in the City of El Centro.
Imperial County Office of Emergency Services	Other Government - County	Market Analysis	Provided information on natural hazards and effects of climate change.

Table 2 – Agencies, groups, organizations who participated

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Climate Change and Health Profile Report – IC	California Dept. of Public Health	Plan addressed climate change effects on housing conditions.

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 and beautification 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. To supplement housing efforts, the City also works with the Strategic Growth Council through the Affordable Housing and Sustainable Communities Program.

The City is a recipient of funding from the Statewide Park Development and Community Revitalization Grant program and 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 and Economic Development Administration, among others.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 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 electronic format via Survey Monkey as well as hard copy format. 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 several occasions to the City's various Facebook pages. A potential total of 19,403 persons on Facebook were engaged (this represents the number of "Likes" or "Followers" that had access to the posted message about our survey). Additionally, another potential 4,288 persons were engaged on Instagram and 1,227 on Twitter.
- Hardcopy surveys were placed in the lobby area of the main City Hall building, Economic Development, and the City Library.

Survey Results

A total of 98 survey responses were collected through January 9, 2024. Of these surveys, 81 individuals responded to the survey in English and 17 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 Community Facilities were rated the highest need. Approximately 75% of respondents rated Infrastructure as “Very Important” or “Extremely Important”, while 70% gave the same ranking for Community Facilities. The other areas were rated as a “Very Important” or “Extremely Important” need between 56% 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	Youth Centers	85.26%	Community Facilities
2	Street / Alley Improvement	83.16%	Infrastructure
3	Park & Recreational Facilities	82.11%	Community Facilities
4	Street Lighting	81.05%	Infrastructure
5	Job Creation / Retention	78.72%	Business & Jobs
6	Youth Activities	78.49%	Community Services
7	Health Care Facilities	77.89%	Community Facilities
8	Neglected / Abused Children Center and Services	76.84%	Special Needs Services
9	Health Services	76.60%	Community Services
10	Anti-Crime Programs	75.53%	Community Services

Table 4 – Survey Results – Overall Highest Needs

Housing Needs

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

- Senior Housing
- Housing for Disabled
- 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)	Very Or Extremely Important
1	ADA Improvements	3.60	54.95%
2	Ownership Housing Rehabilitation	3.53	55.79%
3	Rental Housing Rehabilitation	3.67	56.84%
4	Homeownership Assistance	3.72	61.05%
5	Affordable Rental Housing	3.96	67.37%
6	Housing for Disabled	4.00	68.42%
7	Senior Housing	4.00	69.79%
8	Housing for Large Families	3.52	52.13%
9	Fair Housing Services	3.76	58.51%
10	Lead-Based Paint Test/Abatement	3.43	47.31%
11	Energy Efficient Improvements	3.77	60.00%

Table 5 – Survey Results – Housing Improvements.

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:

- Youth Centers
- Parks & Recreation Facilities
- Health Care Facilities

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	3.85	64.89%
2	Youth Centers	4.36	85.26%
3	Child Care Centers	3.78	66.67%
4	Park & Recreational Facilities	4.26	82.11%
5	Health Care Facilities	4.12	77.89%
6	Community Centers	3.69	57.45%
7	Fire Stations & Equipment	4.05	73.91%
8	Libraries	3.47	49.45%

Table 6 – Survey Results –Community Facilities

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 / Alley Improvements
- Street Lighting
- 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	4.00	68.09%
2	Water/Sewer Improvement	4.14	75.00%
3	Street/Alley Improvement	4.29	83.16%
4	Street Lighting	4.25	81.05%
5	Sidewalk Improvement	4.07	67.37%

Table 7 – Survey Results –Infrastructure Improvements

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
- Centers / Services for Disabled

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	3.92	66.32%
2	Accessibility Improvements	3.83	61.29%
3	Domestic Violence Services	3.81	62.77%
4	Substance Abuse Services	3.79	61.70%
5	Homeless Shelters/Services	3.96	68.42%
6	HIV/AIDS Centers & Services	3.21	36.17%
7	Neglected/Abused Children Center and Services	4.24	76.84%

Table 8 – Survey Results –Special Needs Services

Community Services

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

- Youth Activities
- Health Services
- TIE: Mental Health Services and Anti-Crime Programs

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	3.77	55.32%
2	Youth Activities	4.29	78.49%
3	Child Care Services	3.73	62.37%
4	Transportation Services	3.80	60.00%
5	Anti-Crime Programs	4.07	75.53%
6	Health Services	4.12	76.60%
7	Mental Health Services	4.16	75.53%
8	Legal Services	2.44	50.54%

Table 9 – Survey Results –Community Services

Neighborhood Services

Respondents rated the need for six different Neighborhood Services-related improvement areas in their neighborhoods, and each improvement was highly rated. 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	3.73	62.11%
2	Trash & Debris Removal	4.11	74.74%
3	Graffiti Removal	3.87	66.32%
4	Code Enforcement	3.74	61.70%
5	Parking Facilities	3.45	48.94%
6	Cleanup of Abandoned Lots and Buildings	4.08	73.68%

Table 10 – Survey Results –Neighborhood Services

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
- Small Business Loans

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	3.55	50.53%
2	Small Business Loans	3.61	54.74%
3	Job Creation/Retention	4.24	78.72%
4	Employment Training	4.03	70.21%
5	Commercial/Industrial Rehabilitation	3.55	47.87%
6	Façade Improvements	3.47	47.37%
7	Business Mentoring	3.24	44.09%

Table 11 – Survey Results –Businesses & Jobs

Citizen Participation Outreach

The Consolidated Plan was released on April 1, 2024 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 at different times of day attempting to solicit input. Additionally, one public meeting and one public hearing 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 Meetings	Non-targeted/ broad community	Two public meetings were advertised in both English and Spanish. The first meeting was held at the Adult Center during a time when Senior activities were being held. There was a total of 25 attendees. There were no attendees at the second public meeting.	Attendees of the first Public Meeting were assisted in completing the online Community Needs Survey and verbal comments were accepted. The individuals who spoke felt there was a need for more Senior services and to address homelessness.	N/A	

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)
2	Public Hearing	Non-targeted/ broad community	A Public Hearings was 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.	
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 98 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.	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/GYJPDL5 https://www.surveymonkey.com/r/ZYBXCVQ

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. None were submitted.	No comments received.	No comments received.	

Table 12 – Citizen Participation Outreach

DRAFT

Needs Assessment

NA-05 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:

- **Environmental Sustainability and Infrastructure:** The main goal in this area is to ensure the City's infrastructure is enhanced and maintained to support existing and future development through innovative and sustainable principles.
- **Community Health, Safety, and Welfare:** The main goal is to promote and protect the health and safety of our community through high-quality services.
- **Recreation and Lifelong Learning:** The main goal is to offer opportunities for recreation and lifelong learning through innovative, inclusive programming, parks and facilities that serve all residents and visitors.
- **City Beautification, Engagement, and Civic Pride –** The main goal is to enhance the quality of life in El Centro by promoting community engagement and investing in new opportunities that foster civic pride and city beautification through community accountability.
- **Economic Opportunity:** The main goal is to strengthen El Centro's resilience by diversifying the economy, recruiting new businesses, creating opportunities for business growth, retaining businesses, and maximizing efficiency.

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

- Develop more affordable housing units.
- 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 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 2023 Homeless Point-in-Time Survey conducted on January 27-28, 2023. This updated count presents the most current data for the region, as the 2024 Homeless Point-in-Time Survey data has not yet been released. The Point-in-Time Survey reported that on a given day, there are 1,303 homeless in the County of Imperial. This includes 1,146 unsheltered and 157 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 needs 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 44 homeless children under the age of 18, of which 32 are sheltered while 12 are unsheltered.

- The largest subpopulation of unsheltered homeless are male individuals; there is a total of 880 homeless males of which 776 are unsheltered.
- The PIT identified 12 transgender and 27 gender non-conforming individuals, all of which are unsheltered.
- There are 850 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 \$1,155. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$3,850 monthly or \$46,200 annually. With the hourly wage of \$15.50 (\$20.00 for qualified fast food workers) 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: 2020	Most Recent Year: 2022	% Change
Population	44,322	44,184	->1%
Households	15,041	12,255	-18.%
Median Income	\$49,244	\$54,922	11.6%

Table 13 - Housing Needs Assessment Demographics

Data Source: 2020 Census (Base Year)
2018- 2022 ACS Five Year Estimates (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,895	1,945	1,940	945	5,160
Small Family Households	640	845	975	480	2,725
Large Family Households	235	365	340	170	960
Household contains at least one person 62-74 years of age	570	585	585	150	1,225
Household contains at least one person age 75 or older	330	230	285	115	575
Households with one or more children 6 years old or younger	345	450	505	155	969

Table 14 - Total Households Table

Data Source: 2016-2020 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	10	20	0	4	34	30	4	0	0	34
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	105	120	15	0	240	20	55	15	15	105
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	160	195	210	45	610	35	235	40	235	125
Housing cost burden greater than 50% of income (and none of the above problems)	760	300	30	0	1,090	215	160	90	0	465
Housing cost burden greater than 30% of income (and none of the above problems)	195	640	360	135	1,330	50	100	290	120	560
Zero/negative Income (and none of the above problems)	25	0	0	0	25	4	0	0	0	4

Table 15 – Housing Problems Table

Data Source: 2013-2017 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	1,040	635	255	50	1,980	305	245	140	40	730
Having none of four housing problems	395	880	780	415	2,470	130	180	765	440	1,515
Household has negative income, but none of the other housing problems	25	0	0	0	25	4	0	0	0	4

Table 16 – Housing Problems 2

Data Source: 2013-2017 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	470	685	205	1,360	115	75	285	475
Large Related	195	115	60	370	30	90	30	150
Elderly	430	255	140	825	140	75	65	280
Other	115	70	80	265	10	80	15	105
Total need by income	1,210	1,125	485	2,820	295	320	395	1,010

Table 17 – Cost Burden > 30%

Data Source: 2013-2017 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	355	195	15	565	105	35	75	215
Large Related	150	20	0	170	20	30	0	50
Elderly	360	80	15	455	110	40	10	160
Other	85	15	0	100	10	80	0	90
Total need by income	950	310	30	1,290	245	180	85	515

Table 48 – Cost Burden > 50%

Data Source: 2013-2017 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	220	250	200	30	700	35	25	20	15	95
Multiple, unrelated family households	20	50	25	15	110	0	60	30	25	115
Other, non-family households	25	20	0	0	45	20	0	0	0	20
Total need by income	265	320	225	45	855	55	85	50	40	230

Table 59 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

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

According to the 2022 American Community Survey (ACS) five-year estimate, 2,286 households in El Centro were single-person households living alone. However, among the City's single-person households, approximately 9.9% 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 2022 American Community Survey (ACS) estimate, approximately 16.3% 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, hearing 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 15-19. 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 CHAS data, the City's lower income households, 50% AMI and below, were experiencing one or more housing problems (e.g. cost burden, overcrowding, or substandard housing condition) at a higher rate than those above the 50% AMI.

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 (44.2%) compared to owner-households (32.4%).
- Small related renter-families had the highest level of housing cost burden regardless of income level.
- Approximately 70.8% of extremely low income (households earning less than 30 percent of the AMI) and 45.3% of very low-income households (households earning between 31% and 50% of the AMI) had housing problems.
- Approximately 76.4% of elderly renter- and owner-households experiencing a severe housing cost burden (i.e. spent more than 50% of their income on housing) are extremely low-income. 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 15 – Housing Problems Table, it appears as though overcrowding conditions primarily exist within the rental housing as there are 850 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 17– 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 1,360, (2) elderly at 825, and (3) large at 370 and for owner housing (1) small related at 475, (2) elderly at 280, and (3) large related households at 150. In comparison to Table 18 – Cost Burden > 50%, the data reflects that in rental housing the top three populations that are identified are (1) small related at 565, (2) elderly at 455, and (3) large related at 170. The top three issues in the owner housing issue are (1) small related at 215, (2) elderly at 160 and (3) other at 90. As noted on Tables 17 – Cost Burden >30% and Table 18 –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 14 – Total Households Table, 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. Over the course of this Five-Year Consolidated Plan, 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 has continued applying for funding through the Housing and Community Development Department's Emergency Shelter Grant (ESG) program. They have been successful at receiving awards to continue with their Rapid Rehousing efforts.

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 types 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.

Discussion:

Addressing the Digital Divide

When addressing the needs of low and moderate housing in the City of El Centro, a new area to be evaluated is the availability of broadband internet service providers. In 2016, the Imperial Valley Economic Development Corporation formed the Southern Border Broadband Consortium (SBBC). Per information from their website, this was done "to improve the availability and adoption of affordable broadband technology for unserved and underserved areas of Imperial and San Diego counties." The efforts of the IVEDC are done in alignment with the Federal government's Digital Equity Act, which is part of the Internet For All initiative (IFA). The IFA funds grant programs aimed and promoting digital equity and inclusion. Information provided on the IFA grant funding website describes that the funding is to seek out projects that promote meaning full adoption and use of high-speed internet service. The groups targeted by IFA largely align with the targeted groups of the CDBG Program and include:

- Low-Income households
- Aging populations
- Incarcerated individuals
- Veterans
- People with disabilities
- People with language barriers
- Racial and ethnic minorities
- Rural inhabitants

On their website, the IVEDC does promote the Affordable Connectivity Program, which provides funding opportunities for lower-income households to aid in obtaining internet service, as well as one-time discounts to help purchase laptops from participating providers.

Staff also researched information on BroadbandNow, which is a firm that conducts research on availability of internet services throughout the country. Their research stated that the following providers and coverage percentages are available to El Centro residents:

- AT&T – 82.8%
- Spectrum – 85.7%
- Viasat – 100%
- Hughesnet – 100%
- Earthlink – 82.8%
- BeamSpeed – 81.6%
- Starlink - 100%

Per the agency’s evaluation, “the best internet providers in El Centro are AT&T Fiber and Spectrum. AT&T Fiber is the better of the two because it’s the only one with fiber-optic technology, delivering symmetrical speeds up to 5 Gbps.” The website went on to say “Spectrum is another internet provider in El Centro whose cable connection supports download speeds up to 1 Gbps”. As shown above, there are more providers than these two companies; however, some of the plan have a higher cost making their more prohibitive to low-income households.

One noted omission from the list of local providers is Verizon Wireless, which recently began offering economical internet coverage in the Imperial County. The local store was contacted to inquire about the coverage but could not offer a percentage of areas where services are available. An online search of addresses throughout the city did show that there is a large gap in coverage.

Although there are various funding opportunities, it is likely that there are households that don’t have the means to pay for internet service. For these residents, the City of El Centro does attempt to bridge the digital divide by providing computers with internet access for

public use at the City’s library and Adult Center. Both of these facilities are located in low-mod- income target areas.

DRAFT

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	1,585	280	29
White	140	25	14
Black / African American	15	15	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,435	235	15

Table 60 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 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	1,615	330	0
White	74	15	0
Black / African American	65	14	0
Asian	10	4	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,495	295	0

Table 21 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 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	1,045	900	0
White	80	135	0
Black / African American	55	25	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	910	730	0

Table 22 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 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

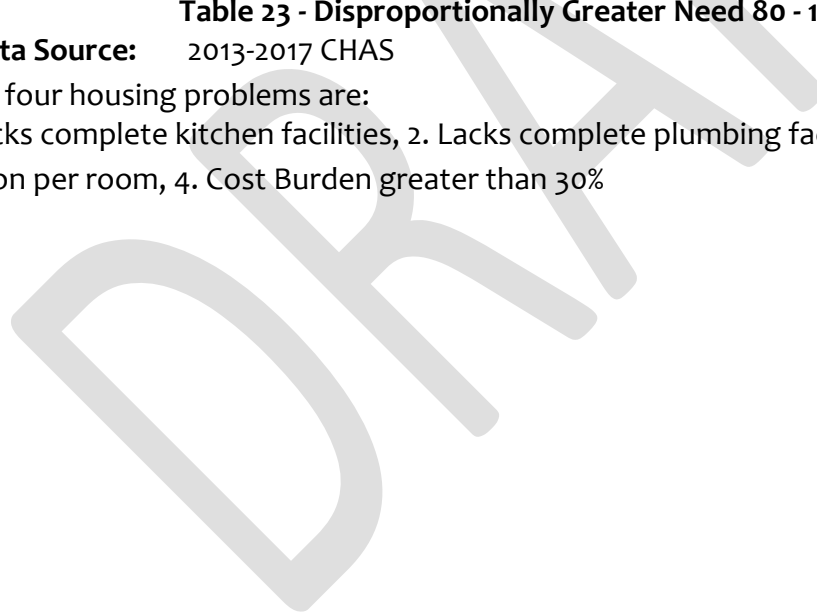
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	345	600	0
White	35	90	0
Black / African American	4	10	0
Asian	0	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	305	480	0

Table 23 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 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	1,345	525	29
White	140	25	14
Black / African American	10	25	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,195	470	15

Table 24 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 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	880	1,060	0
White	49	40	0
Black / African American	10	70	0
Asian	4	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	815	940	0

Table 25 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 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	395	1,545	0
White	25	185	0
Black / African American	15	65	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	355	1,290	0

Table 26 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 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	90	855	0
White	0	125	0
Black / African American	0	14	0
Asian	0	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	690	0

Table 27 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 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

Of the house holds jurisdiction wide that experience at least one severe housing problem, approximately 90.5% were Hispanic. With approximately 88.2% 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 – 7.9% and Black/African American – 1.3%) is not unexpected either as the overall percentage of White alone population in El Centro is 27.2% and 3.6% 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	7,320	2,700	1,815	50
White	1,405	230	190	14
Black / African American	120	175	14	0
Asian	210	8	4	0
American Indian, Alaska Native	20	15	0	0
Pacific Islander	0	0	0	0
Hispanic	5,540	2,265	1,600	35

Table 28 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 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 3,865 households who spend more than 30% of their gross household income on housing. Hispanics overwhelmingly suffer the highest housing cost burden. With El Centro having an 88.2% 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 88.2% 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 29 - 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 30 – 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

Table 71 – Race of Public Housing Residents by Program Type

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

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

Table 38 – Ethnicity of Public Housing Residents by Program Type

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

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.

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 1,303 homeless persons were located in Imperial County. This information was collected through the 2023 Homeless Point in Time survey which was conducted on January 27-28, 2023. 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 2023 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.

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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)	2	11	Not Available	Not Available	Not Available	Not Available
Persons in Households with Only Children	0	0	Not Available	Not Available	Not Available	Not Available
Persons in Households with Only Adults	35	768	Not Available	Not Available	Not Available	Not Available
Chronically Homeless Individuals	0	0	Not Available	Not Available	Not Available	Not Available
Chronically Homeless Families	7	40	Not Available	Not Available	Not Available	Not Available
Veterans	1	141	Not Available	Not Available	Not Available	Not Available
Unaccompanied Child	0	0	Not Available	Not Available	Not Available	Not Available
Persons with HIV	0	4	Not Available	Not Available	Not Available	Not Available

Table 33 - Homeless Needs Assessment
Data Source: 2023 Point in Time Count (Imperial County)

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 2023 Homeless Point-In-Time Count and Survey showed the largest racial/ethnic groups among survey respondents were White/Caucasian (86%) and Non-Hispanic/Latino (70%). Also, 2% of survey respondents identified as Black/African American and 3% were identified as American Indian or Alaska Native.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2023 Homeless Point in Time survey did not identify numbers by jurisdiction, but rather Countywide. The majority of the County's homeless were unsheltered (88%). Of the homeless that were sheltered, about 36% 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 ACH estimates, as of 2022, the City had an estimated senior population of 5,456 persons, representing approximately 12.3% 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 El Centro Post-Acute Skilled Nursing Facility, with 123 beds; Vintage Village II, with six beds; Vintage Village Assisted Living, with six beds; and Heart and Hand Assisted Living, with 12 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.

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 2018-2022 ACS reflects the disability status of total civilian, non-institutionalized population as 7,159, under age 18 as 830, between ages 18 and 64 as 3,316, and at age 65+ as 3,013. 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 4,041 households receiving social security income, 1,463 receiving supplemental SSI, 708 receiving public assistance, and 1,808 receiving retirement benefits in El Centro.

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 2022 ACS found that there were approximately 1,087 single-parent households with children under 18 years of age in the city of El Centro. Of these households, 1,033 households or approximately 95% 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 2022 ACS, 4,469 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 2021-22 National Survey on Drug Use and Health conducted by the Substance Abuse and Mental Health Services Administration (SAMHSA), an estimated 13.59% 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. 106 El Centro, CA 92243	Drug and alcohol rehabilitation and treatment center
Imperial County Adolescent 1295 State Street, Suite 104 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 200 S. 5 th Street El Centro, CA 92243	Drug and alcohol addiction recovery program
Sober Roads 653 W. Main Street, Suite 102 El Centro, CA 92243	Drug and alcohol addiction treatment center and recovery program

Table 9 – Local Mental Health Agencies

Victims of Domestic Violence: Many single women and women with children become homeless as the result of domestic violence. According to the 2023 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 Sure Helpline. 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.

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 exacerbated by COVID-19, 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 17.8% according to the State of California Employment Development Department, 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 2023 Point-In-Time (PIT) Count which reported a total of 1,303 homeless persons countywide on January 27-28, 2023. Of the total homeless counted in the PIT, 157 persons were unsheltered and 1,146 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 not 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 Innercare 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.

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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:

- Beautification
- Increase recreational facilities and 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, Local Measure P Funds, 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), State Parks grant funding, 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, Martin Luther King Junior Pavilion, El Centro Aquatic 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 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.

In 2008, the City Council, City staff, and the community expressed a desire to embark in the redevelopment of the Adams Park. The Adams Park consists of a total of about 9.5 acres and is located between Adams Avenue and Park Avenue from 4th St. to 8th St. Within the park are the Conrad Harrison Youth Center, MLK Indoor Sports Pavilion, Sidewinder Skate Park, which is an outdoor skate and BMX facility, and the El Centro Aquatic Center.

The first phase of the redevelopment plan for the Adams 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 was 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 consisted 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 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 Adams Park 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.

The City was proud to complete the construction of the outdoor El Centro Aquatic Center. The Aquatic Center is a multi-element center on 4.7 acres, which consists of an 8-lane competition pool, lap/warm-up pool, activity pool, and a lazy river. The main funding sources for this project were Tax Increment funding from our now dissolved redevelopment agency and Local Transportation Authority Funding. The facility was opened to the public in October 2019.

The final component to completing the Adams Park development is the construction of the “Bark Park” dog park being completed in 2024, adjacent to the western edge of the Sidewinder Skate Park. The park includes separate areas for large and small dogs to run and play, dog drinking fountains, benches for owners to relax, and a restroom facility.

The City proactively addresses the need for new and improved parks facilities within the CDBG Target Area. Projects worth mentioning include:

- McGee Park Improvements
 - The re-construction of the playground at McGee Park playground, which is located adjacent to the Community Center in a low- to 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 re-construction of facility sidewalks to make them ADA compliant.
 - The demolition and reconstruction of the bathroom / snack bar building located at the park. The new building was constructed to ADA standards.
 - Renovation of the basketball courts and field lighting is currently underway. The project includes the renovation of an existing basketball court into a multi-sport court with lights, installation of LED Field Lighting, new concrete walkways, and landscaping. The inclusion of new lighting provides recreational opportunities for the surround community during the nighttime hours when daily temperatures commonly exceed 110 degrees.
- Paving of dirt parking lots at Debbie Pittman Park and Frazier Field
- Renovation of the existing restrooms and snack bar facility at Swarthout Park in order to make them ADA compliant
- Installation of field lighting and landscaping at the Carlos Aguilar Park soccer fields.

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. The El Centro Public Library was previously located at 539 State Street. On April 4, 2010, the main library was severely damaged when the 7.2 magnitude earthquake hit Imperial County. The building 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, while a new site was selected and construction funding identified.

On November 10, 2022, the new El Centro Library located at 1198 N. Imperial Avenue opened to the community. The \$17 million project was funded by Measure P, a half-cent sales tax approved by local voters. The new facility has areas for children, teens, adults, study rooms, crafting, and a community room. To assist residents that may not have access to computers, there are computers available for use on site, as well as laptops available for checkout.

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 53 sworn officers including: one Chief of Police, one Deputy Chief, one Commander, two Lieutenants, 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 30 civilian employees assigned to Records, Communications, Evidence, Animal Control, Community Service Officers, Parking Enforcement, and the local Narcotics Task Force. Three of its police officers are assigned as School Police Officers in order to reinforce a public safety presence in our local schools.

Due to the dated and undersized Police Station, there was a dire need to construct a new one. The City is currently constructing a new 40,000± sq. ft. Police Department headquarters at the sight of the existing building. It is anticipated that the project will be complete in March 2026.

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 41 safety members and three non-sworn support personnel. The Department's leadership team includes the Fire Chief and four Battalion Chiefs. Daily staffing levels is a minimum of ten. This includes One Battalion Chief, three captains, three Fire Engineers, and three Firefighters. They respond out of each of the City's fire stations on a fire engine with a minimum of one advanced life support member assigned to each engine company.

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. Over the last five years, the Fire Department had an average of 5,300 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 recently invested \$15 million in improvements to the Wastewater Plant. 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 \$10 million on road improvements alone with projects such as the S. Imperial Ave. Extension Phase I and II projects, various yearly overlay projects, Traffic Signalization Improvements along Dogwood, Danenberg and 8th St., \$3 million in Various Waste Water

Treatment Plant and Water Treatment Plant Improvements, various Sewer and Water pipeline repairs. In addition, City staff worked with the Imperial Irrigation District (IID) to underground the North Date Canal along Villa Avenue between Imperial Avenue and 8th Street, undergrounding of the dahlia lateral I for the new S. Imperial Ave. extension, relocation of transmission poles also for the S. Imperial Ave. extension in which the city invested \$4 million.

In the next five years, the City will be investing more than \$10 million in public improvements, which include major projects such as Imperial Avenue Phase III, street paving in several areas throughout the City, and many pedestrian improvements including \$2 million through the Active Transportation Program (ATP) state grant funding, which consist of pedestrian road crossing improvements, curb, gutter, curb ramps and sidewalk improvements throughout the city. We are also working on improvements to our Waste Water Treatment Plant at an investment cost of \$10 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 2022 through 2027.

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 \$2.5 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 the proposed improvements no longer met 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, have experienced a reduction in their operating budgets resulting 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 15,041 recorded in the 2020 Decennial Census. Overall, the housing stock is 61.7% single-unit detached structures and 30.3% are multi-family units. Approximately 50.7% of the housing units are owner-occupied and 49.3% are renter-occupied.

In terms of housing, it is also important to know the housing condition of the housing stock. Per 2022 ACS 5-Year Estimates, approximately 47% of the housing units in El Centro were built prior to 2000, meaning that almost one-half of the City's housing stock is over 40 years old. This could indicate that a significant portion of the units may require substantial rehabilitation and upgrading.

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 2022 ACS Five-Year Estimates, over 58% of the occupied housing units are single-family detached homes and approximately 30% comprised of multi-family housing units. The majority of the occupied housing units have four or more bedrooms. Whereas, for renter-occupied the majority of the housing units have one to three bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	7,731	58%
1-unit, attached structure	351	3%
2-4 units	1,822	12%
5-19 units	1,618	11%
20 or more units	1,202	7%
Mobile Home, boat, RV, van, etc.	1,196	9%
Total	14,225	100%

Table 35 – Residential Properties by Unit Number

Data Source: 2018-2022 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	80	1%	235	4%
1 bedroom	185	3%	1,400	23%
2 bedrooms	670	11%	2,450	41%
3 or more bedrooms	4,955	84%	1,910	32%
Total	5,890	99%	5,995	100%

Table 36 – Unit Size by Tenure

Data Source: 2013-2017 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 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 2020 Census did not collect information on disability. According to 2022 American Community Survey (ACS) data, approximately 16.3% 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.

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 is evident each time a newly constructed affordable housing development is completed and the

management company begins their tenant selection process when they are faced with an applicant pool that far exceeds the number of available units. 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 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 is evident each time a newly constructed affordable housing development is completed and the management company begins their tenant selection process when they are faced with an applicant pool that far exceeds the number of available units. For the moderate and above moderate-income households, there is enough stock to either purchase rent.

DRAFT

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 3,442 units to the City of El Centro for the 2014-2021 RHNA period, in the following income distribution:

- Extremely Low/Very Low Income: 1,001 units
- Low Income: 490 units
- Moderate Income: 462 units
- Above Moderate Income: 1,489 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, according to the 2018-2022 ACS a median-priced home in El Centro is \$266,500 needing a household income of approximately \$45,000 would be needed; significantly less than that of the median-income household in El Centro of \$54,922.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	223,100	266,500	(23%)
Median Contract Rent	553	651	18%

Table 37 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,615	27.0
\$500-999	3,585	59.9
\$1,000-1,499	715	11.9
\$1,500-1,999	85	1.4
\$2,000 or more	0	0.0%
Total	6,000	100.2%

Table 38 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	375	No Data
50% HAMFI	1,345	404
80% HAMFI	3,930	1,309
100% HAMFI	No Data	2,114
Total	5,650	3,827

Table 39 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$772	\$904	\$1,155	\$1,606	\$1,952
High HOME Rent	\$772	\$904	\$1,155	\$1,306	\$1,498
Low HOME Rent	\$722	\$773	\$928	\$1,072	\$1,196

Table 40 – Monthly Rent

Data Source: State of California Housing and Community Development HOME Rents

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 “2021 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 El Centro the Fair Market rent for a two-bedroom apartment is \$1,155. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$3,850 monthly or \$46,200 annually, or more specifically, an hourly wage of \$22.21. With the hourly wage of \$15.50 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 \$335,000 in 2024 according to Redfin. 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.

DRAFT

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. In CDBG program year 2023/2024, the City prepared a new Housing Condition Survey 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 (53%) in the city have at least one selected condition. In comparison, only 35% 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	1,770	30%	2,875	48%
With two selected Conditions	120	2%	545	9%
With three selected Conditions	4	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,995	68%	2,555	43%
Total	5,889	100%	5,990	100%

Table 41 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,300	22%	775	13%
1980-1999	1,655	28%	1,605	27%
1950-1979	2,495	42%	3,180	53%
Before 1950	430	7%	435	7%
Total	5,880	99%	5,995	100%

Table 42 – Year Unit Built

Data Source: 2013-2017 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	2,925	50%	3,615	60%
Housing Units build before 1980 with children present	1,460	25%	765	13%

Table 43 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 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
Abandoned REO Properties	0	0	0

Table 44 - 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 56% of owner-occupied housing and 60% of renter-occupied housing in the city is over 39 years old (built before 1980). Overall, about 7,542 units in the city were built before 1980. 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 program to determine the condition of housing in the city in March 2024.

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 2013-2017 ACS, there are a total of 6,540 housing units in El Centro with potential lead hazards. Of the 7,542 housing units, 2,225 are units in which children reside. The California Department of Public Health reports that in the Imperial County there were 3,079 individuals 21 years of age or younger children screened for lead based paint ranging from levels of BLL<3.5 to BLL > 9.5.

Discussion

Housing Resilience to Natural Hazards

The City of El Centro does not currently have a Climate Action Plan in place, although it is intended to start the preparation of a plan in the early part of 2020. With the absence of this document, information was obtained from various documents and surrounding agencies that have researched and addressed various hazards including floods, Seismic Hazards, and Climate Change.

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the conservation of biological resources to the suitability of land for development due to potential exposure to environmental hazards. The city's Housing Element addresses potential biological and seismic constraints on residential development in El Centro. None of the properties identified in the residential sites inventory are known to be constrained by steep slopes, floodplains, or hazardous materials. Additionally, the FEMA National Flood Hazard Map for the City of El Centro demonstrates that the entire city is an "area of minimal flood hazard".

The Imperial Valley is one of the most tectonically active regions in the United States. Branches of the San Andreas Fault form the eastern boundary of the basin (Salton Trough) and the western edge is defined by the San Jacinto-Coyote Creek and the Elsinore-Laguna Salada Faults. More small to moderate earthquakes have occurred in the area than along any other section of the San Andreas Fault System. Since the City is generally flat, landslides are not considered a major hazard. However, bluff failure and mudslides may occur along slopes and embankments of the canals. Standard engineering practices, including soils investigation and compaction techniques, are sufficient to mitigate most seismic hazards in the City. Seismic hazards should not be a significant constraint to the development of housing in El Centro.

The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy prepared by the Southern California Association of Governments (SCAG) reports that local impacts of climate change can include increased temperatures, reduced precipitation, rising sea levels, a fall in tourism, reduced water supplies, a heightened risk of wildfire, threats to public health related to degraded air quality and heat, stresses on endangered and threatened species, diminished snowpack and coastal erosion. Of the most concern in the City of El Centro would be reduced water supplies, degraded air quality, and heat.

Information on climate change in the Imperial County was obtained from the "Climate Change and Health Profile Report – Imperial County" prepared by the California Department of Public

Health. This document generally reports areas of concern due to climate change for public health; however, it does address the vulnerability of low-income households due to inefficient air conditioners during extreme heat.

For the housing concerns likely to occur due to climate change, the City of El Centro has a Housing Rehabilitation Program that is available to low- moderate-income households that could address these problems.

During the preparation of the Climate Action Plan, the City of El Centro will also be addressing issues such as Greenhouse Gas Emissions, Global Warming, Energy Efficiency, and Weathering of Households.

DRAFT

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										

Table 45 – Total Number of Units by Program Type

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

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:

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. 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 46 - Public Housing Condition

Public Housing Development	Inspection Score
Fairfield Homes	Pass
Green Gables	Pass
Imperialwood Homes	Pass
Turnkey Units	Pass
Turnkey Units	Pass
Turnkey Units	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

Public Housing Development	Inspection Score
Countryside Apartments	Pass
Plaza Senior Apartments	Pass
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 47 - 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 48 - 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/Homeless Day Center** – Meals, laundry room, shower facilities, and wrap-around services.
- **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

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 Community Services 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 to a point of impairment. 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.

Persons with HIV Infection and AIDS:

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 Innercare 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 2024/2025 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

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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.

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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 12.060 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. The city's retailers depend on spending by the 1.033 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	2,027	497	15	4	-11
Arts, Entertainment, Accommodations	1,749	2,501	13	18	6
Construction	799	474	6	3	-2
Education and Health Care Services	2,664	3,263	20	24	5
Finance, Insurance, and Real Estate	474	507	3	4	0
Information	164	149	1	1	0
Manufacturing	566	394	4	3	-1
Other Services	408	517	3	4	1
Professional, Scientific, Management Services	569	557	4	4	0
Public Administration	0	0	0	0	0
Retail Trade	2,085	3,095	15	23	8
Transportation and Warehousing	571	379	4	3	-1
Wholesale Trade	588	365	4	3	-2
Total	12,664	12,701	--	--	--

Table 109 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	18,200
Civilian Employed Population 16 years and over	15,535
Unemployment Rate	14.58
Unemployment Rate for Ages 16-24	35.51
Unemployment Rate for Ages 25-65	7.97

Table 50 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	2,765
Farming, fisheries and forestry occupations	790
Service	2,005
Sales and office	4,220
Construction, extraction, maintenance and repair	1,875
Production, transportation and material moving	750

Table 51 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,075	83%
30-59 Minutes	1,915	13%
60 or More Minutes	550	4%
Total	14,540	100%

Table 52 - Travel Time

Data Source: 2013-2017 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	2,395	610	2,135
High school graduate (includes equivalency)	2,870	505	1,260
Some college or Associate's degree	4,855	450	1,995
Bachelor's degree or higher	3,160	110	530

Table 53 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	70	135	385	1,630	2,495
9th to 12th grade, no diploma	920	800	710	1,475	450
High school graduate, GED, or alternative	915	1,060	1,235	2,365	920
Some college, no degree	2,145	2,040	1,370	2,200	775
Associate's degree	310	515	435	745	270
Bachelor's degree	205	945	695	770	405
Graduate or professional degree	0	370	405	615	315

Table 54 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,435
High school graduate (includes equivalency)	25,005
Some college or Associate's degree	29,780
Bachelor's degree	48,750
Graduate or professional degree	71,070

Table 55 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

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 39 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 Macys, Dillard's, JC Penney, Foot Locker, and many other retailers. We also have top restaurant chains, such as McDonald's, Subway, Wendy's, Burger King, Olive Garden), and Buffalo Wild Wings. Adjacent to the Imperial Valley Mall is The Plaza at Imperial Valley shopping center which has a Best Buy, Staples, Ross Stores, Burlington Coat Factory, and Michaels. All of these retail stores are part of the 100 top national retailers.

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, U.S. Department of Agriculture, U.S. Department of the Interior, Bureau of Land Management, U.S. Postal Service, Internal Revenue Service, Social Security Administration office, and Air Force, Army, Marine, and Navy Recruiting offices.

State agencies, such as the Employment Development Department and Department of Motor Vehicles 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 also 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 Innercare, 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 have impacted our employment sector and increased our historical unemployment rate even higher is the recent closure of large retail businesses such as Sears, Kirklands, and Bed, Bath & Beyond. Additionally, several smaller retail stores in the Imperial Valley Mall were unable to recover from the extensive revenue loss experienced during the COVID-19 pandemic and were forced to close.

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 2022 ACS Five-Year estimates, 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 16.2% of persons age 18 and older have not graduated from high school.

Language barriers are another challenge for the local workforce. Per the 2022 ACS Five-Year estimate, 76.2% of individuals five years or older speak another language other than English at home. It is presumed that since 88.2% 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. This has been exacerbated by COVID-19, which created the need to transition large sectors of the workforce to online / remote worksites. Although businesses have re-opened, there is a push by some employees to continue a remote or hybrid work schedule.

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 2022 ACS Five-Year estimate data, the Labor Force participation rate is 58%, the City is more than 88.2% Hispanic or of Latino origin, and 76.2% 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 civilian labor force only 11.1% have a Bachelor's degree or higher. Only about 16.7% of the city population has achieved a bachelor's degree or higher, compared with 41% statewide.

Imperial Valley College and San Diego State University-Imperial Valley campus 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.

In 2022, the Imperial County Workforce Development entered into an agreement with the US Small Business Administration and San Diego Small Business Development Center to administer the Imperial Valley Small Business Development Center (IVSBDC). This agency provides low cost or free training and information for existing small businesses or entrepreneurs seeking to start a new business in the Imperial Valley on various topics including accounting, creation of business plans, cyber security, digital marketing, e-commerce, financial analysis / cash flow management, financial reporting, human resources, and more. The IVSBDC is staffed by advisors that are considered experts in their field and provide training and assistance to the local business community to help ensure their success. The City works collaboratively with the agency by referring clients in need of services and providing information on local funding opportunities for their client base.

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.

The City does operate a Revolving Loan Fund funded by the EDA to assist local businesses with capital purchases and working capital. In 2021, the RLF program received an additional \$500,000 in funding through the CARES Act to assist local businesses in preventing, preparing for, and responding to the COVID-19 pandemic. To date, four business have participated and the program funds have already started revolving, allowing for additional businesses to be assisted.

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 City's goals that align with the CEDS document 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 to not continue with the City's Monthly Business Visitation Program, and annual IMAGINE Business Recognition event.

In addition, the City will continue to support the efforts of local organizations, such as the Small Business Development Center, Imperial Valley Regional 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 Imperial Valley Regional 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 2020 Census and 2022 ACS 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, Target, Vons, and Walgreens.

Census Tract 113.02 – The general boundaries for this census tract is the area located between Evan Hewes, also referred to as Old Hwy 80 (North) and Mc Cabe Road (South) and Dogwood Rd. to Ross and then Union Pacific Railroad (West) and Hwy 111 (East). A portion of this census tract is located outside of the city limits. The only public facilities within this area are the City of El Centro Business Industrial/Incubator Facility. 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 Swarthout Park. Washington Elementary School and Desert Oasis High School are 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, Dr. Martin Luther King Jr. Sports Pavilion and Conrad Harrison Gymnasium, Sidewinder Skatepark, El Centro Aquatic Center are also located in this tract. 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, and the Imperial County Community Development Buildings. 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.

DRAFT

Strategic Plan

SP-05 Overview

Strategic Plan Overview

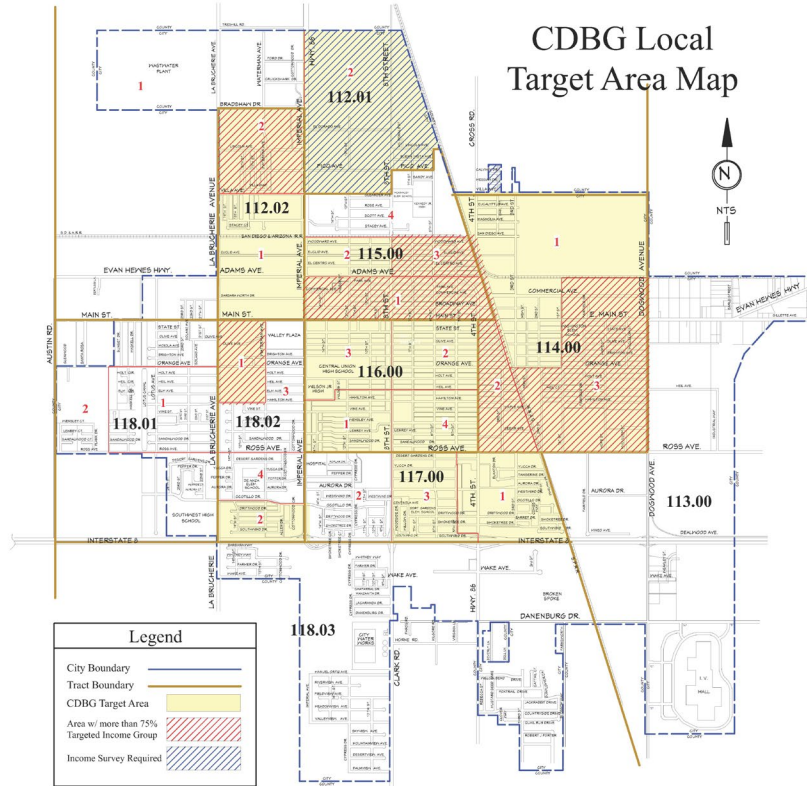
This Strategic Plan section identifies available and optional resources and the strategy for their use in addressing the housing and non-housing development needs discussed within the Consolidated Plan. The objective of the Strategic Plan is to establish goals and quantifiable objectives for the upcoming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



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 within a census tract where low- to moderate-income residents reside.

1	Area Name:	CDBG Project area
	Area Type:	Local Target area
	Identify the neighborhood boundaries for this target area.	<p>The City of El Centro has identified Census Block Groups within the city limits where more than 50% of the households have an income that is 80% of the AMI or lower. The map included above demonstrates the targeted areas of need for activities with area benefits outcome indicators. The areas include:</p> <ul style="list-style-type: none"> • Census Tract 112.02, Block Groups 1-4 • Census Tract 114, Block Groups 2 and 3 • Census Tract 115, Block Groups 1-4 • Census Tract 116, Block Groups 2 and 3 • Census Tract 117, Block Groups 1 • Census Tract 118.02, Block Groups 1 <p>Of the above identified Census Block Groups, the below Groups are identified as locations where more than 75% of the households are at or below 80% of the AMI.</p> <ul style="list-style-type: none"> • Census Tract 112.02, Block Group 1 and 3 • Census Tract 114, Block Groups 2 • Census Tract 115, Block Groups 2 and 3 • Census Tract 116, Block Group 3

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The housing in the Local Target Area is the older housing stock of the city. While there is periodic construction of individual houses, the new housing development is being done outside of this area. Data from the 2017 ACS estimates shows that 63% of the housing units are renter occupied and there is an average 8% vacancy.</p> <p>The main commercial corridors within the target areas are Imperial Avenue from Bradshaw Avenue to Main Street, Fourth Street from Adams to Interstate 8, and Main street from La Brucherie Avenue to Dogwood Avenue. In general, the businesses in this area are older, smaller retail, food, and service businesses. Main Street from 8th Street to 4th St. is considered the city's 'downtown' district. There has been no new construction in this area and many of the buildings are dilapidated and in need of repair.</p> <p>There has been some new business development on Imperial Avenue from Bradshaw to Lincoln. Additionally, the city received a donation of a large former strip mall located along Imperial Avenue between Villa and Scott Avenues. A portion of the building formerly housed the city's library and a now closed charter school. The remainder of the structure is in disrepair and currently boarded up. The City is conducting a Master Plan study to determine the future use of the building and it is currently planned to have a portion of the building house local government services, a community meeting area, and a renovated library.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The target area is based on 2022 ACS survey data. The area of need was provided during the consultation and citizen participation processes.</p>

<p>Identify the needs in this target area.</p>	<p>Part of the area included in the Local Target Area is the El Dorado Colonia area. Through state Colonia set aside funding, the city was able to install water and sewer lines to the residents of the Colonia and there were three phases of sidewalk and lighting improvements completed. There are still some areas of the Colonia area in need of storm drain, sidewalk, and lighting installation.</p> <p>The Engineering Division of the Public Works Department has evaluated various area of the Local Target Area to determine locations in need of sidewalk reconstruction and other ADA improvements.</p> <p>Through community outreach for input on the city parks, the community has identified the need for additional playground equipment, exercise area, walking paths, drinking fountains, shaded gathering areas, and recreational opportunities.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The City has identified various community projects needed in the Local Target Area including parks improvements and off-site improvement projects. These activities will be done as funding is available. Some projects require more than the annual amount of CDBG funds allocated to the city, so match / leverage funding needs to be identified.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Due to the level of improvements needed, the amount of funding available annually from CDBG is generally not sufficient to cover the cost of the projects. Additional funding is continuously being sought to leverage the CDBG funds.</p>

Table 56 - Geographic Priority Areas

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 Improved and New Infrastructure in Support of Affordable Housing
	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 seven 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	Public Services for Homeless Homeless Women, Children, and Families
	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 two 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
	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 one goal.
4	Priority Need Name	Provide Community Facilities and Infrastructure
	Priority Level	High
	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 in Support of Affordable Housing Improved and New Infrastructure not in Support of Affordable Housing 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 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	Encourage Economic Development
	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 two goals.

Table 57 – Priority Needs

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 continues to 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.
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 58 – 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 2024-2028 Consolidated Plan, which starts on July 1, 2024 and ends on June 30, 2029, is described below.

However, prior to identifying the resources available to complete activities in program years 2024-2028 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 \$2.8 million of CDBG funds to complete the following activities. These programs consist of the following:

- Lead Based Paint Abatement Program
- Asbestos Testing/Abatement Program
- Off-site Improvements Program
- Housing Rehabilitation Program
- Public Services
- Code Enforcement
- Community Facilities and Parks Improvements
- Sidewalk Improvements

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	563,406	0	0	563,406	2,253,624	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	0	20,000	0	20,000	100,000	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	0	30,000	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	0	0	400,000	400,000	0	The City received a HOME grant to continue efforts on the Owner-Occupied Rehabilitation Program
Other	public - state	Housing	0	0	451,200	451,200	451,200	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.
Other	Public - state	Housing Homeless Services	620,000	0	1,950,000	2,570,000	3,100,000	The City of El Centro and El Centro Colonia receive Permanent Local Housing Allocation funding that is used to increase the supply of affordable homes and address homeless issues.

Table 59 - 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 2017, the State of California passed the Building Homes and Jobs Act (SB 2, 2017), which established a County recording fees of \$75 on real estate documents, and it is anticipated to generate \$500 million annually for affordable housing projects. The new Permanent Local Housing Allocation (PLHA) provides formula and competitive funding to help cities and counties:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation
- Ensure geographic equity in the distribution of funds

The City of El Centro receives two allocations through the PLHA; the first as an entitlement city and the second for the established Colonia within the city limits. The approved PLHA Five-Year plan for both allocations identifies intent to lend funding allocations to an Affordable Housing developer to assist in the construction of a low- to moderate-income multi-family development.

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.

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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

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

Upon the dissolution of the El Centro Redevelopment Agency, a Long-Range Property Management Plan (LRPMP) was created. At the time, there were 19 properties that are owned by the now dissolved redevelopment agency. Of the 19 properties, eight were for government use, four for commercial and industrial use, and seven were 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.

In 2020, the Surplus Land Act (SLA) was modified by AB1486 to ensure availability of property for affordable housing development. The SLA is a “right of first refusal” law that requires all local agencies to offer surplus land for sale or lease to affordable home developers and certain other entities before selling or leasing the land to any other individual or entity. Any time a local agency disposes of land, it must follow the SLA unless the land qualifies as exempt surplus land. Dispositions include both sales and leases. If a Notice of Interest (NOI) is received from a qualified party, a deed restriction must be recorded requiring that, in the event 10 or more residential units are developed on the land, 15% of the units must be set aside for affordable housing. Since the enactment of AB1486, the Agency has sold six of the residential lots and one of the commercial properties. The City of El Centro Successor Agency is evaluating the disposition of the remainder of the properties. The six residential lots were sold to a local realtor who will be constructing housing on the lots. At least 15% of the units will be established as affordable housing.

Discussion

During the time period of the Five-Year Consolidated Plan (2024-2028) 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 60 - 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		

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 61 - 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.

The City of El Centro has established a Street Outreach Team comprised of Code Enforcement and Law Enforcement aimed at working with homeless individuals to ensure they are educated about the local wrap-around services available.

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.

DRAFT

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	2024	2028	Affordable Housing	Citywide	Provide Decent and Affordable Housing	\$450,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Blight and Substandard Housing Elimination	2024	2028	Affordable Housing Non-Housing Community Development	Citywide	Provide Decent and Affordable Housing	\$50,000	Buildings Demolished: 1 Building
3	Code Enforcement	2024	2028	Non-Housing Community Development	Citywide	Provide Decent and Affordable Housing	\$425,000	Housing Code Enforcement / Foreclosed Property Care 750 Household Housing Unit
4	Lead Based Paint Reduction	2024	2028	Affordable Housing	Citywide	Provide Decent and Affordable Housing	\$25,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Asbestos Testing and Removal	2024	2028	Affordable Housing	Citywide	Provide Decent and Affordable Housing	\$50,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
6	Energy Efficiency	2024	2028	Affordable Housing	Citywide	Provide Decent and Affordable Housing	\$10,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit
7	Public Services for Homeless	2024	2028	Homeless Non-Homeless Special Needs	Citywide	Support Continuum of Care System for the Homeless	\$50,000	Homelessness Prevention: 12,500 Persons Assisted
8	Promote Fair Housing	2024	2028	Affordable Housing Public Housing	Citywide	Promote Equal Housing Opportunity	\$250,000	Public Service other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
9	Community, Parks, and Recreation Facilities	2024	2028	Non-Housing Community Development	CDBG Target Area	Provide Community Facilities and Infrastructure	\$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Improved and New Infrastructure in Support of Affordable Housing	2024	2028	Affordable Housing	Citywide	Provide Decent and Affordable Housing Provide Community Facilities and Infrastructure	\$50,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit 5 Households Assisted
11	New and Improved Infrastructure	2024	2028	Non-Housing Community Development	CDBG Target Area	Provide Community Facilities and Infrastructure	\$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
12	Sidewalk Improvement Program	2024	2028	Non-Housing Community Development	CDBG Target Area	Provide Community Facilities and Infrastructure	\$750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
13	ADA Improvements	2024	2028	Non-Housing Community Development	CDBG Target Area	Provide Community Facilities and Infrastructure	\$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Domestic Violence Support Services	2024	2028	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
15	Homeless Women, Children, and Families	2024	2028	Affordable Housing Non-Homeless Special Needs	Citywide	Support Continuum of Care System for the Homeless Provide Community and Supportive Services	\$30,000	Homeless Person Overnight Shelter 180 Persons Assisted
16	Crime and Fire Awareness and Prevention	2024	2028	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	\$5,000	Public Service other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
17	Activities for Youth and At-Risk Youth	2024	2028	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	\$30,000	Public Service other than Low/Moderate Income Housing Benefit: 1,500 Persons Assisted
18	Support Services for Seniors	2024	2028	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	\$60,000	Public Service other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19	Support Services for the LGBT Community	2024	2028	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	\$10,000	Public Service other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
20	Expand the Economic Base	2024	2028	Non-Housing Community Development	Citywide	Encourage Economic Development	\$50,000	Businesses Assisted 2 Business Assisted
21	Employment Opportunities	2024	2028	Non-Housing Community Development	Citywide	Encourage Economic Development	\$20,000	Jobs created/retained 2 Jobs
22	Emergency Public Support Services	2024	2028	Emergency Assistance	Citywide	Provide Community and Supportive Services	\$250,000	Public Service activities for Low/Moderate Income Housing Benefit: 5 Households Assisted

Table 62 – Goals Summary

Goal Descriptions

Goal	Goal Name	Goal Description
1	Housing Rehabilitation Program	Preserve existing housing stock by offering a housing rehabilitation program.
2	Blight and Substandard Housing Elimination	Eliminate blighted conditions and substandard housing

Goal	Goal Name	Goal Description
3	Code Enforcement	Continue City Code Enforcement efforts to eliminate blighted conditions and substandard housing.
4	Lead Based Paint Reduction	Coordinate public and private efforts to reduce lead-based paint hazards and protect young children
5	Asbestos Testing and Removal	Coordinate public and private efforts to eliminate asbestos hazards in housing.
6	Energy Efficiency	Afford opportunities for homeowners to improve the energy efficiency of the home with solar improvements.
7	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.
8	Promote Fair Housing	Promote fair housing services provided by the City's fair housing services provider.
9	Community, Parks, and Recreation Facilities	Provide for new and improve existing community, parks, and recreation facilities.
10	Improved and New Infrastructure in Support of Affordable Housing	Provide for new or improve existing infrastructure in support of Affordable Housing Rehabilitation Program
11	Improved and New Infrastructure not in Support of Affordable Housing	Provide for new or improve existing infrastructure not in Support of Affordable Housing.
12	Sidewalk Improvement Program	Operate a Sidewalk Improvement program to target areas where sidewalks are sub-standard or non-existent.

Goal	Goal Name	Goal Description
13	ADA Improvements	Upgrade existing community facilities and/or infrastructure to ensure ADA compliance
14	Domestic Violence Support Services	Provide community and support services for victims of domestic violence
15	Homeless Women, Children, and Families	Provide community and support services for homeless women, children and families
16	Crime and Fire Awareness and Prevention	Provide community and support services for crime awareness and prevention programs.
17	Activities for Youth and At-Risk Youth	Provide community and support services for youth and at-risk youth activities.
18	Support Services for Seniors	Provide community and support services for the senior population
19	Support Services for the LGBT Community	Provide community and support services for the LGBT community
20	Expand the Economic Base	Expand the economic base within the City of El Centro.
21	Employment Opportunities	Promote greater employment opportunities for residents.
22	Emergency Public Support Services	Provide emergency community and support services to income eligible clientele.

Table 63 – Goal Descriptions

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 64 - 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
Very-Low Income	1,001
Low Income	490
Moderate Income	462
Above Moderate Income	1,489
Total:	3,442

Table 65 – 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. 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
Streets Fee:						
Residential:	Single Family Dwellings					
	2 Bedroom	\$283				
	3 Bedroom	\$316				

	4 Bedroom	\$350
	5 Bedroom	\$383
Residential	Duplex	\$267
	Multi Family Dwellings	
	1 Bedroom	\$160
	2 Bedroom	\$200
	3 Bedroom	\$240

Table 66 –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 updating the Zoning Ordinance in 2022, the City included provisions for accessory dwelling units and junior accessory units that provides the opportunity for property owners to add one or potentially two dwelling units on sites with a single-family residence. In most circumstances, these units are not required to provide additional parking or open space requirements which would otherwise reduce the density.

Zoning requirements could also prohibit residential projects or require them to secure a Conditional Use Permit in certain zones. The 2022 Zoning Code update addressed this by creating two mixed-use zoning designations. The Mixed Use 1 zone allows for apartment projects "by-right", where before it would require a Conditional Use Permit. The new Mixed Use 2 Overlay applies to existing commercial areas around the Imperial Valley Mall and allows for the "by-right" development of apartment projects at densities between 21 dwelling units per acre to 30 dwelling units per acre and up to 38 dwelling units per acre for senior only projects.

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. A significant component to the processing time is complying with the California Environmental Quality Act (CEQA). When the City adopted its El Centro 2040 General Plan update, a programmatic environmental impact report (PEIR) was adopted. The PEIR serves to streamlining the CEQA review of projects that are consistent with the General Plan. For example, a residential subdivision project that is consistent with the land use and zoning designations, may take advantage of the PEIR by avoiding having to complete its own

environmental impact report or mitigated negative declaration. It could be reviewed using an addendum to the PEIR which would reduce review times or costs in preparing technical reports.

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 is 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 26-27, 2024. 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 one emergency shelters for women only which has a capacity to house up to 87 persons. The emergency shelter is operated by the 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.

WomanHaven 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 2021-2029, the City needs to accommodate the creation of 1,001 housing units for very-low income households and 490 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 2024, 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.

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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 2018-2022 ACS, the per-capita income in El Centro was \$22,039, compared to \$46,661 for the State. In El Centro, 21.1% of our residents are below poverty level compared to 12.2% for the State. The median household income in El Centro is \$54,922, compared to \$91,905 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. In 2017, the State of California passed the Building Homes and Jobs Act (SB 2, 2017), which established a County recording fees of \$75 on real estate documents, and it is anticipated to generate \$500 million annually for affordable housing projects. The new Permanent Local Housing Allocation (PLHA) provides formula and competitive funding to help cities and counties:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation
- Ensure geographic equity in the distribution of funds

The City of El Centro receives two allocations through the PLHA; the first as an entitlement city and the second for the established Colonia within the city limits. The approved PLHA Five-Year plan for both allocations identifies intent to lend funding allocations to an Affordable Housing developer to assist in the construction of a low- to moderate-income multi-family development.

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 particularly 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
- Imperial Valley Regional Chamber of Commerce
- Imperial Valley 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. 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 takes 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.

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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 2024-2028 Consolidated Plan, which starts on July 1, 2024 and ends on June 30, 2025, are described below.

However, prior to identifying the resources available to complete activities in program year 2024-2025, 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 \$563,406 of CDBG funds to complete the following activities and anticipates receiving \$20,000 in Program Income for a total of \$583,406.

Three housing programs in the amount of \$25,000, which consist of the following:

- Lead Based Paint Abatement Program
- Asbestos Testing/Abatement Program
- Sidewalks in Support of Housing

Public services activities in the amount of \$84,510 in CDBG funding and \$3,000 in Program Income will also be provided in the areas of fair housing, senior services, at-risk youth activities, homeless shelter services, and services to battered spouses and their children. 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 in the amount of \$82,500, which consists of conducting inspections for code violations and enforcement of state and/or local codes within the CDBG Target Area. Finally, the City will use \$258,715 in CDBG funds and \$13,000 in Program Income for the construction / reconstruction of sidewalks located within the city's CDBG target area.

To ensure the delivery of the services and activities, \$112,681 in CDBG funding and \$4,000 in Program Income will be utilized for Program Administration.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				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	563,406	0	0	563,406	1,690,218	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 Improvements Public Services	0	20,000	0	20,000	80,000	The City receives Program Income from State CDBG generated loans. With the CDBG PI, the city will complete, Public Services, Public Facilities/Infrastructure Improvements, and Planning & Administrative Activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	Public - State	Admin and Planning Economic Development Housing Public Improvements Public Services Other	0	0	451,200	451,200	451,200	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.
Other	Public - State	Admin and Planning Housing	0	30,000	0	30,000	150,000	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	400,000	400,000	0	The City received a HOME grant to continue efforts on the Owner-Occupied Rehabilitation Program

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	Public – State	Housing Homeless Services	620,000	0	1,950,000	2,570,000	2,480,000	The City of El Centro and El Centro Colonia receive Permanent Local Housing Allocation funding that is used to increase the supply of Affordable Homes and address homeless issues.

Table 67 - Expected Resources – Priority Table

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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 will apply for HOME funds through the State of California Department of Housing and Community Development to fund a housing rehabilitation loan program, rather than using CDBG funds for 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. During periods of time when HOME funds are not available, the City continues 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 Corporation to apply for funding from the Affordable Housing and Sustainable Communities (AHSC) 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. Of the 168 units, 166 will be affordable units and 2 manager's units; 40 will be one-bedroom units, 78 will be two-bedroom units, and 48 will be three-bedroom units. Phase I of the development will include 96 units, 24 will be one-bedroom, 47 will be two-bedroom, and 24 will be three-bedroom. Phase II will include 16 one-bedroom units, 31 two-bedroom units, and 24 will be three-bedroom. Both projects will also include a manager's unit each 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 project is currently under construction.

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, 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 funding source has been in the past to pave parking lots for City Parks.

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 collaborating 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

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

Upon the dissolution of the El Centro Redevelopment Agency, a Long-Range Property Management Plan (LRPMP) was created. At the time, there were 19 properties that are owned by the now dissolved redevelopment agency. Of the 19 properties, eight were for government use, four for commercial and industrial use, and seven were 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.

In 2020, the Surplus Land Act (SLA) was modified by AB1486 to ensure availability of property for affordable housing development. The SLA is a “right of first refusal” law that requires all local agencies to offer surplus land for sale or lease to affordable home developers and certain other entities before selling or leasing the land to any other individual or entity. Any time a local agency disposes of land, it must follow the SLA unless the land qualifies as exempt surplus land. Dispositions include both sales and leases. If a Notice of Interest (NOI) is received from a qualified party, a deed restriction must be recorded requiring that, in the event 10 or more residential units are developed on the land, 15% of the units must be set aside for affordable housing. Since the enactment of AB1486, the Agency has sold six of the residential lots and one of the commercial properties. The City of El Centro Successor Agency is evaluating the disposition of the remainder of the properties. The six residential lots were sold to a local realtor who will be constructing housing on the lots. At least 15% of the units will be established as affordable housing.

Discussion

During the time period of the Five-Year Consolidated Plan (2024-2028) City staff will continue 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	2024	2028	Affordable Housing	Citywide	Provide Decent and Affordable Housing	CDBG: \$5,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit
2	Asbestos Testing and Removal	2024	2028	Affordable Housing	Citywide	Provide Decent and Affordable Housing	CDBG: \$10,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit
3	Improved and New Infrastructure in Support of Affordable Housing	2024	2028	Affordable Housing	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	Promote Fair Housing	2024	2028	Affordable Housing Public Housing	Citywide	Promote Equal Housing Opportunity	CDBG: \$47,250	Fair Housing Services: 168

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Support Services for Seniors	2024	2028	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	CDBG: \$12,000 State Program Income: \$3,000	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
6	Public Services for Homeless	2024	2028	Homeless Non-Homeless Special Needs	Citywide	Support Continuum of Care System for the Homeless	CDBG: \$15,000	Homelessness Prevention: 58 Persons Assisted
7	Domestic Violence Support Services	2024	2028	Homeless Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	CDBG: \$5,344	Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
8	Activities for Youth and At-Risk Youth	2024	2028	Non-Homeless Special Needs	Citywide	Provide Community and Supportive Services	CDBG: \$5,130	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Code Enforcement	2024	2028	Non-Housing Community Development	CDBG Target Area	Provide Decent and Affordable Housing	CDBG: \$82,500	Housing Code Enforcement / Foreclosed Property Care Benefit: 100 Households Units
10	Sidewalk Improvement Program	2024	2028	Non-Housing Community Development	CDBG Target Area	Provide Community Facilities and Infrastructure	CDBG: \$258,715 State / Program Income: \$13,000	Public facility infrastructure activities other than Low/Moderate Income Housing Benefit: TBD Households Assisted

Table 68 – 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	Improved and New Infrastructure in Support of Affordable Housing	Provide for new and improve existing infrastructure in support of Affordable Housing Rehabilitation Program
4	Promote Fair Housing	Promote fair housing services provided by the City’s fair housing services provider.
5	Support Services for Seniors	Provide community and support services for the senior population.

Goal	Goal Name	Goal Description
6	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.
7	Domestic Violence Support Services	Provide community supportive services for battered spouses and their children.
8	Activities for Youth and At-Risk Youth	Provide community and support services for youth and at-risk youth activities.
9	Code Enforcement	Continue City Code Enforcement efforts to eliminate blighted conditions and substandard housing.
10	Sidewalk Improvement Program	Operate a Sidewalk Improvement Program to target areas where sidewalks are sub-standard or non-existent.

Table 69 – Goals Descriptions

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Projects

AP-35 Projects – 91.220(d)

Introduction

Priority Needs established in the FY 2024 - FY 2028 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2024-25 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 are seriously compromised.

Projects

#	Project Name
1	Lead Based Paint Testing/Abatement Program
2	Asbestos Testing / Abatement Program
3	Sidewalks in Support of Housing
4	Fair Housing Services
5	Senior Nutrition Program
6	Homeless Day Center
7	Sure Helpline
8	El Centro Police Athletic League
9	Code Enforcement
10	CDBG Sidewalks
11	Program Administration

Table 70 – 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	This activity will pay for the testing and abatement of Lead Based Paint in conjunction with the City's Housing Rehabilitation Program.
	Target Date	6/30/2025
	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	This activity will pay for the testing and abatement of lead-based paint in conjunction with the City's Housing Rehabilitation Program.
	Target Date	6/30/2025

	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	Fair Housing
	Target Area	Citywide
	Goals Supported	Promote Fair Housing
	Needs Addressed	Promote Equal Housing Opportunity
	Funding	CDBG: \$47,250
	Description	This activity will pay for fair housing services. Said services are being provided through a sub-recipient, Inland Fair Housing and Mediation Board.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 168 people will receive assistance pertaining to fair housing issues.
	Location Description	1275 W. Main Street, El Centro, CA 92243 - City-wide program
4	Project Name	Senior Nutrition Program
	Target Area	Citywide
	Goals Supported	Support Services for Seniors
	Needs Addressed	Provide Community and Supportive Services
	Funding	CDBG: \$12,000 State CDBG Program Income: \$3,000 for a total of \$15,000

	Description	This activity will pay for home-delivered meals to the most vulnerable senior population - those who are frail, home-bound, isolated, and nutritionally high risk.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 50 individuals will be assisted.
	Location Description	250 W. Orange Avenue, El Centro, CA 92243 – Citywide Program
5	Project Name	Homeless Day Center
	Target Area	Citywide
	Goals Supported	Public Services for Homeless
	Needs Addressed	Support Continuum of Care System for the Homeless
	Funding	CDBG: \$15,000
	Description	This activity will pay for wrap around services for homeless individuals that reside in the City.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 58 individuals will be assisted.
	Location Description	250 W. Orange Avenue, El Centro, CA 92243
6	Project Name	Sure Helpline
	Target Area	Citywide
	Goals Supported	Domestic Violence Support Services
	Needs Addressed	Provide Community and Supportive Services
	Funding	CDBG: \$5,130

	Description	This activity will pay for supportive services for battered spouses and their children.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 5 families will be assisted.
	Location Description	654 W Main Street, El Centro, CA 92243
7	Project Name	El Centro Police Athletic League
	Target Area	Citywide
	Goals Supported	Activities for Youth and At-Risk Youth
	Needs Addressed	Provide Community and Supportive Services
	Funding	CDBG: \$5,130
	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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 400 individuals will be served through this activity.
	Location Description	1104 N. 4 th Street, El Centro, CA 92243
8	Project Name	Code Enforcement
	Target Area	CDBG Target Area
	Goals Supported	Code Enforcement
	Needs Addressed	Provide Community and Supportive Services
	Funding	CDBG: \$82,500

	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	6/30/2025
	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 W Main Street, El Centro, CA 92243
9	Project Name	CDBG Sidewalks
	Target Area	CDBG Target Area
	Goals Supported	Sidewalk Improvement Program
	Needs Addressed	Provide Community Facilities and Infrastructure
	Funding	CDBG: \$258,715 State CDBG Program Income: \$20,000 for a total of \$271,715
	Description	For this activity, the city anticipates making improvements such as city sidewalks, curbs, gutters, etc. located within the low-moderate income CDBG Target area.
	Target Date	6/30/2025
	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. The locations to be improved are yet to be determine.
	Location Description	1275 W Main Street, El Centro, CA 92243
10	Project Name	Program Administration
	Target Area	Not applicable
	Goals Supported	Not applicable

Needs Addressed	Not applicable
Funding	CDBG: \$112,681 State CDBG Program Income: \$4,000 for a total of \$116,681
Description	Funds will be used to provide for the implementation, monitoring, and reporting of the CDBG Program.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	Not applicable
Location Description	1249 W. Main Street, El Centro, CA 92243

Table 71 – Project Summary Information

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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	61%

Table 72 - 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 lead-based paint and asbestos testing / abatement programs. 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.

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 the 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. 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 is currently under construction.

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

Table 73 - 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 74 - One Year Goals for Affordable Housing Support Type

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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 39 participating families (21 Section 8 and 18 PH). To date, 197 FSS participants have achieved economic self-sufficiency and no longer require any form of rental and welfare assistance. Of the 197 FSS graduates, 71 families (22 Section 8 families and 49 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) offered by the Federal Home Loan Bank of San Francisco (FHLBSF). This program assists income qualified first time home buyers by providing a 4:1 match on homebuyer contribution up to \$29,000 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, 11 participants are enrolled in the Homeownership Program. A total of 34 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.

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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 2014 - FY 2028 Consolidated Plan. The City anticipates expending approximately 17% of its public service cap (up to fifteen percent [15%] of the CDBG annual allocation) on homeless and homeless prevention services.

Describe the jurisdiction’s 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 2024-2025, the City plans to allocate funding in the amount of \$15,000 to Catholic Charities for their Homeless Day Center. This program provides the homeless population services such as shelter, personal care facilities, access to comprehensive continuum of care services, and linkage to longer-term housing and referrals to other community-based services. The City will also be providing \$15,000 to Catholic Charities for their Senior Nutrition Program. This activity will provide meals to homebound seniors in order to enable them to remain independent in their own residence.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City plans to allocate \$15,000 for Catholic Charities (Homeless Day Center) to address the homeless population by providing services such as shelter, personal care facilities, access to comprehensive continuum of care services, and linkage to longer-term housing and referrals to other community-based services.

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 2024-2028 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2024-2025 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 currently has prior year CDBG funding available to aid in the rehabilitation of properties of low/moderate income-eligible homeowners during the 2024-2025 program year. This funding will be supplemented by CalHOME or HOME Program Income. The City has also received State HOME funding in the amount of \$400,000 to continue with Owner-Occupied Housing Rehabilitation Program efforts.

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. Lastly, the City works in cooperation with the Imperial Valley Small Business Development Center, which offers training and counseling for small start-up businesses.

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 various social media platforms 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.

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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	\$20,000
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:	\$20,000

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%