

**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: City of El Centro

Mailing Address: 1275 Main Street  
El Centro, CA 92243

Contact Person: Norma M. Villicana Title: Community Development  
Director

Phone: (760) 337-4545

FAX: (760) 337-4564

E-mail: nvillicana@cityofelcentro.org

Reporting Period by Calendar Year: From: 01-01-2012 to 12-31-2012

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

Housing Policy Department  
Received on:

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**PROGRESS REPORT ON THE IMPLEMENTATION OF THE  
CITY OF EL CENTRO HOUSING ELEMENT (2008-2014)  
January 1, 2012 through December 31, 2012**

**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 2012 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 2012, the City issued one (1) building permit for single-family home. Although no building permits for new-multi-family residential units were issued in 2012, a 73-unit low income multi-family project (Las Brisas) was completed during this reporting period.

**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 2012, 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, three (3) 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 seven calendar years (January 2006-December 2012) of the current RHNA period, 522 housing units have been constructed. This accounts for 18% 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 various housing programs. Additionally, the City of El Centro continues to adopt Zoning Ordinance changes to streamline housing production and to facilitate the development of housing units and transitional housing.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of El Centro  
 Reporting Period 1/1/2012 - 12/31/2012

**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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes			5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 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 restrictions.		
			Very Low-Income	Low-Income	Moderate-Income						Above-Moderate-Income	
618 Euclid	SFR	O		1			1					
(9) Total of Moderate and Above Moderate from Table A3				1	0	3	3					
(10) Total by Income Table A/A3				1		3	4					
(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 1/1/2012 - 12/31/2012

**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 in 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	2			2	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	2	0	0	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)**

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

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of El Centro  
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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.		2006	2007	2008	2009	2010	2011	2012	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	7	14	10	0	0	0	0			31	689
	Non-deed restricted											
	Deed Restricted	0	63	10	0	0	0	1			74	
Low	Deed Restricted											360
	Non-deed restricted											
	Deed Restricted	37	351	29	5	1	0				107	
Moderate	Deed Restricted											928
	Non-deed restricted											
	Deed Restricted	80	165	57	1		4	3			310	
Above Moderate												
Total RHNA by COG. Enter allocation number:											522	2,385
Total Units		124	277	106	6	1	4	4				
Remaining Need for RHNA Period												

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



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***Housing Element Implementation***  
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General Comments:

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