



March 26, 2012

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 hereto is the Annual Housing Element Progress Report for the Reporting Calendar year January 1, 2011 to December 31, 2011.

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

Sincerely,

EL CENTRO DEPARTMENT OF PLANNING & ZONING

*Norma M. Villicaña*

Norma M. Villicaña, AICP  
Director of Planning & Zoning

NMV:gg

***Department of Planning & Zoning***  
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J:Correspondence: Housing & Comm HE 2012

**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: 01-01-2011 to 12-31-2011

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, 2011 through December 31, 2011**

**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 2011 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 2011, the City issued only one building permit for a new multi-family (duplex) residential unit under the low income category.

**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 2011, two (2) single-family residential units and two mobile homes 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, four (4) 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 six calendar years (January 2006-December 2011) of the current RHNA period, 518 housing units have been constructed. This accounts for 17.8% 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 projects 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 and approved two zoning ordinance text amendments to foster equal housing opportunities in the City and remove housing constraints, particularly for those classified as special needs. The text amendments were completed in March 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 01/01/2011 - 12/31/2011

**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 RHINA 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       |                                    | 4               |            | 4           | Affordability based on HOME and CDBG guidelines.  |
| (2) Preservation of Units At-Risk |                                    |                 |            | 0           |   |
| (3) Acquisition of Units          |                                    |                 |            | 0           |   |
| (5) Total Units by Income         | 0                                  | 4               | 0          | 4           |   |

\* 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.<br>Single Family | 2.<br>2 - 4 Units | 3.<br>5+ Units | 4.<br>Second Unit | 5.<br>Mobile Homes | 6.<br>Total | 7.<br>Number of<br>infill units* |
|--|---------------------|-------------------|----------------|-------------------|--------------------|-------------|----------------------------------|
| No. of Units Permitted for <b>Moderate</b>       | 0                   | 0                 | 0              |                   |                    | 0           |                                  |
| No. of Units Permitted for <b>Above Moderate</b> | 4                   |                   |                |                   |                    | 4           |                                  |

\* Note: This field is voluntary

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

Jurisdiction City of El Centro  
Reporting Period 01/01/2011 - 12/31/2011

**Table B**

**Regional Housing Needs Allocation Progress**

Permitted Units Issued by Affordability

| Income Level   | RHNA Allocation by Income Level        | Permitted Units Issued by Affordability |        |        |        |        |        |        |        |        |        | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|--|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
|  |  | 2006                                    | 2007   | 2008   | 2009   | 2010   | 2011   |        | Year 7 | Year 8 | Year 9 |                                 |                                      |
| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. |  | Year 1                                  | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 |        |                                 |                                      |
| Very Low   | Deed Restricted<br>Non-deed restricted | 7                                       | 14     | 10     |        |        |        |        |        |        |        | 31                              | 689                                  |
| Low  | Deed Restricted<br>Non-deed restricted |   | 63     | 10     |        |        |        |        |        |        |        | 73                              | 410                                  |
| Moderate   | Deed Restricted<br>Non-deed restricted | 37                                      | 35     | 29     | 5      | 1      |        |        |        |        |        | 107                             | 360                                  |
| Above Moderate   |  | 80                                      | 165    | 57     | 1      |        | 4      |        |        |        |        | 307                             | 931                                  |
| Total RHNA by COG.<br>Enter allocation number:   |  | 124                                     | 277    | 106    | 6      | 1      | 4      |        |        |        |        | 518                             | 2,390                                |
| Total Units  |  |   |        |        |        |        |        |        |        |        |        |                                 |                                      |
| 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 01/01/2011 - 12/31/2011

**Table C**  
**Program Implementation Status**

| Program Description<br>(By Housing Element Program Names)   | Name of Program                     | Objective   | Timeframe<br>in H.E. | Status of Program Implementation  |  |
|---|-------------------------------------|---|----------------------|---|--|
| <p align="center"><b>Housing Programs Progress Report - Government Code Section 65583.</b><br/>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.</p> | <b>HOME and CDBG Rehabilitation</b> | Rehab low income dwellings                                      | Ongoing              |   |  |
|   | <b>Code Enforcement</b>             | Eliminate unsightly property conditions in residential zones    | Ongoing              | Full-time code enforcement officer continues to proactively identify poor housing conditions and work toward the improvement thereof. |  |
|   | <b>Objective 1 - Program 11</b>     | Rezoning parcels to R-2 and R-3 in order to meet remaining RHNA | Ongoing              | Approved rezoning of 1.25 acres at 1725 Adams from CG, general commercial to R-3, multi-family residential.                           |  |
|   | <b>Objective 4- Program 6</b>       | Foster equal opportunity  | By 2011              | Zoning ordinance text amendment completed in March 2011.  |  |
|   | <b>Objective 5 - Program 7</b>      | Remove housing constraints for small care homes                 | By 2011              | Zoning Ordinance text amendment completed in March 2011.  |  |
|   |                                     |   |                      |   |  |
|   |                                     |   |                      |   |  |
|   |                                     |   |                      |   |  |
|   |                                     |   |                      |   |  |
|   |                                     |   |                      |   |  |

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

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General Comments:

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