

DRAFT

CITY OF EL CENTRO



2006
CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION
REPORT (CAPER)

SEPTEMBER 2007

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EXECUTIVE SUMMARY

The 2006 program year marks the third year the City of El Centro has received Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The purpose of these funds is to assist the City in meeting the affordable housing, community and economic development needs of its residents, particularly individuals and families considered to have low or moderate levels of income. In order to use these funds to meet the greatest existing need within the community, the City undertakes a planning process known as the Consolidated Planning Cycle. This process is documented by three reports: (1) Consolidated Plan, (2) One-Year Action Plan, and (3) Consolidated Annual Performance and Evaluation Report (CAPER).

This report is a CAPER for the 2006 Program Year, which started August 1, 2006 and ended June 30, 2007. Where the Consolidated Plan and One-Year Action Plan described what the City planned to do, the CAPER details what the City actually accomplished. In FY 2006, the City had the following federal resources available to administer its Consolidated Plan:

FY 2006 CDBG	\$688,352.00
Other Funding Source (State CDBG Program Income)	\$302,566.00
FY 2004 CDBG Reprogrammed funds	\$282,473.00
TOTAL CDBG	\$1,273,391.00

With these funds, the City administered 11 programs / projects and made substantial progress on most of the objectives included in the Five-Year Strategic Plan. Accomplishments for the year are summarized in the table on the following page. Some highlights include:

- Rehabilitated three (3) single family homes occupied by low/moderate income families, seniors or disabled persons.
- Tested and/or abated 4,968 sq. ft. of lead hazards throughout the City.
- Provided 107 parents with parenting classes and/or seminars regarding parenting skills for City of El Centro residents.
- Provided 191 homeless women and their children with emergency shelter, meals and counseling.
- Provided 799 women in need and their children with services to escape domestic violence, homelessness, and unemployment.
- Delivered two fair housing trainings, and hosted the first Fair Housing fair as part of the Fair Housing program in the City of El Centro.
- Provided healthy activities to 171 youths through PAL- Health Enrichment Lifestyles Program provided to City of El Centro youths.
- Assisted 5,953 persons through the Community Center Branch Library by offering after school tutorial services.
- Provided Crime Prevention services to 3,215 persons located in CDBG target areas with an overall total of 5,465 persons served throughout the City of El Centro. These activities were offered by the City's El Centro Police Department.

What is the Consolidated Plan?

Every three to five years the City determines the different levels of need within its jurisdiction through public hearings, consultations with local social service providers, and quantitative research. The result is a Needs Assessment that the City uses as the basis for its Strategic Plan. The Strategic Plan is a compilation of goals and objectives the City will pursue in order to alleviate and satisfy the community's affordable housing, community and economic development needs. Together, the Needs Assessment and the Strategic Plan form the Consolidated Plan. This 2006 CAPER covers the goals and priorities of the City's first Consolidated Plan that was adopted in June 2004 and expires in August 2009.

What is the 1-Year Action Plan?

In addition to the Consolidated Plan, which plots a general course of action, the City also develops a One-Year Action Plan each year that the City utilizes federal grant funds. The One-Year Action Plan describes specific projects and activities the City will undertake, as well as the different financial resources it will use to meet the affordable housing, community and economic development needs.

I. Foster and Maintain Affordable Housing

Objectives / Programs	Funds Budgeted	Funds Expended	2006-2007 ACCOMPLISHMENTS
A. Preserve and Rehabilitate Existing Affordable Housing Stock			
Residential Rehabilitation Program	\$300,000 - CDBG Entitlement	\$235,546.16	A total of \$235,546.16 of CDBG Entitlement funds were used to provide amortized and deferred loans, or a combination thereof, to low- and moderate-income homeowners for the purpose of rehabilitating their homes. A total of three loans were granted for up to 98% of the property equity.
Rental Rehabilitation Program	\$100,000 - State CDBG	\$0.00	The City has approximately \$100,000 of State CDBG funds available to provide 3% loans of up to \$50,000 to owners of rental units occupied by low- and moderate-income tenants. During the program year the City funded no loans. City staff is currently working on a \$500,000 HOME grant request to fund its Housing Rehabilitation Program. The application is due to HCD on August 15, 2007.
B. Expand Supply of Affordable Housing			
No CDBG funds were allocated to support new housing construction during this program year.	\$0.00	N/A	On August 2005, the City submitted a \$5 million grant application to HOME for funding consideration for a 72- unit multi-family apartment project for very low and low income families. HCD is still reviewing this grant request as environmental issues are still pending clearance from HCD. On August 15, 2007, the City will be submitting a \$2 million grant request to HOME for the construction of 16 affordable apartment units for seniors.
C. Increase Opportunities for Homeownership			
Mortgage Down Payment Assistance Program	\$1,500,000 -RDA Funds	\$0.00	For PY 2006, the City continued to utilize Redevelopment funds to administer its Mortgage Down Payment Assistance Program. The program offers down payment assistance of up to \$20,000 in the form of a 0% deferred loan secured by a second trust deed. During the program year the City funded no loans.
D. Decrease Governmental Constraints			
Payment of Building Permits and Development Fees	\$50,000 RDA Funds	\$0.00	Staff is currently reviewing its guidelines to encourage the use of funds. Agency staff is working on completing seven affordable for-sale housing units by June 2008 to encourage homeownership among targeted income families. The City continues to assist developers and non-profit entities with financing and priority processing for affordable housing projects. Although the City did not utilize CDBG Entitlement funds to fulfill this objective during the program year, the City did direct \$50,000 of Redevelopment Agency funds to help single-family homeowners participating in the City's Residential Rehabilitation Loan Program pay

for building permits and development fees associated with their rehabilitation project. A total of 0 units were provided assistance. However, no funds were expended during this program year.

E. Eliminate Blighted Conditions and Substandard Housing Through Enhanced Code Enforcement Activities

For 2006-2007, the City did not allocate Federal CDBG funds for this activity.

II. Homeless Objectives

Objectives / Programs	Funds Budgeted	Funds Expended	2006-2007 ACCOMPLISHMENTS
A. Improve public services for the homeless population and support the development of a continuum of care system on a region wide basis			
Center for Family Solutions - WomanHaven	\$15,000 - Other Funding Sources (State CDBG Program Income)	\$15,000.00	WomanHaven provided 799 women and their children who are living in violent situations with shelter and other support services to help them remain safe and self-sufficient. Services included: information and referral services, transportation, case management, counseling, legal services, job skill development workshops, parenting classes, educational and training programs, children programs.
Catholic Charities - House of Hope	\$15,000 - Other Funding Sources (State CDBG Program Income)	\$15,000.00	The House of Hope is a 23 bed emergency shelter that provides a clean, safe, and sober home environment for homeless women and their children. Clients received such services as: meals, clothes when needed, in-house health presentations, case management, information, referral services, and laundry facilities. During the program year, Catholic Charities assisted 191 homeless women and their children.

III. Special Needs Population Objectives

Objectives / Programs	Funds Budgeted	Funds Expended	2006-2007 ACCOMPLISHMENTS
A. Assist Special Needs Persons In Reducing Housing Costs and with their Rehabilitation Needs			
Imperial County Child Abuse Prevention Council	\$10,000 - Other Funding Sources (State CDBG Program Income)	\$9,440.00	During the program year, the CARE Program assisted 96 parents with parent/community seminars and parenting classes in target areas. Activities are provided to encourage parent's involvement in their children's life as well as a healthy relationship with them. This service allows parents to learn parenting techniques as well as encouragement for improving parenting skills.

IV. Fair Housing

Objectives / Programs	Funds Budgeted	Funds Expended	2006-2007 ACCOMPLISHMENTS
Fair Housing	\$10,000 - CDBG Entitlement	\$1,760.00	As part of the City's fair housing community outreach two events took place during the month of April 2007. One was on April 11, 2007, this was a joint event with the Imperial Valley Board of Realtors. A speaker from the San Diego Board of Realtors was paid to provide fair housing training for local realtors during their monthly luncheon. The event was attended by local realtors. In addition, on April 24, 2007, the City of El Centro hosted its first Fair Housing Fair. Approximately 100 people attended this event. A donation of \$1,000 was given by the local Rabobank branch to assist the City in hosting its first Fair Housing fair. A donation of \$150 was also received from El Dorado Realty for this event.

V. Lead-Based Paint

Objectives / Programs	Funds Budgeted	Funds Expended	2006-2007 ACCOMPLISHMENTS
Lead-Based Paint Program	\$30,000 - CDBG Entitlement	\$29,777.50	In conjunction with the City's Residential Rehabilitation Program, the City spent \$29,777.50 in CDBG funds to test and reduce or eliminate lead-based paint hazards on rehabilitated properties built prior to 1978. The square footage completed was 4,968 sq. ft.

VI. Non-Housing Community Development Needs

The City has assigned high priority to street and sidewalk improvements, flood drain improvements, commercial rehabilitation, job creation, job training, and crime awareness.

Objectives / Programs	Funds Budgeted	Funds Expended	2006-2007 ACCOMPLISHMENTS
A. Improve Public Services			
Community Center Branch Library	\$25,000 - CDBG Entitlement	\$24,004.13	During the program year, this program assisted 5,953 persons through its homework center located in a CDBG target area. CDBG funds were used to pay for staff salaries.
City of El Centro - Micro Loan Business Program	\$25,000 - Other Funding Sources (State CDBG Program Income)	\$0.00	During the program year, the Micro Loan Business Program conducted outreach to promote loan program. However, no loans were processed. Funds were reprogrammed for fiscal year 2007-2008.
El Centro Police Athletic League-Health Enrichment Lifestyles Program (HELP)	\$23,252 - CDBG Entitlement	\$19,601.40	The El Centro Police Athletic League assisted 171 youths by providing health enrichment classes which include weights, aerobics, and nutritional classes to promote healthy living among the community's youth. This project is located in a CDBG target area.

City of El Centro - Crime Prevention Program	\$55,000 - CDBG Entitlement	\$42,580.57	This program provided for the salary of one Community Services Officer to deliver crime prevention, school outreach, and Youth/Recreational programs in an effort to improve public safety in CDBG target areas. A total of 3,215 people were assisted.
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VII. Public Facilities/Infrastructure

Objectives / Programs	Funds Budgeted	Funds Expended	2006-2007 ACCOMPLISHMENTS
Public Facilities/Water Splash Pad	\$180,000 - Reprogrammed funds	\$0.00	The City will spend \$180,000 for the installment of an aquatic water splash pad at the McGee Park in the City of El Centro located in a CDBG target area by December 2007.
Sidewalk Improvements/Infrastructure	\$457,469 – Reprogrammed funds, Other Funding Sources (State CDBG Program Income), and CDBG Entitlement	\$0.00	The City will spend \$456,469 to construct sidewalk improvements for PY 2006/07 which will be completed by December 2007. During the program year, the City awarded the contract to complete this project.

VIII. Program Administration

Objectives / Programs	Funds Budgeted	Funds Expended	2006-2007 ACCOMPLISHMENTS
Program Administration	\$127,670 - CDBG Entitlement	\$118,267.65	The City provided technical assistance to its sub-recipients and monitored their performance in both meeting the clients needs and capacity to comply with regulatory requirements.
Fair Housing	\$10,000 - CDBG Entitlement	\$1,760.00	The City participated in two fair housing events. On April 11, 2007 in a joint effort with the Imperial Valley Board of Realtors, a speaker from the San Diego Board of Realtors was paid to provide fair housing training for local realtors during their monthly luncheon. The event was attended by local realtors. In addition, on April 24, 2007, the City of El Centro hosted its first Fair Housing Fair. Approximately 100 people attended this event.

IX. Anti-Poverty Strategy

			2006-2007 ACCOMPLISHMENTS
			In an effort to reduce the number of households in poverty, the City will support 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. Under the economic development objectives of the City, the City further proposes 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.
X. Reduce barriers to affordable housing	2006-2007 ACCOMPLISHMENTS
	The City proposes to monitor existing procedures for indications of excessive constraints against affordable housing development, monitor land use in the City to identify development opportunities, and to continue to administer its affordable housing programs.
XI. Enhance institutional structure	2006-2007 ACCOMPLISHMENTS
	The City proposes to identify residents whose needs are not met within the current structure, increase coordination with the Redevelopment Agency, provide incentives to affordable housing developers, and coordinate resources of existing public service agencies.
XII. Address obstacles to meeting underserved needs	2006-2007 ACCOMPLISHMENTS
	The City will address obstacles to meeting underserved needs, mainly lack of resources, by administering programs in a responsive manner and/or by leveraging additional funding sources.
XIII. Improve public housing and comply with Comprehensive Planning	2006-2007 ACCOMPLISHMENTS
	The City will work with the necessary organizations to improve public housing and comply with comprehensive planning.

STRATEGIC PLAN: 2006 Projects vs. Local Objectives and HUD Specified Objectives	CITY OF EL CENTRO STRATEGIC OBJECTIVES										HUD SPECIFIED OBJECTIVES									
	Preserve the Existing Housing Stock	Expand the Supply of Affordable Housing	Increase Affordable Housing Opportunities	Decrease Governmental Constraints	Eliminate Blighted Conditions and Substandard Housing through Enhanced Code Enforcement Activities	Improve Public Services for the Homeless and Support the Development of a Regionwide Continuum of Care System	Assist Special Needs Persons in reducing Housing Costs and Meeting their Rehabilitation Goals	Improve Services for Special Need Persons	Affirmatively Further Fair Housing	Improve Public Services (General)	Address Obstacles to Meeting Needs	Foster & Maintain Affordable Housing	Remove Barriers To Affordable Housing	Address Lead Paint Threat	Reduce Poverty	Develop Institutional Structure	Enhance Service Coordination	Improve Public Housing		
CDBG PUBLIC SERVICES - \$143,252																				
El Centro Public Library <i>Community Center Branch Library (\$25,000)</i>									X	X										
Center for Family Solutions <i>WomanHaven (\$15,000)</i>					X					X				X						
Catholic Charities <i>House of Hope (\$15,000)</i>									X	X				X						
I. C Child Abuse Prevention Council <i>CARE Program (\$10,000)</i>									X	X										
El Centro Police Athletic League <i>Health Enrichment Lifestyles Program (\$23,252)</i>									X	X										
City of El Centro Police Department <i>Crime Prevention Program (\$55,000)</i>									X	X										
CDBG HOUSING PROJECTS - \$330,000																				
City of El Centro Economic Development Department <i>Residential Rehabilitation Loan Program (\$300,000)</i>	X										X									
City of El Centro Economic Development Department <i>Lead Based Paint Abatement (\$30,000)</i>	X												X							
CDBG PUBLIC FACILITIES - \$637,469																				
El Centro Public Works <i>Sidewalk Improvements Project (\$457,469)</i>											X									
City of El Centro Parks and Recreation Department <i>Water Splash Pad (\$180,000)</i>											X									
ECONOMIC DEVELOPMENT																				
City of El Centro Economic Development Department <i>Micro-Enterprise Loan Program (\$25,000)</i>														X						
ADMINISTRATION- \$137,670																				
City of El Centro Economic Development Department <i>CDBG Program Administration (\$127,670)</i>																				
City of El Centro Economic Development Department <i>Fair Housing (\$10,000)</i>								X												

PERFORMANCE MEASUREMENTS - OBJECTIVES AND OUTCOMES

The U.S Department of Housing and Urban Development has implemented new performance measurements to be utilized for each activity undertaken by the City. The City has reviewed and approved these new objectives and outcomes on its 2006-2007 Annual Action Plan and will reflect in future Consolidated Annual Performance Evaluation Reports as required by HUD by FY 2007.

Objective:	Suitable Living Environment
Outcome:	Availability/ Accessibility
Outcome statement:	Enhance suitable living environments through availability/accessibility
<i>Applicable programs:</i>	<i>Emergency Shelters and Transitional Housing Fair Housing Crime Prevention Public Services</i>
Objective:	Decent Housing
Outcome:	Availability/ Accessibility
Outcome statement:	Create decent housing through availability and accessibility
<i>Applicable programs:</i>	<i>Rehabilitation Abatement Program New Housing Public Works/Improvements</i>
Objective:	Economic Opportunity
Outcome:	Affordability
Outcome statement:	Provide economic opportunity through affordability
<i>Applicable programs:</i>	<i>Economic Development</i>

PERFORMANCE MEASUREMENTS

HUD's National Objective Number	Specific Objective	Program Name	Objective	Outcome	Outcome/Objective-Outcome Statements	Performance Indicators
2	Housing	Residential Rehabilitation Loan Program	Decent Housing	Availability/Accessibility	DH-1	Owner occupied units rehabilitated
2		Lead Based Paint Abatement Program	Decent Housing	Availability/Accessibility	DH-1	Owner occupied units rehabilitated
1	Public Services	Catholic Charities-House of Hope	Suitable Living Environment	Availability/Accessibility	SL-1	Homeless shelters
1		WomanHaven	Suitable Living Environment	Availability/Accessibility	SL-1	Homeless shelters
1		I.C CAP council- CARE Program	Suitable Living Environment	Availability/Accessibility	SL-1	Public Service
1		Police Athletic League (PAL)- HELP Program	Suitable Living Environment	Availability/Accessibility	SL-1	Public Service-Youth Services
1		El Centro City Public Library	Suitable Living Environment	Availability/Accessibility	SL-1	Public Service-Youth Services
1		City of El Centro Police Department	Suitable Living Environment	Availability/Accessibility	SL-1	Public service-Crime Prevention
1	Public Facilities/Infrastructure	El Centro Parks & Recreation	Suitable Living Environment	Availability/Accessibility	SL-1	Public Facility Improvements
1		El Centro Public Works	Suitable Living Environment	Availability/Accessibility	SL-1	Public Infrastructure Improvements
3	Economic Development	Micro-Loan Business Program	Creating Economic Opportunities	Affordability	EO-2	Economic Development
N/A	Planning & Administration	Program Administration	N/A	N/A	N/A	N/A
N/A		Fair Housing- Promote Fair Housing	N/A	N/A	N/A	N/A

Outcome/Objective: DH (Decent Housing) SL (Suitable Living Environment) EO (Economic Opportunities)
 Outcome Statements: 1 (Availability/Accessibility) 2 (Affordability) 3 (Sustainability)

ASSESSMENT OF GOALS AND OBJECTIVES

In order to gauge the City's progress in meeting the goals and objectives included in the 2004-2009 Five-Year Consolidated Plan, the accomplishments of Program Year (PY) 2006 are summarized below according to the Strategic Plan. The Strategic Plan included the following strategies:

Foster and Maintain Affordable Housing

- Expand the supply of affordable housing.
- Increase affordable homeownership opportunities.
- Decrease government constraints.
- Eliminate blighted conditions and substandard housing through enhanced code enforcement.

Homeless Objectives

- Improve public services for homeless population and support the development of a Continuum of Care System on a region-wide basis.

Special Need Population Objectives

- Assist special needs persons in reducing housing costs and with their rehabilitation needs.
- Improve public services for special need populations.

Fair Housing

- Promote Fair Housing

Public Facilities and Park Improvements

- Provide public facilities and park improvements.

Crime Prevention

- Create safer and more accessible neighborhoods.

Infrastructure

- Improve the Infrastructure of deteriorating neighborhoods.

Public Services

- Address public service needs.

Economic Development

- Expand the economic base and promote greater employment opportunities for residents.

The Strategic Plan also addressed goals common to communities throughout the country, such as reducing the number of families in poverty and reducing barriers to affordable housing. Please note that the accomplishments regarding these goals are addressed in the "Other Actions" section.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City divided its efforts to foster and maintain affordable housing into specific objectives that are described more fully below. The six objectives are:

1. Preserve existing housing stock.
2. Expand the supply of affordable housing.
3. Increase affordable homeownership opportunities.
4. Decrease government constraints.
5. Eliminate blighted conditions and substandard housing through enhanced code enforcement.

PRESERVATION OF THE EXISTING HOUSING STOCK

The City is dedicated to preserving the existing affordable housing stock throughout the City. Usually after 30 years most homes start to exhibit signs of deterioration. According to the 2000 Census, roughly 41.5% of the City's housing stock is older than 30 years. Given this, the City focuses much of its efforts on rehabilitation programs intended to preserve and improve the overall housing stock condition. During the program year the City uses CDBG Entitlement funds as well as HOME funds and Redevelopment funds to provide the following rehabilitation programs:

Residential Rehabilitation Loan Program

ONE-YEAR GOAL: 3 UNITS ONE-YEAR ACCOMPLISHMENTS: 3 UNITS ON TARGET 100%

A total of \$235,546.16 of CDBG Entitlement funds were used to provide amortized and deferred loans, or a combination thereof, to low and moderate income homeowners for the purpose of rehabilitating their homes. A total of three loans were granted for up to 98% of the property equity.

Rental Rehabilitation Program

ONE-YEAR GOAL: 2 UNITS ONE-YEAR ACCOMPLISHMENTS: 0 UNITS ON TARGET 0%

The City has approximately \$100,000 of State CDBG funds available to provide 3% loans of up to \$50,000 to owners of rental units occupied by low- and moderate-income tenants. During the program year the City did not fund any loans.

EXPAND THE SUPPLY OF AFFORDABLE HOUSING

Within the next five years, the City will concentrate on expanding the supply of affordable housing through new construction and/or rehabilitation in order to achieve the City's Regional Housing needs goal of 259 low-income housing units through 2006.

INCREASE AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES

The high cost of housing in El Centro makes it extremely difficult for low and moderate income potential homebuyers to find adequate, affordable housing. In most cases, there is a significant gap between what a low or moderate income family can afford to purchase and the median price of a house in El Centro.

Mortgage Down Payment Assistance Program

ONE-YEAR GOAL: 15 UNITS ONE-YEAR ACCOMPLISHMENTS: 0 COMPLETED ON TARGET 0%

For PY 2006, the City continued to utilize State of California HOME funds, CALHome funds, and Redevelopment funds to administer its Mortgage Down Payment Assistance Program. The program offers down payment assistance of up to \$20,000 in the form of a 0% deferred loan secured by a second trust deed. However, no loans were funded during the PY 2006.

DECREASE GOVERNMENTAL CONSTRAINTS

The City continues to assist developers and non-profit entities with financing and priority processing for affordable housing projects. Although the City did not utilize CDBG Entitlement funds to fulfill this objective during the program year, the City did direct \$50,000 of Redevelopment Agency funds to help single-family homeowners participating in the City's Residential Rehabilitation Loan Program pay for building permits and development fees associated with their rehabilitation project. A total of 0 were provided assistance.

ELIMINATE BLIGHTED CONDITIONS AND SUBSTANDARD HOUSING THROUGH ENHANCED CODE ENFORCEMENT

The Redevelopment Agency of the City of El Centro budgeted for a Graffiti Removal Program in its 2006-07. On September 2006, the City of El Centro Redevelopment "Agency" embarked on an aggressive effort to beautify areas within the City by offering a Graffiti Removal Program. This program is aimed at eliminating blight and improving the aesthetics of the City of El Centro Redevelopment Project Area which includes the CDBG target areas. Within the first month of operation, maintenance staff covered approximately 16,911 square feet of walls and fences. This program is funded with funding from the City's General Fund and Redevelopment proceeds.

HOMELESS POPULATION OBJECTIVES

The following activities were funded or undertaken by the City during the Program Year in order to improve the public services targeted for persons who are homeless or who are at risk of homelessness and support the Development of a Continuum of Care System on a region-wide basis.

Catholic Charities – House of Hope

ONE-YEAR GOAL: 100 PERSONS ONE-YEAR ACCOMPLISHMENTS: 191 PERSONS ON TARGET 191%

The House of Hope is a 23 bed emergency shelter that provides a clean, safe, and sober home environment for homeless women and their children. Clients received such services as: meals, clothes when needed, in-house health presentations, case management, information and referral services, and laundry facilities.

Center for Family Solutions - WomanHaven

ONE-YEAR GOAL: 650 PERSONS ONE-YEAR ACCOMPLISHMENTS: 799 PERSONS ON TARGET: 123%

WomanHaven provided shelter and other support services to 799 women and their children who are temporarily homeless due to violent living conditions. Services provided by this agency helped their clients remain safe and self-sufficient and included: information and referral services, transportation, case management, counseling, legal services, job skill development workshops, parenting classes, educational and training programs, children programs.

SPECIAL NEEDS POPULATION OBJECTIVES

The Strategic Plan must address the needs of persons who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families. The Strategic Plan specifically calls for the City to:

1. Assist special needs persons in reducing housing costs and with their rehabilitation needs.

For the 2006 program year, the City did not allocate Federal CDBG funds for this activity.

FAIR HOUSING

Provisions to affirmatively further fair housing are principals and long-standing components of the housing and community development programs administered by the U.S. Department of Housing and Urban Development (HUD). HUD requires all local entitlement jurisdictions receiving grant funding through the Community Planning and Development Programs to engage in fair housing planning and certify that it will take "action" to affirmatively further fair housing." The activity listed below describes the accomplishments of the City in meeting this requirement.

PROMOTE FAIR HOUSING

Fair Housing Program

ONE-YEAR GOAL: 2 ACTIVITIES ONE-YEAR ACCOMPLISHMENTS: 2 ACTIVITIES ON TARGET: 100%

The City allocated \$10,000 for a fair housing program for 2006-07 fiscal year. A total of \$1,760 has been spent on guest speakers, training, and public advertisement, and fair housing certificates.

For this fiscal year staff attended two trainings on fair housing issues. One of the trainings was provided by the Inland Mediation Board whom provided training for five staff members from the Economic Development Department and one staff member from the Planning Department. In addition, two staff members attended a 3-day Fair Housing Training provided by the San Diego Fair Housing Council in San Diego, California.

As part of the City's fair housing community outreach, two events took place during the month of April 2007. One was on April 11, 2007, this was a joint event with the Imperial Valley Board of Realtors. A speaker from the San Diego Board of Realtors was paid to provide fair housing training for local realtors during their monthly luncheon. The event was attended by 26 local realtors. In addition, on April 24, 2007, the City of El Centro hosted its first Fair Housing Fair. Approximately 100 people attended this event. In addition, the Imperial Irrigation District (IID), Rabobank, Senior Club, Countrywide Mortgage, Chicago Title, Imperial County Health Department, El Centro Police Department, Imperial Valley Housing Authority, and the Imperial Valley Regional Occupational Program participated in the event by disseminating information at resource tables.

LEAD-BASED PAINT

The City is committed to significantly reducing or eliminating lead-based paint hazards and preventing Lead poisoning in children and seniors.

Lead-Based Paint Abatement Program

ONE-YEAR GOAL: 8 UNITS

ONE-YEAR ACCOMPLISHMENTS: 4 UNITS

ON TARGET: 50 %

In conjunction with the City's Residential Rehabilitation Program, the City spent \$29,777.50 in CDBG funds to reduce or eliminate lead-based paint hazards on rehabilitated properties built prior to 1978. Defective surfaces were appropriately treated and/or abated using safe work practices.

PUBLIC FACILITIES AND PARK IMPROVEMENT

The main objective of providing assistance for additional public facilities and park improvements is to improve the health and welfare of target neighborhoods and augment the availability of local services to low- and moderate-income persons through the development of public facilities such as senior centers, youth centers, park and recreation facilities, neighborhood facilities, child care centers, health facilities and parking facilities. The following capital expenditure projects were funded during the program year to help meet this objective.

PROVIDE PUBLIC FACILITIES AND PARK IMPROVEMENTS

City of El Centro Water Splash Pad

ONE-YEAR GOAL: 1 PROJECT

ONE-YEAR ACCOMPLISHMENTS: 0 FACILITY

ON TARGET 0%

A total of \$180,000 was allocated for a water splash pad project. This project will not be completed during the 2006-2007 fiscal year due to delays in environmental clearing phase. In addition, during the first bid opening all bids were over budget from the funding set aside from CDBG funding. The second bid opening was due on June 19, 2007 from which the lowest bidder was selected. On July 18, 2007, the City Council awarded this contract for an amount of \$211,828.18. The City is also using Recreation Impact Fees to complete this project.

CRIME PREVENTION

CREATE SAFER AND MORE ACCESSIBLE NEIGHBORHOODS

The City is dedicated to ensuring that its neighborhoods are safe and that public services are readily accessible to low- and moderate-income residents. Crime prevention and after-school programs will be implemented.

Crime Prevention Program

ONE-YEAR GOAL: PROVIDE CRIME PREVENTION SERVICES IN LOW/MOD AREAS.

ONE-YEAR ACCOMPLISHMENTS: 3,215 ON TARGET: YES

Funded with CDBG program income, this program provided for the salary of one Community Services Officer to deliver crime prevention, school outreach, and Youth/Recreational programs in an effort to improve public safety in CDBG target areas.

INFRASTRUCTURE

The City's Capital Improvement Plan for 2004-2009 includes over \$100 million in capital improvement

projects. Projects consist of improvements to the water and wastewater treatment facilities, water and sewer line extensions and replacement, street improvements, transportation, park upgrades, traffic signalization and renovations to public buildings. Although the plan covers the entire City, many of the projects are proposed within the CDBG target areas, which typically contain older residential units served by utilities and facilities in need of improvement. For the 2006 program year the City did allocate funding to improve sidewalks within low-moderate income areas; however, due to delays in project implementation the City was not able to complete the proposed improvements. The City is also utilizing State CDBG funds under the Colonia Allocation to improve the El Dorado Colonia, which is located in the northwestern reaches of the City of El Centro.

Sidewalk Improvements/Infrastructure

ONE-YEAR GOAL: SEVERAL CDBG AREAS ONE-YEAR ACCOMPLISHMENTS: NONE ON TARGET: NO

A total of \$457,469 was allocated for sidewalk improvements. . This project will not be completed during the 2006-2007 fiscal year as these were delays during the environmental review phase. In addition, during the first bid opening all bids were over budget from the funding set aside from CDBG funding. The second bid opening closed on June 5, 2007, from which the lowest bidder was selected. On July 18, 2007, the City awarded this contract for an amount of \$420,033.00. The project is scheduled for completion late December 2007.

PUBLIC SERVICES

ADDRESS PUBLIC SERVICES NEEDS

Community Center Branch Library

ONE-YEAR GOAL: 250 PERSONS ONE-YEAR ACCOMPLISHMENTS: 5,953 PERSONS ON TARGET- 2,382%

During the program year, this program assisted 5,953 persons through its homework center. CDBG funds were used to pay for staff salaries in charge of attending the Homework Center located in a CDBG target area.

Center for Family Solutions - WomanHaven

ONE-YEAR GOAL: 650 PERSONS ONE-YEAR ACCOMPLISHMENTS: 799 PERSONS ON TARGET: 123%

WomanHaven provided 799 women and their children who are living in violent situations with shelter and other support services to help them remain safe and self-sufficient. Services included: information and referral services, transportation, case management, counseling, legal services, job skill development workshops, parenting classes, educational and training programs, children programs.

Catholic Charities – House of Hope

ONE-YEAR GOAL: 100 PERSONS ONE-YEAR ACCOMPLISHMENTS: 191 PERSONS ON TARGET 191%

The House of Hope is a 23 bed emergency shelter that provides a clean, safe, and sober home environment for homeless women and their children. Clients received such services as: meals, clothes when needed, in-house health presentations, case management, information and referral services, and laundry facilities.

Imperial County Child Abuse Prevention Council – CARE Program

ONE-YEAR GOAL: 175 PERSONS ONE-YEAR ACCOMPLISHMENTS: 96 PERSONS ON TARGET: 55%

During the program year, the Imperial County CAP Council- CARE Program provided 96 services to parents attending their parenting classes as well as workshops. The workshops emphasized parenting techniques, disciplining your children, and communicating with your children. This service allows parents to maintain a healthy relationship with their children as well as providing discipline in a healthy manner.

EI Centro Police Athletic League (PAL) – H.E.L.P

ONE-YEAR GOAL: 400 PERSONS ONE-YEAR ACCOMPLISHMENTS: 171 PERSONS ON TARGET: 43%

The EI Centro Police Athletic League- HELP assisted 165 youths in providing a health education program where youth had an opportunity to attend nutritional classes, exercise classes, and cooking classes. The focus of the activity is to enhanced youths knowledge to prevent child obesity by encouraging youths to exercise and eat nutritionally. This project is located in a CDBG target area.

AFFIRMATIVELY FURTHERING FAIR HOUSING

The City completed its first “Analysis of Impediments to Fair Housing Choice”, or “AI” study on April 30, 2006. This analysis identified potential public and private sector impediments to achieving the goal of fair housing for all protected groups. According to HUD, impediments are intentional actions, or actions that have the effect, of *restricting housing choices or the availability of housing choices because of race, color, religion, sex, disability, familial status, or national origin.*

The AI examined several private (i.e., predatory lending, steering) and public (i.e., zoning, displacement activities) factors that potentially could pose impediments to fair housing choice. As HUD does not provide thresholds to define “impediments,” the City’s actions are directed at taking positive steps to affirmatively further fair housing.

1) Taking Appropriate Actions

The AI includes a “fair housing action plan” that describes the actions the City plans to take during the last three years of its Consolidated Plan period, Program Years 2007-2008, and 2008-2009.

In Program Year 2007-2008, the City plans to continue completing the following fair housing actions:

Action #1 – Fair Housing Coordinator: Because of the absence of comprehensive fair housing services, the City has designated the Community Development Specialist assigned to the City’s Housing Division as, “Fair Housing Coordinator.”

The coordinator not only will be familiar with the interim fair housing laws, but also where and how to file discrimination complaints. In addition, the fair housing coordinator will provide information and referral services to residents having fair housing needs.

Staff prepared a Request For Proposal (RFP) to procure an organization that may assist in addressing fair housing issues. The City began the RFP process from May 8, 2007 to June 8, 2007. Through this program, the Economic Development Department will provide public information by disseminating fair housing pamphlets, client counseling, events and periodic advertisements in the newspaper.

Action #2 – Education and Training Seminars: City staff has received fair housing training from a well-qualified fair housing provider. On January 29, 2007, representatives from the Inland Fair Housing and Mediation Board provided a fair housing workshop to CDBG program administrators with the Housing Division and staff from the City’s Planning Department.

Action #3 – Adopt a Reasonable Accommodation Procedure: The City’s Planning Department has been working with P & D Consultants/EDAW to incorporate a “reasonable accommodation procedure” in the City’s Zoning Ordinance.

AFFORDABLE HOUSING

In the 2006 Program Year, the City funded a residential rehabilitation loan program, and one homeownership program. Details on these programs are included in the section above entitled “Foster and Maintain Affordable Housing” under the Assessment of Five-Year Goals and Objectives. HUD also asks the City to summarize beneficiaries by tenancy and income level for those programs assisted with CDBG funds:

Tenancy by Income Level	Actual Beneficiaries
Renter, Extremely Low Income	n/a
Renter, Low Income	n/a
Renter, Moderate Income	n/a
Owner, Extremely Low Income	1 unit (1 rehabilitated unit and 0 assisted)
Owner, Low Income	2 unit (2 rehabilitated unit and 0 assisted)
Owner, Moderate Income	0 unit (0 rehabilitated units and 0 assisted)

Households are considered to have “worst-case needs” if they do not receive rental assistance and pay more than one-half of their income for rent or live in severely inadequate housing. These households face the greatest risk of becoming homeless. Losing one’s housing is a traumatic event. To assist these households, we try to fund organizations that provide homeless prevention programs. The City partnered with Catholic Charities’ House of Hope program and the Center for Family Solutions’ WomanHaven program to administer homeless prevention programs that serve “worst-case needs” households.

CONTINUUM OF CARE

In order to effectively address homelessness in a comprehensive manner, HUD asks cities to form Continuums of Care. A Continuum of Care refers to an overall plan to coordinate the efforts of all involved parties to meet the needs of homeless persons and persons at risk of homelessness. The components of a Continuum include homeless prevention, emergency shelter, transitional shelter, permanent supportive housing, and supportive services. The overall objective is to move homeless persons and families outside the service delivery system into emergency housing, then to transitional housing, and finally to self-sufficiency or permanent supportive housing.

A Housing and Services Continuum of Care for Homeless and Those At-Risk of Homelessness

For People at Risk of Homelessness
PREVENTION ASSISTANCE
(rental assistance, eviction prevention, foreclosure assistance, heat/energy assistance, etc.)

*For people in
Crisis*



*For people in
Transition*



*For people
Maintaining Stability*

Depending on the situation, a person can...

<p>Have access to emergency shelter: Various models are needed to accommodate many types of individuals and families, including youth, victims of domestic violence, people with disabilities, etc.</p>	<p>Live in a transitional housing program – especially for those benefiting from a peer setting, a time-limited length of stay, and / or a confidential location.</p> <p><i>(Eventually the person / family will need to move to a permanent arrangement).</i></p>	<p>Live in permanent affordable housing with a strong link to supportive services that are needed and desired in order to regain stability.</p> <p><i>(Types and intensity of service may change over time, but there is no need to change housing).</i></p>	<p>Live in permanent affordable housing for which there is no limit on the length of stay and for which the person / family pays no more than 30% of their income for housing.</p>
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The City of El Centro participates in the Imperial County Regional Task Force on Homelessness, a collaboration of other cities, non-profit organizations, local groups and charities, that works toward the development of a countywide continuum of care system that nurtures and strengthens the services available for homeless persons. With the belief that it is more cost effective to help a person avoid homelessness by providing preventative services than provide emergency shelter and supportive services when they are homeless, the County’s Continuum of Care provided such services as:

- **Emergency Utility Payments** - Campesinos Unidos, Inc., Catholic Charities, WomanHaven, Inc., Neighborhood House of Calexico and the Salvation Army provided emergency utility payments through the Emergency Food and Shelter Program (EFSP).
- **Mental Health Counseling** – WomanHaven Inc., provided an extensive violence prevention program for youth and adults, which assists them to learn behaviors which are designed to prevent people from getting into situations which may lead to job loss or criminal charges and ultimately homelessness.
- **Service Delivery** – The Regional Homeless Task Force presents its service delivery days throughout Imperial County in an effort to serve those families which are near homeless through gifts of food and or clothing vouchers.
- **Domestic Violence** – WomanHaven, Inc. provides shelter and supportive services to victims of domestic violence and their children.

OTHER ACTIONS

HUD asks the City to specifically address the following issues as part of its year-end assessment.

1. Address Obstacles Meeting Underserved Needs
2. Foster and Maintain Affordable Housing
3. Reduce Numbers of Families Living in Poverty
4. Evaluate and Reduce the Threat of Lead-Based Paint
5. Eliminate Barriers to Affordable Housing
6. Enhance Institutional Structure
7. Improve Public Housing and Resident initiatives
8. Ensure Compliance with Comprehensive Planning Requirements

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 dedicated \$1,198,829 in CDBG Entitlement, HOME, and CalHome funds to rehabilitate the properties of low/moderate income-eligible homeowners.

In addition, the City spent \$30,000 in federal funds to a number of social service providers to address the needs of the homeless, disabled, elderly and persons affected by domestic violence. Such services included shelter, food, clothing, counseling, transportation, and case management.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

In addition to the funded affordable housing programs discussed in detail in the above sections, the City is currently exploring options to encourage the development of affordable housing.

The City is currently working on an infill affordable housing project to be located at 118 W. State Street (CDBG target area). The project will be funded with California Housing Finance Agency funds. The project consists of furnishing equipment, labor and materials to perform all work. The home consists of a new 1200 sq. ft. 4 bedrooms, 2 bath residence on a city owned lot to provide an affordable home qualified to a low income First Time Homebuyer.

In addition, the City is working on subdividing a lot own by the Redevelopment Agency located on Holt and Heil Avenue (CDBG target area) into six housing lots for the development of affordable homeownership housing units to be purchased by either qualified low or moderate income families. The lots will be subdivided into six lots each about 6,500 square feet. The Agency started a tentative subdivision map process on July 5, 2006. The final map is expected to be completed by August 2007.

Also, HCD is still reviewing the 2005 HOME application submitted on August 2005 for funding consideration for 72- units of affordable housing project for very low and low income families. HCD is still reviewing this grant request as environmental issues are still pending clearance from HCD.

Furthermore, the City worked in conjunction with the Center for Family Solutions Transitional Housing Project. The project consists of the sale of property owned by Agency to CFFS for the development of a transitional housing shelter. The shelter will consist of seven (7) studio-type apartment units with one bathroom each, a central laundry room, parking, landscaping and required on-site and off-site public improvements. Project is scheduled for completion by August 31, 2007.

Staff is currently working with AMG & Associates to submit a \$2 million HOME grant application by August 15, 2007 for funding for up to 16 rental units for Phase II of the El Centro Senior Villas project site.

REDUCE NUMBERS OF FAMILIES LIVING IN POVERTY

The City funded the following public service programs that assisted families in increasing or maintaining their economic situation, including:

- Center for Family Solutions - WomanHaven
- Catholic Charities – House of Hope

Other programs the City funded to assist families establishing higher levels of self-sufficiency by helping them preserve and protect their housing, which is often their main asset, include the City's Residential Rehabilitation Loan and Lead Based Abatement Program. Staff is currently evaluating a code enforcement program specifically for housing units. While these programs may not necessarily reduce the number of families in poverty, they help families maintain their current level of independence and avoid an increased dependence on the public dollar.

EVALUATE AND REDUCE THREAT OF LEAD BASED PAINT

The City is dedicated to reducing lead-based paint hazards and preventing childhood lead poisoning over the next five years. The threat of lead is addressed through the City's Lead Based Paint Abatement Program and on an as-needed basis in conjunction with its Residential Rehabilitation loan program.

As part of these programs policies and procedures, each program participants received a copy of the pamphlet "A Notification – Watch Out For Lead-based Paint Poisoning." A total of 4 pre-1979 units were inspected and tested for lead-based paint hazards. Of these four (4) units tested, four (4) tested positive and were appropriately treated.

Other actions pursued by the City included: City staff monitoring lead-poisoning data maintained by Imperial County Department of Public Health, educating residents on the health hazards of lead based paint through the use of brochures and encouraging the screening of children for elevated blood-lead levels and supporting the lead-based paint hazards inspection and abatement efforts of the Imperial Valley Housing Authority during the modernization of its public housing units.

ELIMINATE BARRIERS TO AFFORDABLE HOUSING

While there are several constraints to the development of affordable housing in El Centro, this section specifically addresses those that are policy based or within the control of the City. Some of the barriers that affordable housing developers face in El Centro are lack of developable land within the city limits, development and planning fees and processing times. The City has recognized that these fees may hurt

the affordability of new developments. Where appropriate, the City participates through its Redevelopment Agency by assisting developers with the processing fees, building permit fees, plan check fees, and inspection fees for affordable housing projects. In regards to reducing processing times, the City has established a set process to expedite all tasks in a timely fashion. In addition, the City is attempting to raise the issue of affordability and possibly considering in-lieu fees at the very beginning of the process in order to provide developers with as many options as possible to include an affordable element in their development plan.

ENHANCE INSTITUTIONAL STRUCTURE

The City continued to partner 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 subrecipients and monitors their performance in both meeting the clients 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.

IMPROVE PUBLIC HOUSING AND RESIDENT INITIATIVES

Currently, El Centro has 348 public housing units owned and managed by the Imperial Valley Housing Authority. These units are maintained by federal, state and local funds and are deemed “affordable” since the majority of the households do not pay more than 30% of their income on rent.

ENSURE COMPLIANCE WITH COMPREHENSIVE PLANNING REQUIREMENTS

The City of El Centro is tasked with ensuring all federal regulations and statutes that govern the use of CDBG funds and the Consolidated Plan are followed. For each project and program, the City undertook the necessary measures to ensure full compliance, including review of program eligibility and compliance with national objectives, environmental review, labor standards review and compliance, monitoring of sub-recipients, ensuring public participation, reporting to HUD, and noticing requirements.

The City is a local and active member of the Imperial Valley Housing Authority and Imperial County Regional Task Force on Homelessness. The City does review and comment on each agency’s Action Plan and Management Plan, and ensures their activities are consistent with the priorities in the City’s Consolidated Plan.

LEVERAGING RESOURCES

Given the scarcity of funding for affordable housing and community development projects, the City makes an effort to use its federal grant funds to leverage additional dollars and also to find other funding sources. In the 2006 program year, the City was able to leverage the following resources:

- Residential Rehabilitation Loan Program: The City utilized approximately \$1,198,829 of previous year’s allocations of State of California CDBG, HOME and CalHome funds to administer this program. The City also uses funds from the El Centro Redevelopment Agency from its 20% of tax increment collected under the Low to Moderate Housing fund.

- Rental Rehabilitation Program: No funds were used during the 2006 year. However approximately \$100,000 of State CDBG funds are available to administer an on-going rental rehabilitation program for units that are occupied by low-income tenants.
- Mortgage Down Payment Assistance Program: The City continued to offer down payment assistance of up to \$20,000 for income qualifies first time homebuyers. A total of \$1,500,000 of Redevelopment funds are available to provide secondary loans to low-income families who would not have qualified for a mortgage if not for the City's assistance.
- Payment of Building Permits and Development Fees: The City utilized \$7,975 of Redevelopment Agency funds to assist Residential Rehabilitations Program participants pay for building permits and development fees.
- El Dorado Colonia Street Improvement Project – Phase II: Approximately \$3,058,308.90 of State of California CDBG Colonia funds were available to continue the construction of needed street improvements (e.g., curbs, gutters, sidewalks and street lighting) in the City's State designated El Dorado Colonia. This project was completed on December 2006.

SELF-EVALUATION

In an effort to identify strengths, weaknesses, and opportunities for improvement in the administration of future programs, the City of El Centro has responded to the following questions suggested by HUD:

1. Are the City's activities and strategies making an impact on identified needs and what indicators would best describe the results?

The City is progressing as expected in the service delivery of affordable housing and community development. Given the broad range of services provided with this type of funding, it is difficult to gain a real understanding of what was accomplished by aggregating the benefits of all programs to generate an indicator such as a total numbers of persons served. For example, some beneficiaries received funds to rehabilitate their home while some beneficiaries received counseling or food subsidies. It is best to measure the success of each individual program on its own system. For detailed accomplishments, please refer to the IDIS Grantee Performance Report.

2. What barriers may have a negative impact on fulfilling the strategies and the overall vision?

The high cost of housing in El Centro makes it extremely difficult for low- and moderate-income prospective buyers find adequate, affordable housing. In addition, escalating construction costs and building permits continue to be a significant barrier to meeting the City's Consolidated Plan objectives.

3. What is the status of the City's grant programs and are any activities or types of activities falling behind schedule?

Water Splash Pad:

- ♦ This project will not be completed until October 2007 due to the over the budget bids submitted during the first bidding process. Project underwent a second bidding process in mid May 2007 and contract was awarded on July 18, 2007.

Sidewalk Improvements/Infrastructure:

- ♦ This project will not be completed until October 2007 due to the over the budget bids submitted during the first bidding process and delays in the environmental clearance phase. Project underwent a second bidding process in mid May 2007 and contract was awarded on July 18, 2007.

4. Are grant disbursements timely, and do actual expenditures differ substantially from letter of credit disbursements?

In regard to the CDBG program, the City is considered to be timely in expenditures if it has less than 150% of its allocation amount available to spend 60 days before the close of the fiscal year. The City is currently on schedule and remains timely.

5. Are major goals on target?

The City is meeting a majority of its goals and objectives. The fact that the City did not meet its proposed goal on some programs is not necessarily a reflection of staff performance or capacity. Most goals are loosely based on the level of funds budgeted for an activity while the number of accomplishments is more closely based on the actual level of need in the community. In other words, the City may have overestimated the amount of funds needed to address an issue. Also, fiscal year starts in July of each funding year; however, it takes about an additional month for required documentation to be completed. Thus, the fiscal year is reduced in number of months for an activity to be completed on time. Staff has used previous data gathered from the FY 2005-06 accomplishments to refine its future goals and measurements and develop its established performance measurement system. From previous gathered information, Staff has given sub-recipients the opportunity to decrease the number of people to be served within fiscal year by taking into consideration length of fiscal year and reduction of funding submitted in their proposal.

6. What, if any, adjustments or improvements to strategies and activities might meet your needs more effectively?

As mentioned above, the City will consider reprogramming funds on projects and programs that do not adequately meet program goals or do not use funds in an expedient manner. The City utilizes the new performance measurement system instituted by HUD to help make these types of decisions.

CDBG NARRATIVE STATEMENT

- a) **Assessment of final use of funds to priorities identified in Consolidated Plan, especially those identified as high priority.**

The City indicated in the Consolidated Plan that a high level of need existed for housing development and rehabilitation, homeless services and shelter, public facilities, senior programs, youth programs, and services for special populations like disabled persons and battered and abused spouses. The uses of CDBG funds in the 2006 Program Year reflect these priorities. Please refer to the IDIS report entitled "Summary of Accomplishments for Program Year 2006" to see a detailed breakdown of funds committed and expended by activity category.

b) Analysis of how funds were distributed among different categories of housing needs identified in the Consolidated Plan.

CDBG funds were used for a variety of housing programs to meet the needs detailed in the Consolidated Plan:

- i) provided loans to eligible, single- family homeowners to bring their unit up to code

Some of the public services also served the housing needs of residents. House of Hope Emergency Shelter provided short-term housing for homeless women and their children and WomanHaven Emergency Shelter provided short-term housing for women and children who are victims of domestic violence.

c) Evaluate the extent CDBG funds were used to benefit low- and moderate-income persons.

Per the IDIS Report CDBG Financial Summary included below, the City spent 100% of its CDBG program funds (not including administration) on serving primarily low and moderate-income persons.

d) Describe the nature and reasons behind any changes in program objectives.

There were no changes to program objectives throughout the 2006 program year.

e) Describe how the jurisdiction will change its programs as a result of its experiences.

After learning from the 2006 program, City staff will pursue more funding sources, provide more technical assistance to the partnering sub-recipient organizations, and formalize the compliance and general administrative duties. The City will continue to find funding sources to increase the availability and/or opportunities for low/moderate families to become homeowners.

f) Other Statements:

The City pursued all resources indicated in the One-Year Action Plan and did not, through action or willful inaction, attempt to hinder the implementation of the Consolidated Plan. All funds were used to meet a qualified national objective. For activities that served a target clientele that was not presumed to primarily be low and moderate income, the City or its designated sub-recipient would document household income. No CDBG funds were used on a project that led to the displacement or relocation of a household or business.

g) Economic development activities:

The Micro-Loan Business Loan Program was unable to provide small business loans to low/moderate income persons. The funding will be reprogrammed to fiscal year 2007/2008.

h) Program income.

Program income includes (1) funds returned to revolving loan funds; (2) program income from float funded activities; (3) income from the sale of real property; (4) other loan repayments; (5) prior period adjustments; (6) loans outstanding or written off; (7) and lump sum drawdown payments. During the 2006 Program Year, the City received \$471,652 as part of Other Funding Source- State CDBG Program Income from the repayment of a down payment assistance loan or a payoff from housing rehabilitation project.

i) Rehabilitation activities.

The City utilized \$235,431.16 in CDBG funds to provide housing rehabilitation assistance to low and moderate-income households.

j) Neighborhood Revitalization Strategy Area Benchmarks:

The City does not have a revitalization strategy area.

PUBLIC PARTICIPATION

The City encourages public participation in the review and assessment of the 2006 program year by making the draft CAPER available for public review and comment from August 15th to August 30th. The announcement about the availability of the CAPER was published in the Imperial Valley Press and made available on the City's website at www.cityofelcentro.org. The CAPER was available at the following locations:

- ♦ City Clerk's Office, 1275 Main Street, El Centro, CA
- ♦ Economic Development Department, 1249 Main Street, El Centro, CA
- ♦ Community Center, 375 South 1st Street, El Centro, CA
- ♦ Public Library, 539 State Street, El Centro, CA

The City will hold a public hearing on the CAPER and the City's performance for PY 2006 program year in meeting its community development and affordable housing goals. The public hearing will be held on August 15, 2007 at 6:00 PM at the El Centro City Council Chambers, located at 1275 Main Street, in El Centro, California.

**NOTICE OF PUBLIC HEARING
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
DRAFT CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FOR FISCAL
YEAR 2006-2007**

Pursuant to the United States Department of Housing and Urban Development (HUD) regulations, the City of El Centro has prepared the draft Consolidated Annual Performance Evaluation Report (CAPER) for the 2006-2007 Community Development Block Grant Program Year. The CAPER provides an assessment of the City's performance in meeting Fiscal Year 2006-2007 housing and community development goals as outlined in the previously adopted Fiscal Year 2006-2007 One Year Action Plan.

Notice is hereby given that the City of El Centro has prepared the CAPER for FY 2006-2007. A copy of the CAPER is required to be made available to the public for review and comment for a fifteen (15) day period. The CAPER draft will be available for public review from August 15, 2007 to August 30, 2007, at the following locations:

- City Clerks Office, 1275 Main Street
- Other locations as noted in the City's Citizen Participation Plan

A Public Hearing to solicit public comment from interested citizens will be held on August 15, 2007, 6:00 p.m. at El Centro City Council Chambers, located at 1275 Main Street, El Centro, California. The purpose of the Public Hearing for the CAPER is to allow the public the opportunity to comment on the manner in which the City utilized federal and non-federal funds for the one-year period that ended on June 30, 2007.

The City of El Centro encourages citizen participation in the CDBG process. If you are interested, please attend the August 15, 2007 hearing. If you are unable to attend the hearing, written comments will be accepted up to the date of the hearing. If you have any questions, please contact the economic Development Department at (760) 337-4543.

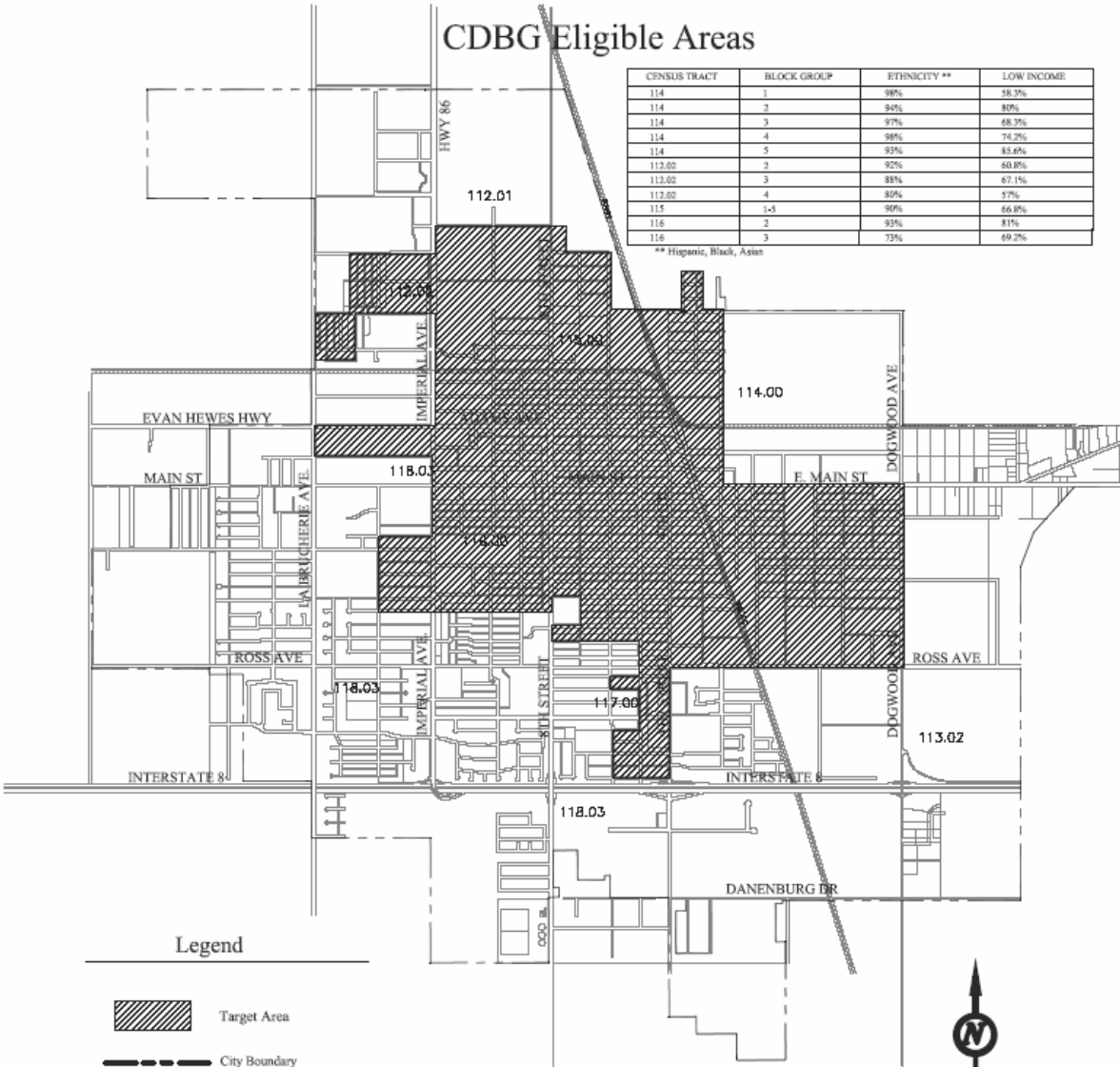
(ADD PROOF OF PUBLICATION)

Will be attached

CDBG Eligible Areas

CENSUS TRACT	BLOCK GROUP	ETHNICITY **	LOW INCOME
114	1	98%	38.3%
114	2	94%	80%
114	3	97%	68.3%
114	4	98%	74.2%
114	5	93%	85.6%
112.02	2	92%	60.8%
112.02	3	88%	67.1%
112.02	4	80%	57%
115	1-3	90%	66.8%
116	2	93%	81%
116	3	73%	69.2%

** Hispanic, Black, Asian



City of El Centro
CENSUS TRACT ETHNICITY MAP