



HOUSING POLICY
DEVELOPMENT, HCD
MAR 21 2011

March 18, 2011

Department of Housing & Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Re: Annual Housing Element Progress Report

To Whom It May Concern:

Attached please find the City of El Centro's Annual Progress Report on Implementation of the Housing Element for the January 1, 2010 to December 31, 2010 reporting period. The Annual Progress Report was approved by the City Council on March 15, 2011.

If you have any questions regarding the aforementioned, please do not hesitate to let us know.

Sincerely,

EL CENTRO DEPARTMENT OF PLANNING & HOUSING

Norma M. Villicaña, AICP
Director of Planning & Zoning

NMV:gg

Enclosures

Department of Planning & Zoning

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www.cityofelcentro.org

J:Drive:Correspondence-Dept Housing & Comm Dev Progress Report

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of El Centro

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Reporting Period by Calendar Year: From: 01-01-2010 to 12-31-2010

These forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year.

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

and

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

**PROGRESS REPORT ON THE IMPLEMENTATION OF THE
CITY OF EL CENTRO HOUSING ELEMENT (2008-2014)
January 1, 2010 through December 31, 2010**

A. BACKGROUND

California State law provides that most jurisdictions prepare an annual status report on the implementation of the Housing Element component of the General Plan. In this format, the City of El Centro is submitting its annual progress report on the implementation of the Housing Element to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) for review and evaluation. By providing this information, the City qualifies for State HCD housing funds.

The Housing Element is one of the mandatory elements of a General Plan, as required by State law. The City of El Centro recently updated its Housing Element for the 2008-2014 planning period, which was certified by HCD on October 30, 2009. The Housing Element establishes policies and programs in order to provide a wide variety of housing opportunities to meet the needs of all economic segments of the community as determined through the Regional Housing Needs Allocation (RHNA) process. The City's RHNA goal for this planning period is 2,908 total housing units composed of both market-rate and affordable units. This corresponds to 485 units annually. To achieve this objective, the City's housing strategy includes careful planning for residential land uses at appropriate location and densities. The strategy seeks to maximize housing opportunities on infill parcels already served by the City in order to utilize existing infrastructure.

This report summarizes the City's progress towards meeting its RHNA goals and other objectives during the 2010 calendar year as set forth in the Housing Element.

B. ANNUAL BUILDING ACTIVITY SUMMARY FOR NEW CONSTRUCTION - VERY LOW-, LOW-, AND MIXED INCOME MULTI-FAMILY PROJECTS (TABLE A)

Table A provides the total number of very low, low and mixed income multi-family projects for which a building permit for *new* residential construction was issued during this reporting period. In calendar year 2010, the City issued only one building permit for a new residential unit which is a significant decline from previous years.

C. ANNUAL BUILDING ACTIVITY SUMMARY FOR UNITS REHABILITATED, PRESERVED AND ACQUIRED (TABLE A2)

Table A2 provides the total number of units rehabilitated, preserved and acquired during this reporting period. In calendar year 2010, two (2) single-family residential units were rehabilitated under the City's Housing Rehabilitation Program.

D. ANNUAL BUILDING ACTIVITY SUMMARY FOR ABOVE MODERATE-INCOME UNITS (TABLE A3)

During this reporting period, no building permits were issued for above-moderate income residential units.

E. REGIONAL HOUSING NEEDS ALLOCATION PROGRESS (TABLE B)

The City of El Centro falls under the jurisdiction of the Southern California Association of Governments (SCAG). SCAG uses a predominately demographic formula to allocate the regional housing needs among the incorporated cities and unincorporated county areas. The City's fair share of the regional housing needs for the planning period 2006-2014 is 2,908 units. These units are distributed among income categories as depicted in Table B.

While the City of El Centro was able to meet its 1999-2006 RHNA goals, its ability to achieve the current RHNA goal is severely impacted by the current downturn in the economy. For the first five calendar years (January 2006-December 2010) of the current RHNA period, 514 housing units have been constructed. This accounts for 17.7% of the total RHNA goal.

The City has been proactive in planning for additional housing. Approximately, 4,022 units have already received entitlements through the zoning or development permit stage. Actual construction of these projects will largely depend on market forces, but the City's efforts in facilitating development of housing through the implementation of housing programs and process improvements will provide critical support. At this time, it is unclear how many of these project will actually be built due to the current lack of consumer demand and financing.

F. PROGRAM IMPLEMENTATION STATUS (TABLE C)

Despite the challenges of the economy and the depressed housing market, the City has been active in creating housing opportunities through its various programs. During this reporting period, the City initiated two zoning ordinance text amendments to foster equal housing opportunities in the City and remove housing constraints, particularly for those classified as special needs. It is anticipated that these text amendments will be approved during the first quarter of 2011.

In addition, the City continues to provide assistance to low and moderate income homeowners through the ongoing Housing Rehabilitation Program and First Time Homebuyer Assistance Program.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of El Centro
 Reporting Period 01-Jan-10 - 31-Dec-10

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4			5	5a	6		7	8	
			Affordability by Household Incomes					Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project			Est. # Infill Units*	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
803 Pico Ave.	SF	O			1		1	1	See Instructions	See Instructions		
(9) Total of Moderate and Above Moderate from Table A3			0		0		0					
(10) Total by income Table A/A3			1				1					
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of El Centro
 Reporting Period 01-Jan-10 - 31-Dec-10

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	1	1			Affordability based on HOME and CDBG Guidelines.
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income	1	1		2	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of El Centro
Reporting Period 01-Jan-10 - 31-Dec-10

Table B

Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.											Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1 2006	Year 2 2007	Year 3 2008	Year 4 2009	Year 5 2010	Year 6 2011	Year 7 2012	Year 8 2013	Year 9 2014		
	Very Low	Deed restricted	7	14	10							31
Restricted Non-deed												
Deed restricted			63	10							73	410
Low	Deed restricted											
	Restricted Non-deed											
	Deed restricted											
Moderate	Deed restricted											
	Restricted Non-deed											
	Deed restricted	467	35	29	5	1					107	360
Above Moderate		1,238	80	165	57	1					303	935
Total RHNA by COG. Enter allocation number:		2,908										
Total Units		124	277	106	6	1					514	2,394
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of El Centro
Reporting Period 01-Jan-10 - 31-Dec-10

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs, including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HOME and CDBG Rehabilitation	Rehab low income homes	Ongoing	
Code Enforcement on blighted housing	Eliminate unsightly property conditions in residential zones	Ongoing	City hired a full-time Code Enforcement Officer in 2009 to proactively identify poor housing conditions and work toward the improvement thereof.
Program 6 under Objective 4 of the Housing Element	Foster equal housing opportunity in the City	By 2011	City has initiated zoning ordinance text amendment.
Objective 5, Program 7 of the Housing Element	Remove housing constraints, particularly for those classified as "special needs"	By 2011	City has initiated zoning ordinance text amendment