

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

596



FROM: Economic Development Agency

SUBMITTAL DATE:
September 14, 2006

SUBJECT: Public Hearing on the 2005-2006 Consolidated Annual Performance Evaluation Report (CAPER) for the U.S. Department of Housing and Urban Development CPD Funded Programs

RECOMMENDED MOTION: That the Board of Supervisors conduct a public hearing to obtain views and comments of citizens on the annual submission of the 2005-2006 CAPER.

BACKGROUND: On May 3, 2005, the Board adopted the 2005-2006 One Year Action Plan of the 2004-2009 Consolidated Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) programs. Pursuant to 24 CFR Part 91.520, the County must prepare and submit to HUD an annual report of the progress that has been made toward accomplishing the goals set forth in the Five-Year Consolidated Plan. The programs covered under the CAPER are the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and the Emergency Shelter Grant (ESG). The CAPER is required to be submitted to HUD within 90 days of completion of the program year. Further, 24 CFR 91.105 requires the County conduct a minimum of two public hearings at separate stages of the program year. The County has elected to hold one of these public hearings during the preparation of the CAPER.

Departmental Concurrence

RZ:JC:DL:SH:JT:jg

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[Signature]
Robin Zimpfer
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature *[Signature]*

- Policy
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.: 16.1 **District:** All **Agenda Number:**

County of Riverside
**Consolidated Annual Performance
and Evaluation Report**
July 1, 2005 - June 30, 2006

DRAFT



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2006

County of Riverside
Consolidated Annual Performance and Evaluation Report
July 1, 2005 - June 30, 2006

Riverside County
Board of Supervisors

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San Jacinto and Temecula

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ESG Grantee Summary Report 2003 Projects (3 pages)	
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ESG Statistics	
CDBG Housing Activities (6 pages)	
Home Matching Liability Report (1 page)	
Status of HOME Grants as of 6-30-05 (9 pages)	
Status of HOME Activities (22 pages)	
Summary of Consolidated Plan Projects for Program Year 2005-2006 (attachment)	

ASSESSMENT

I. Overview

The County of Riverside receives funding annually from the U.S. Department of Housing and Urban Development (HUD) to undertake housing and community development activities. As an Urban County under the Community Development Block Grant (CDBG) Program and a Participating Jurisdiction under the HOME Program, the County of Riverside operates these programs in the unincorporated County and within fourteen cooperating cities. The County is also an entitlement community under the Emergency Shelter Grant Program and operates the program Countywide.

In May of 2004, the County adopted a five-year (2004-2009) Consolidated Plan that identifies the County's economic, housing, and community development needs and establishes objectives to address those needs. The Consolidated Plan is a comprehensive planning document that identifies the County's overall needs for affordable and supportive housing as well as economic and community development needs. The Strategic Plan section of the document outlines a five-year strategy for use of available resources to meet the identified needs. Each year of the five year plan, the County adopts a One Year Action Plan to implement the goals and objectives of the Consolidated Plan.

The Consolidated Plan Annual Performance Evaluation Report (CAPER) is a U.S. Department of Housing and Urban Development (HUD) mandated report for all communities that receive CDBG, HOME, Supportive Housing Program (SHP), and Emergency Shelter Grant Program (ESG) funds. The County of Riverside's 2005 CAPER describes the following: economic, housing and community development activities carried out, funds made available for low income housing activities, and the number of low income households who were assisted through non-housing related activities. This information is provided to cover the fiscal year from **July 1, 2005 - June 30, 2006**. The CAPER also evaluates the County's overall progress in carrying out high priority needs identified in its Consolidated Plan and the Annual Action Plan. The CAPER reports the County's success in meeting the economic, housing and community development goals as outlined in its Consolidated Plan. Overall, the County met its annual goals as well as the high priority needs identified in the Five Year Strategic Plan.

The Board of Supervisors adopted the County of Riverside's **2005-2006** Action Plan on **May 2, 2004**. The One Year Action Plan, incorporated within the 2004-2009 Consolidated Plan, is the projected one-year use of funds Riverside County proposed to undertake to address priority needs and local objectives with anticipated program income and funds received during the **2005-2006** program year under the Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME) and Emergency Shelter Grant (ESG) programs for meeting housing and community development objectives.

ASSESSMENT

**NOTICE OF AVAILABILITY FOR
PUBLIC REVIEW AND COMMENT
AND NOTICE OF PUBLIC HEARING
COUNTY OF RIVERSIDE
2005-2006 COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

NOTICE IS HEREBY GIVEN pursuant to the provisions of 24 CFR Part 91, Section 91.105 of the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Programs, the County of Riverside has completed and made available for public review and comment its Consolidated Annual Performance and Evaluation Report (CAPER) for the 2005-2006 Program Year. This report contains assessments by the County on the use of CDBG, HOME, ESG, and SHP funds allocated to sub-grantees to carry out one or more of the National Objectives: 1) Benefits to low and moderate-income persons; 2) Aid in the prevention and elimination of slums or blight; and 3) Meeting a particular urgent need because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.

Copies of the 2005-2006 Program Year Consolidated Annual Performance and Evaluation Report (CAPER) are available for public review and comment from 4:00 PM on September 8, 2006 through 10:00 AM September 25, 2006 in the offices of the Riverside County Economic Development Agency located at 1157 Spruce Street, Riverside, CA 92507. In order for all comments to be included in the County's report to HUD all comments relative to the CAPER must be submitted in writing to the Riverside County Economic Development Agency no later than September 25, 2006 at 10:00 AM (no late postmarks accepted).

A public hearing regarding the report will be held on Tuesday, September 26, 2006 at 9:30 A.M., at the meeting of the Riverside County Board of Supervisors, 4080 Lemon St., 1st Floor, Riverside, CA 92501.

More information may be obtained by contacting the Riverside County Economic Development Agency, 1157 Spruce Street, Riverside, CA 92507.

Telephone (951) 955-8916 or Fax (951) 955-6686.

ASSESSMENT

A. 2005-2006 Action Plan, Year Two of the 2004-2009 Consolidated Plan

PARTICIPATING COMMUNITIES. Communities that participate include unincorporated areas of the County, and the following cooperating cities: Banning, Beaumont, Blythe, Cathedral City, Canyon Lake, Desert Hot Springs, Indio, Lake Elsinore, La Quinta, Murrieta, Norco, Perris, San Jacinto, and Temecula.

Community Development Block Grant (CDBG) Program. Riverside County's allocation for Fiscal Year 2005-2006 was \$11,526,760 for the "primary objective of developing viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. These entitlement funds are distributed between the five Supervisorial Districts and 14 Cooperating Cities on the HUD "fair-share" formula, which is based on population, poverty, and sub-standard housing. The commitment of CDBG funds for housing programs in the County varies annually. Specific programs identified in the 2005-2006 program year included the Housing Loan Fund, the Rehabilitation Program, Enhanced Senior Home Repair, the Mobile Home Tenant Loan Program and Fair Housing Program Services.

Emergency Shelter Grant (ESG) Program. This is an entitlement program established under the Stewart B. McKinney Act. Funds are provided to jurisdictions for: shelter rehabilitation; conversion of buildings for use as emergency shelters for the homeless; and payment of specific costs associated with the maintenance and operation of shelters for homeless prevention activities. Eligible sub-recipients may include nonprofit shelter providers and public agencies. The FY 2005-2006 allocation for the ESG program was **\$439,931**. Full time shelters providing homeless beds and services included Catholic Charities, Nightingale Manor, Horizon House, ADV, Operation SafeHouse, Whiteside Manor, Circle of Hope, HIT, RCDMH, Shelter from the Storm, Valley Restart and the Richard Allen Community Center.

HOME Program. The Home Investment Partnership Program (HOME) was created as a result of the National Affordable Housing Act (NAHA) of 1990. The award of HOME funds is based on a formula allocation, established to reflect a jurisdiction's need for an increased supply of affordable housing for low and very-low income families. The formula measures six factors: 1) a jurisdiction's relative inadequacy of housing supply; 2) substandard housing; 3) number of low income families in housing units likely to be in need of rehabilitation; 4) cost of producing housing; 5) poverty; and 6) fiscal incapacity to carry out housing activities without federal assistance. Funds are provided to jurisdictions for certain eligible activities, such as rehabilitation, new construction, reconstruction, rehabilitation, rental assistance, and other costs associated with the provision of low-income housing. The local jurisdiction is required to provide matching contributions to affordable housing: 25% local share for new construction, acquisition and other eligible activities. The County of Riverside received a HOME allocation of \$3,724,714 for FY 2005-2006 with the inclusion of 2005-2006 American Dream Downpayment Assistance program of \$102,571.

ASSESSMENT

B. CDBG Allocations

CITY	FY 2005-2006 ALLOCATION
BANNING	\$215,000
BEAUMONT	\$131,203
BLYTHE	\$174,498
CANYON LAKE	\$64,533
CATHEDRAL CITY	\$354,920
DESERT HOT SPRINGS	\$155,896
INDIO	\$467,884
LAKE ELSINORE	\$268,688
LA QUINTA	\$210,400
MURRIETA	\$468,177
NORCO	\$156,873
PERRIS	\$334,484
SAN JACINTO	\$213,188
TEMECULA	\$492,252
SUPERVISORIAL DISTRICTS	
1 ST DISTRICT	\$687,181
2 ND DISTRICT	\$982,778
3 RD DISTRICT	\$998,278
4 TH DISTRICT	\$689,829
5 TH DISTRICT	\$595,698

ASSESSMENT

II. ASSESSMENT

A. Assessment of Five-Year Goals and Objectives

There are currently fourteen cities that participate with the County in its CDBG entitlement program. Funds are distributed between the five Supervisorial Districts and fourteen (14) cooperating cities based upon the HUD Fair Share formula. The ESG and HOME funds are allocated to eligible activities countywide. The participating cities include:

BANNING	BEAUMONT	BLYTHE
CANYON LAKE	CATHEDRAL CITY	DESERT HOT SPRINGS
INDIO	LAKE ELSINORE	LA QUINTA
MURRIETA	NORCO	PERRIS
SAN JACINTO	TEMECULA	

This report summarizes the County's accomplishments in housing and community development activities. A detailed listing of each project funded through CDBG, HOME, ADDI, ESG, and the Continuum of Care, including a description, funds committed and spent during the fiscal year, and project benefits, is included in the activity summary report of the CAPER and is available for review. Each year the County adopts a new Action Plan that outlines a one-year plan to address the goals in the Consolidated Plan. During the 2005-2006 program years, the County addressed a variety of goals identified in the Strategic Plan section of the Consolidated Plan.

In FY 2005-06, Riverside County received \$11,526,760 from the federal CDBG Program; \$3,827,285 for HOME, \$332,221 from the federal ADDI Program, and \$439,931 for the Emergency Shelter Grant program. At the end of the 2005-2006 Program Year, the County had \$13,512,987 in unspent CDBG funds and \$2,065,295 in program income added to the 2005-2006 allocations of \$11,526,760 for a total of \$25,986,896 available CDBG funds. The County spent \$12,172,998 on eligible CDBG projects with \$2,284,189 (18.28%) spent on planning and administrative activities, including \$235,000 for Fair Housing activities.

HUD determines the percentage of the grant spent on low/mod activities by first subtracting from the total the amount used for planning and administration from the total expenditures. This calculation leaves \$6,290,355 subject to the low/mod benefit determination producing a low/mod benefit of 97.19%. The County spent \$176,597 on activities to remove slum and blighting conditions.

The following list summarizes the available funds and expenditures for FY 2005-2006 housing and community development activities.

Entitlement Funding Resources & Expenditures

Program	Funds Available 2005-2006	Funds Expended 2005-2006
CDBG - 2005 Grant, PI & Other Unexpended Funds & PI:	\$25,986,896	\$12,172,998
HOME - 2005 Grant, PI & Other Unexpended Funds:	\$11,716,778	\$5,423,735
ADDI - 2005 Grant Unexpended Funds	\$332,221	\$0.00
ESG - 2004 Grant & Other Unexpended Funds:	<u>\$749,476</u>	<u>\$516,676</u>
TOTAL	\$, \$,	

ASSESSMENT

Not unlike other local governments, the County's priority needs are far greater than its available resources. The County utilized a variety of federal, state and private funding sources to achieve the greatest possible benefit for its communities, and actively tap resources from non-Federally funded programs identified in the County's 5 Year Consolidated Plan. Below is the list of utilized resources:

RESOURCES

- Community Development Block Grant (CDBG) Program
- Redevelopment Agency for the County of Riverside
- HOME Program
- ADDI Program
- HUD Section 202
- Emergency Shelter Grant Program (ESG)
- Private Sector
- HCD Farm Worker Housing Grants
- Continuum of Care
- USEDA
- USDA Colonias/502
- County of Riverside Funds

Although resources are limited and the need is forever increasing, the County is working toward achieving the priority goals identified in its consolidated plan. This year, over 98% of the County's Community Planning and Development allocation (formula grant programs HOME, ADDI, ESG & CDBG) were expended on high priority goals.

The following table provides a summary of activities (by category) funded, and the percentage expended in each category to meet the priority needs of the County. In 2005-2006 the County expended \$18,418,623 in Community Planning and Development (CPD) funds to address priority needs discussed in this report at (Section II A, B, D, and H).

Summary of Activity Expenditures

Category	Total 05-06 CPD Expenditures	% of Expenditures High Priority	% of Expenditures Medium/Low Priority
Public Facilities/Improvements	\$6,088,058	91	9
Public Service	\$1,884,065	91	9
Planning/Administration	\$2,284,189	100	0
Economic Development	\$1,702,923	100	0
Housing	\$1,487,755	10	90
Aquisition/Property Realtd	\$1,105,951	0	100
HOME Activities	\$5,423,735	100	0
ADDI	\$0.00	0.00	0.00
ESG (Homelessness)	\$516,676	100	0
Totals	\$		

ASSESSMENT

The 2005-2006 Action Plan was developed as a result of community, county and local government input. The projects identified for funding meet one or more of the goals identified in the Consolidated Plan. The County allocates 100% of its funds to projects. At year-end, June 30, 2005, the County's Letter of Credit for CDBG funds was 1.17 times the annual allocation. The HUD standard is set at "not to exceed 1.5 times" the annual allocation.

Overall Benefit

A summary of Community Planning and Development accomplishments for each priority need designated in the strategic plan, number of persons served in public service programs and the number of public facility projects assisted are referenced in Table 3A on page 18 and fully detailed in the CAPER'S - Activity Summary Report.

The Affordable Housing section of this report lists activities the County undertook to implement its priorities in the last fiscal year. As noted therein, multiple activities have been successfully implemented in furtherance of the priorities.

The County, through the Consolidated Plan process, established the following long-term objectives for non-housing community development priority needs:

- Infrastructure Improvements;
- Public Facility Improvements;
- Economic Development, including job creation and retention activities;
- Public Services;
- Clearance/demolition including the removal of buildings and improvements considered to contribute to slum or blighted areas or a detriment to public safety;
- Commercial and Industrial improvements by Section 204 special sub-recipients; and
- Planning Activities.

The Strategic Plan component of the County's Consolidated 5-Year Plan outlines the following priority goals:

- Affordable Housing
- Homelessness
- Non-Housing Community Development Plan
- Economic Development
- Removal of Barriers to Affordable Housing
- Lead-Based Paint Hazard Reduction
- Anti-Poverty Strategy

The priority goals were assessed from citizen participation meetings in coordination with other county and non-profit agencies. Federal funding sources were maximized to the greatest extent possible by leveraging with state and local funding sources. However, within each area, the needs far outweigh the County's available resource to meet the needs.

ASSESSMENT

Housing and Community Development Needs Assessment

The Housing and Community Development Needs Assessment of the Consolidated Plan describes the County of Riverside's housing needs (homelessness; housing for persons threatened with homelessness; public and assisted housing; housing market conditions; and fair housing needs) along with, other community development needs.

The primary housing resources are federal funds allocated to the County of Riverside under the 1990 National Affordable Housing Act (NAHA), otherwise known as the Cranston/Gonzalez Housing Act, as amended. The NAHA requires each jurisdiction utilizing funding from HUD to submit a Consolidated Plan and a single performance report for all HUD formula grant programs. The Consolidated Plan must combine the planning and application aspects of the CDBG, HOME, ADDI, and ESG formula grant programs. Local housing resources for Riverside County include Redevelopment Housing Set-Aside funds, allocations through the Mortgage Credit Certificate (MCC) Program and allocations from the California Joe Serna Jr. Farm Worker Housing Grant Program.

Low/Moderate Income Housing

The County of Riverside expended \$64,755,985 during the FY 2005-2006 reporting period from various available funding sources to provide housing programs including Housing Authority operations. As outlined in the affordable housing section of the CAPER, the resources were allocated to a number of projects which provided home ownership opportunities, improved substandard housing, provided migrant farm worker housing, sheltered the homeless, and provided affordable rental housing.

Housing Goals Assessment

The County of Riverside's primary housing resources are federal funds under the HOME, ADDI Emergency Shelter Grant, Community Development Block Grant, Continuum of Care, and Public Housing programs, as well as local resources from Redevelopment Low and Moderate Income Housing set-aside funds. Some state funds are received under the Joe Serna Jr. Farm Worker Housing Grant. Funds are also received for the Mortgage Credit Certificate Program, which is a home-ownership program made possible by a state allocation of tax-exempt private activity bonds. The following table presents the funds available for FY 2005-2006 for housing activities managed by the County of Riverside.

ASSESSMENT

SUMMARY OF HOUSING RESOURCES					
Program	2005-2006 Allocation	2005-2006 Funds Available	Total Funds Expended	Percent Expended	Number Assisted
Formula Grant Programs:					
CDBG (HRP, ESHR)	\$800,000	\$800,000	\$1,205,836	75.12%	88
HOME (including CHDO's)	\$3,919,150	\$11,934,594	\$5,059,281	42.39%	194
ESG	\$442,355	\$568,098	\$370,423	65.20%	9,435
Other Funding Sources:					
CDBG Housing Loan Fund (Revolving)	\$0	\$161,791	\$123,216	76.16%	0
HUD-Funded Continuum of Care	\$6,220,363	\$unknown	\$unknown	unknown%	unknown
Section 8 Certificate and Vouchers	\$58,244,783	\$58,244,783	\$58,244,783	100.0%	7,947
Public Housing	\$4,200,000	\$4,200,000	\$4,200,000	100.0%	477
Capital Fund Program (CFP)	\$800,470	\$800,470	\$800,470	100.0%	477
HOPWA Rental Assistance	\$1,158,500	\$1,158,500	\$1,023,302	100.0%	315
HCD Emergency Housing Assistance Program (EHAP)	\$141,485	\$141,485	\$141,485	100%	11,319
Farm Worker Housing Grant	\$1,000,000	\$1,350,000	\$1,005,000	74.44%	62
Mortgage Credit Certificate (MCC)	\$0.00	\$3,993,101	\$265,652	6.65%	10
RDA Low & Moderate Housing Funds	\$750,000	\$750,000	\$750,000	100%	109
FEMA Emergency Food & Shelter Program	\$845,697	\$845,697	\$845,697	100.0%	27,041
State of California HCD Emergency Cold Weather Shelter	\$246,000	\$246,000	\$235,486	95.72%	17,376
TOTALS	\$62,203,207	\$82,900,242	\$64,755,985	78.11%	76,238

Notes for the above table:

1. Duplicated Households are those receiving multiple service units (e.g. 1 person receiving a 30-night emergency shelter voucher)
2. SHR: Senior Home Repair
3. ESHR: Enhanced Senior Home Repair
4. HRP: Home Rehabilitation Program
5. CoC: Continuum of Care

ASSESSMENT

During the FY 2005 / 2006 reporting period, the County of Riverside spent a total of \$64,755,985 to assist 76,238 households.

By program type, the total expenditure is as follows:

First Time Home Buyer Program	\$240,000	(includes RDA)
Mortgage Credit Certificate Program	\$265,652	
Home Rehabilitation Program	\$2,634,948	(includes RDA)
Enhanced Senior Home Repair Program	\$145,758	(includes RDA)
Rental Rehabilitation Program	\$0.00	
Mobile Home Tenant Loan Program	\$1,909,296	(includes RDA)
Agricultural Housing Assistance Loan Fund	\$0.00	
Mobile Home Park Loan Fund	\$0.00	
HOME Program	\$5,059,281	
CDBG Housing Loan Fund	\$123,216	
Redevelopment Agency Housing Set Aside Fund	\$750,000	(includes RDA)
Lead Based Paint Hazard Control	\$445,042	
Housing Authority Activities	\$64,268,554	
Homeless Services	\$3,085,463	

Average expenditures in the Home Rehabilitation Program and in the Senior Home Repair Program have increased from the previous year, which reflects an increase in program size and capacity. The Home Rehabilitation Program provides grants to qualifying homeowners of up to \$20,000. The Enhanced Senior Home Repair program provides up to \$3,000 per eligible household.

Homelessness - The Continuum of Care for homeless persons in the County of Riverside received approximately 10% of the County of Riverside's annual available housing resources. As identified in the accomplishment section of the CAPER, Riverside County resources were allocated to a variety of non-profit agencies that provided outreach and assessment, full-time emergency shelter, transitional housing and permanent housing. Refer to the Section addressing the Continuum of Care for complete assessment of homelessness.

Other Special Needs - Approximately 15% of the County of Riverside's annual available housing resources are allocated to a variety of special needs which include: frail elderly, disabled persons, substance abusers, mentally ill, homeless, and persons diagnosed with AIDS. These activities are noted in the Assessment Section of the CAPER and described fully in the Activity Summary Report.

LEVERAGING OF HOUSING RESOURCES

The County of Riverside participated in a several programs and projects with a variety of state and federal funding sources. The County of Riverside's participation led to a leveraging of other funds. The leveraged funds are described below.

1. HOME Program

The following provides a list of HOME program projects the County of Riverside participated in during the reporting period. This list shows that amount of HOME investment and the total project costs to identify leveraging.

The County of Riverside did not have any project closed out during this reporting period.

During the FY 2005 / 2006 reporting period, the following HOME funded projects were committed.

ASSESSMENT

	<u>HOME</u>	<u>PROJECT</u>
Blythe Self Help	\$340,000	\$3,678,000
Cathedral City Group 5 Self Help	\$200,000	\$1,685,000
Geel Place Apartments	\$350,000	\$4,955,000
Mission Palm I	\$500,000	\$13,143,409
Heritage Park at Cathedral City	\$750,000	\$12,758,265
TOTAL HOME PROJECTS	\$2,140,000	\$36,219,674

During the FY 2005 / 2006 reporting period, the following HOME funded projects were committed.

	<u>HOME</u>	<u>PROJECT</u>
Housing Authority FTHB Program	\$400,000	\$400,000
Desert Hot Springs Group 6 Self Help	\$145,000	\$1,520,000
Desert Hot Springs Group 6 Self Help	\$150,000	\$1,690,000
Palm Village Apartments	\$600,000	\$3,996,439
El Solano Apartments	\$1,000,000	\$3,382,630
Tierra Del Sol	\$750,000	\$11,949,800
Murrieta Family Housing Apartments	\$720,000	\$10,625,497
Cottonwood II Apartments	\$750,000	\$9,263,599
TOTAL HOME PROJECTS	\$4,515,000	\$42,827,965

2. CDBG Housing Loan Funds

The following provides a list of CDBG Housing Loan Fund projects the County of Riverside participated in during the FY 2005 / 2006 reporting period. This list shows the amount of CDBG Housing Loan Fund investment and the total project costs to identify leveraging.

During the reporting period, the County of Riverside committed CDBG Housing Loan Fund to the following projects.

	<u>CDBG</u>	<u>PROJECT</u>
a. Torres Martinez Mobile Home Park	\$750,000	\$5,370,000
TOTALS	<u>CDBG</u> \$750,000	<u>PROJECT</u> \$5,370,000

3. RDA Housing Set Aside

The following provides a list of RDA Housing Set Aside projects the County of Riverside participated in during the reporting period. This list shows that amount of RDA Housing Set Aside investment and the total project costs to identify leveraging.

During the FY 2005 / 2006 reporting period, the following RDA funded projects:

	<u>RDA</u>	<u>PROJECT</u>
Mission Palms Senior Apartments I	\$750,000	\$13,143,409
TOTAL HOME PROJECTS	\$750,000	\$13,143,409

During the reporting period, the County of Riverside committed RDA Housing Set Aside to the following project.

	<u>RDA</u>	<u>PROJECT</u>
Habitat for Humanity at Belltown	\$140,000	\$263,150

ASSESSMENT

TOTAL RDA PROJECTS \$140,000 \$263,150

During the reporting period, the County of Riverside initiated conceptualization on the following RDA Housing projects

- Mission Palms Senior Apartments, Phase II
- Tilton Briggs Housing Project
- Glen Avon Housing Project
- 37th and Wallace Housing Project
- Centro Civico de Mecca Housing Project
- Mecca Mobile Home Park II Project

4. Owner Occupied Rehabilitation

The following provides a list of Owner Occupied Rehabilitation programs the County participated in during the reporting period. These programs are fully funded by either RDA Housing Set

Aside funds or CDBG funds. This list shows that amount of CDBG and RDA Housing Set Aside investment.

During the reporting period, the County completed the following:

	<u>CDBG</u>	<u>RDA</u>
Senior Home Repair Programs (49 projects)	\$89,577	\$56,181
Home Rehabilitation Grant (141 projects)	\$1,047,284	\$1,518,689
Home Rehabilitation Loan (1 projects)	\$68,975	\$0.00
TOTALS	\$1,205,836	\$1,574,870

5. First Time Home Buyer Program and Mobile Home Tenant Loan Program

During the reporting period, the County of Riverside closed a total of nine (9) First Time Home Buyer loans all funded with HOME funds.

During the reporting period, the County of Riverside closed a total of 70 Mobile Home Tenant Loan Program loans. Of these, one (1) loan was completely funded with RDA Housing Set Aside funds. The balance of the loans was funded with a combination of HOME, RDA and State Farm Worker Housing Grant funds. A total of \$149,973 of RDA funds was expended. A total of \$1,759,323 in HOME funds was expended.

6. Mortgage Credit Certificate Program

During the reporting period, the County provided ten (10) mortgage credit certificates totaling \$265,652.

7. Mobile Home Parks Program

The following provides a list of RDA Housing Set Aside funded mobile home park projects the County of Riverside participated in during the reporting period. This list shows that amount of RDA Housing Set Aside investment and the total project costs to identify leveraging.

During the reporting period, the County of Riverside committed or expended RDA Housing Set Aside to the following projects.

	<u>RDA</u>	<u>PROJECT</u>
Bautista Mobile Home Park	\$75,000	\$161,615

ASSESSMENT

Lopez Mobile Home Park	\$75,000	\$75,000
Rodriguez Mobile Home Park	\$75,000	\$107,800
Arellano Mobile Home Park	\$85,000	\$143,564
Avalos Mobile Home Park	\$85,000	\$160,000
Gonzalez Mobile Home Park	\$85,000	\$160,000
Ramirez Mobile Home Park	\$85,000	\$160,000
Pacis Mobile Home Park	\$85,000	\$160,000
TOTALS	<u>RDA</u>	<u>PROJECT</u>
	\$565,000	\$984,415

Non-Housing Community Development Plan

The primary non-housing resources are federal Community Development Block Grant Program funds, Redevelopment funds, Developer Mitigation Funds, Transportation Funds, Workforce Development Funds and other County of Riverside funds all of which are leveraged with private resources to provide the maximum benefit to the communities within the County. Resources have been leveraged to provide a variety of infrastructure improvements, public facility improvements, public services, economic development, job creation activities and industrial improvements. The county is proud of its long-term commitment to non-housing and community development needs, which are fully outlined in Tables 3A and 3B on pages 18-22 of the Assessment Section of the CAPER and described fully in the Activity Summary Report. The following are the County's non-housing priority needs:

<u>Public Facilities</u>	<u>Need Level</u>
Public Facilities	High
Senior Centers	Med
Handicapped Centers	Med
Homeless Centers	Med
Youth Centers	Med
Child Care Centers	Med
Abused and Neglected Children Facilities	Med
Neighborhood Facilities	High
Parks, Recreational Facilities	High
Parking Facilities	Low
Solid Waste Disposal Improvements	Low
Fire Stations/Equipment	High
Health Facilities	Med
Interim Assistance	Med
Code Enforcement	High
Rehab: Single Unit Residential	High
Rehab: Acquisition for Rehabilitation	Med
Rehab: Publicly or Privately-Owned Commercial / Industrial	Med
Non-Residential Historic Preservation	Med
Flood Drain Improvements	High
Street Improvements	High
Sidewalks	Med
Tree Planting	Low
Asbestos Removal	Low
Removal of Architectural Barriers	High

ASSESSMENT

Acquisition/Property Related Activity

Acquisition	Med
Clearance and Demolition	Low

Public Services

Public Service General	High
Senior Services	High
Handicapped Services	High
Legal Services	Med
Youth Services	High
Transportation Services	High
Substance Abuse Services	High
Battered and Abused Spouses	Med
Employment Training	High
Crime Awareness	High
Child Care Services	High
Health Services	High
Abused and Neglected Children	Med
Mental Health Services	High
Screening for Lead-Based Paint/Lead Hazard	Med
Operating Cost for Homeless and Aids Patients	High Need

Planning and Administration

Planning	Med
General Program Administration	High
Indirect Costs	High
Public Information	High
Fair Housing Activities	Med
Submissions or Applications for Federal Programs	High
HOME Admin/Planning Costs of PJ	Med
HOME CHDO Operating Expenses	Med

Economic Development

Rehab; Publicly or Privately-Owned Commercial/Industrial	Med
Commercial Land Acquisition/Disposition	Low
Commercial Infrastructure Development	High
Commercial Building Acquisition, Construction, Rehab	Med
Other Commercial/Industrial Improvements	Med
ED Direct Financial Assistance to For-Profit	High
ED Technical Assistance	Low
Micro-Enterprise Assistance	Med

Community Development Block Grant Project Accomplishments

Public Facilities

The County of Riverside expended a total of \$3,030,571 in CDBG funds in fiscal year 2005-2006 on a variety of public facilities.

ASSESSMENT

General Public Facilities (03)

The County spent \$1,686,200 for general public facility projects to include the Lakeland/Wildomar Village Improvements and the City of Perris Promenade.

Senior Centers (03A)

The County spent \$ 949,139 for the completion of Temecula Senior Center during fiscal year 2005-2006.

Youth Centers (03D)

The County of Riverside expended \$184,127 for five youth center projects.

Neighborhood Centers (03F)

The County expended \$192,117 in CDBG funds for a variety of Park and Recreational facilities including the Quechan Regional Park in the City of Blythe and the City of Lake Elsinore Swick/Matich Park.

Health Centers (03P)

\$349,122 of CDBG funds were spent for 6 health facility projects.

Fire Station/Equipment (03O)

The County expended \$237,540 for four Auto External Defibrillators, fourteen Self Contained Breathing Apparatus' and one set of Extraction Equipment.

Infrastructure

The County of Riverside spent a total of \$ 2,417,371 for infrastructure improvements for the 2005-2006 fiscal year.

Drainage Facilities (03I)

The County spent 310,266 of the Cathedral City Downtown Hydrology Project.

Water and Sewer (03J)

The County expended \$40,000 of CDBG funds for the Safehouse of the Desert Sewer project.

Street Improvements (03K)

The County spent over \$2,000,000 on a variety of street improvements to include the Highgrove Iowa/Center St Improvements, Hicks/Rider St Improvements, and City of Murrieta B Street Improvements.

Sidewalk Improvements (03L)

The County used \$26,964 for the repair and reconstruction of sidewalks in the Third District.

Public Service

In the fiscal year 2005-2006, program sponsors utilized the Public Service funds for the following types of services: senior, disabled, youth, transportation, substance abuse, rape crisis, child care, emergency shelters and services for abused and neglected children. A total of 131 public service projects were funded and expended for a Public Service total of \$1,956,396

Micro-Enterprise Assistance

ASSESSMENT

In 2005-2006, the County expended \$22,923 for the Empowerment Zone Small Business Owners program, Desert Communities Empowerment Zone and Inland Empire Small Farms Initiative.

Administrative Costs

The County of Riverside in 2005-2006 was reimbursed \$2,215,194 for the direct and indirect costs of operating the U.S. Dept of Housing and Urban Development CPD programs (CDBG, HOME, ESG and HOPWA)

Fair Housing

Fair Housing is a statutory requirement of the CPD programs. The County has contracted with the Fair Housing Council of Riverside County, Inc. to provide the following fair housing services: anti-discrimination, training and technical assistance, enforcement and landlord/tenant services. The County continued its investment in fair housing by \$235,000 in fiscal year 2005-2006.

B. NATIONAL OBJECTIVES & BENEFICIARIES

During the program year, the County accomplished the objectives referenced in Tables 3A and 3B which addressed a variety of high priority goals identified in the strategic plan element of the County's Community Planning and Development Five Year Consolidated Plan. The Tables also outline the County's assignment of a priority need level, estimated dollars required to address need, amount expended, number of projects assisted, number of projects completed, and when appropriate, a listing of the number of persons assisted. For economic development needs, the number of business assisted, jobs assisted and the number of extremely low, low and moderate-income persons assisted during the reporting period are referenced. A detailed listing of each project, including a brief description, funds committed and spent during the fiscal year, and project benefit (number of persons served), is included in the CAPER'S – Activity Summary Report.

Priority definitions used in the table are as follows:

- H High Priority – Activities to address this need will be funded by the County during the five year Consolidated Plan Period.
- M Medium Priority – If funds are available, activities to address this need may be funded by the county during the five year period.
- L Low Priority – The County will not fund activities to address this need during the five year period. The County will consider certifications of consistency for other entities application for federal assistance.

At the end of the 2005-2006 program year, the County had expended \$14,200,576, of its available CDBG funds leaving an unexpended balance of \$13,51,460, which includes the Letter of Credit and PI. The following Tables 3A and 3B relate Fiscal Year 2005-2006 expenditures to priority needs listed by activity type.

ASSESSMENT

Table 3A Priority Needs Summary Table

Public Facilities	Need Level	Estimated \$	Expended Funds 04-05	Number of Projects Underway 04-05	Number of Projects Complete 04-05	Number of Persons Served 04-05
Public Facilities (03) General	High	\$2,000,000	\$1,077,602	31	20	3,805
Senior Centers (03A)	Med	\$103,205	\$951,659	3	2	21,036
Centers for the Disabled/Handicapped (03B)	Med	\$60,977	\$7,985	3	1	1
Homeless Centers (03C)	Med	\$10,000	\$10,000	3	5	649
Youth Centers (03D)	Med	\$22,491	\$184,127	5	3	0
Neighborhood Facilities (03E)	High	\$301,991	\$118,339	12	12	76
Parks, Recreational Facilities (03F)	High	\$591,876	\$564,706	21	18	3
Parking Facilities (03G)	Low	\$500,000	\$63,790	3	3	0
Solid Waste Disposal Improvements (03H)	Low	\$10,000	\$0	0	0	0
Child Care Centers (03M)	Med	\$35,000	\$0	-1	1	27
Fire Stations/Equipment (03O)	High	\$158,000	\$237,540	8	29	
Health Facilities (03P)	Med	\$168,500	\$349,121	6	5	
Abused and Neglected Children Facilities (03Q)	Med	\$200,000	\$0	0	0	
Facilities for AIDS Patients (03S)	Med	\$100,000	\$0	0	0	
TOTALS		\$4,262,040	\$3,564,869			

Infrastructure	Need Level	Estimated \$	Expended Funds 04-05	Number of Projects Underway 04-05	Number of Projects Complete 04-05	Number of Persons Served 04-05
Flood and Drainage Facilities (03I)	High	\$500,000	\$310,844	5	2	
Water/Sewer Improvements (03J)	High	\$200,000	\$45,654	3	1	
Street Improvements (03K)	High	\$1,339,229	\$2,033,908	15	11	
Sidewalks (03L)	Med	\$1,000,000	\$29,964	5	3	
Tree Planting (03N)	Low	\$75,000	\$0			
Asbestos Removal (03R)	Low	\$100,000	\$0			
TOTALS		\$3,214,229	\$2,420,370			

ASSESSMENT

Other	Need Level	Estimated \$	Expended Funds 03-04	Number of Projects Underway	Number of Projects Complete	Number of Persons Served
Acquisition (01)	Med	\$1,000,000	\$357,500	4	4	0
Clearance and Demolition (04)	Low	\$100,000	\$46,458	5	0	0
Interim Assistance (06)	Med	\$500,000	\$409	2	1	0
Relocation (08)	Med	\$200,000	\$8,000	1	1	1
Code Enforcement (15)	High	\$750,000	\$245,810	7	4	0
TOTALS		\$2,550,000	\$658,177			

Housing	Need Level	Estimated \$	Expended Funds 04-05	Number of Projects Underway	Number of Projects Complete	Number of Persons Served
Construction of Housing (12)	Med	\$6,400,000	\$4,937,405	18	7	545 units
Homeowner Assistance (13)	Low	\$3,000,000	\$2,414,948	0	89	89 households
Rehab: Single Unit Residential (14A)	High	\$3,000,000	\$2,780,706	76	139	139 households
Rehab: Multi-Unit Residential (14B)	Med	\$3,000,000	\$52,700	1	0	0
Rehab: Acquisition for Rehabilitation (14G)	Med	\$0	\$0	0	0	0
Rehab: Publicly or Privately-Owned Commercial / Industrial (14E)	Med	\$0	\$0	0	0	0
TOTALS		\$15,400,000	\$10,185,759	101	235	773 households

Historic Preservation	Need Level	Estimated \$	Expended Funds 04-05	Number of Projects Underway	Number of Projects Complete	Number of Persons Served
Residential Historic Preservation (16A)	Med	\$100,000	\$0	0	0	0
Non-Residential Historic Preservation (16B)	Med	\$100,000	\$32,310	1	1	0
TOTALS		\$200,000	\$32,310			

GRAND TOTALS		\$6,347,040	\$16,861,485			
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ASSESSMENT

Table 3A – Cont.

Public Service	Need Level	Estimated \$	Expended Funds 04-05	Number of Projects Underway 04-05	Number of Projects Complete 04-05	Number of Persons Served 04-05
Public Service (05) General	High	\$500,000	\$733,331	8	30	13,737
Senior Services (05A)	High	\$300,647	\$503,493	6	24	46,376
Handicapped Services (05B)	High	\$31,000	\$64,005	0	5	587
Legal Services (05C)	Med	\$50,000	\$0			0
Youth Services (05D)	High	\$271,980	\$408,951	7	49	57,297
Transportation Services (05E)	High	\$2,500	\$10,000	0	1	0
Substance Abuse Services (05F)	High	\$4,000	\$44,700	0	10	2,430
Battered and Abused Spouses (5G)	Med	\$150,000	\$17,436	2	3	2,811
Employment Training (05H)	High	\$150,000	\$5,000	1	0	123
Crime Awareness (05I)	High	\$100,000	\$23,150	0	3	0
Child Care Services (05L)	High	\$142,000	\$12,000	0	2	45
Health Services (05M)	High	\$13,000	\$0			0
Abused and Neglected Children (05N)	Med	\$100,000	\$22,000	0	3	165
Mental Health Services (05O)	High	\$35,000	\$0			0
Screening for Lead-Based Paint/Lead Hazards (05P)	Med	\$50,000	\$0			0
Operating Cost for Homeless and Aids (03T)	High	\$500,000	\$56,459	3	12	7,136
TOTALS		\$2,400,127	\$1,899,525			

ASSESSMENT

Table 3A – Cont.

Planning and Administration	Need Level	Estimated \$	Expended Funds 04-05	Number of Projects Underway 04-05	Number of Projects Complete 04-05	Number of Persons Served 04-05
HOME Admin/Planning Costs of PJ (not part (19A)	Med	\$500,000	\$0			
Planning (20)	Med	\$60,902	\$0			
General Program Administration (21A)	High	\$2,000,000	\$2,295,502			
Indirect Costs (21B)	High	\$1,000,000	\$0			
Public Information (21C)	High	\$25,000	\$0			
Fair Housing Activities (subject to 20% A (21 D)	Med	\$133,000	\$190,000			
Submissions or Applications for Federal Programs (21 E)	High	\$100,000	\$0			
HOME Admin/Planning Costs of PJ(subject (21H)	Med	\$50,000	\$319,915			
HOME CHDO Operating Expenses(subject (21I)	Med	\$1,000,000	\$0			
TOTALS		\$4,868,902	\$2,805,417			

ASSESSMENT

TABLE 3B Priority Needs Summary Table-Economic Development Activities

Economic Development	Need Level	Estimated \$	Expended \$	Number of Business Assisted	Number of Jobs Assisted	Number of Persons Assisted	Number of L/I Persons Assisted	Number of M/I Persons Assisted
Rehab; Publicly or Privately-Owned Commercial/Industrial (14E)	Med	\$0	\$0					
Commercial Land Acquisition/Disposition (17A)	Low	\$0	\$0					
Commercial Infrastructure Development (17B)	High	\$0	\$0					
Commercial Building Acquisition, Construction, Rehab (17C)	Med	\$0	\$0					
Other Commercial/Industrial Improvements (17D)	Med	\$0	\$0					
ED Direct Financial Assistance to For-Profit (18A)	High	\$2,500,000	\$625,000	8	738	738		
ED Technical Assistance (18B)	Low	\$0	\$0					
Micro-Enterprise Assistance (18C)	Med	\$37,000	\$447,923	2	92	1381		
TOTALS		\$2,537,000	\$1,072,923	10	830	2119		

ASSESSMENT

Removal of Barriers to Affordable Housing

The County continues to support programs that promote the equitable treatment of all individuals (in particular the County's low and moderate income population, as well as special needs households) in the quest for affordable housing. During the 2005-2006 fiscal year, in conjunction with the Fair Housing Council of Riverside County and the Housing Authority of the County of Riverside, the Riverside County Economic Development Agency supported several services that affirmatively addressed and promoted fair housing rights and furthered other housing opportunities. By providing of home buyer education and counseling services and the expansion of the availability of affordable housing through acquisition or conversion, the County of Riverside continued to address barriers to affordable and safe housing.

In an effort to further eradicate fair housing discrimination, the County of Riverside continues to monitor and implement recommendations from the Fair Housing Council's 2003 Impediment Study.

The project ombudsman program continued to serve as a liaison between the developer and County of Riverside agencies that reviewed proposed projects and mediating when conflicts or disputes arose. In addition, concerted efforts were made to expeditiously provide accessibility to the Riverside County Economic Development Agency funds to decrease development processing fees and increase affordable housing.

The County of Riverside's accomplishments relative to the removal of barriers to affordable housing through affordability are more fully discussed in the Affordable Housing Section of the CAPER.

Lead-Based Paint Hazard Reduction

On March 30, 1999 the County of Riverside Community Health Agency, Office of Industrial Hygiene (OIH) was awarded a three-year HUD Lead Hazard Control Grant for the period of March 1, 1999 through February 28, 2003. The Grant provided the County of Riverside with the funding and resources to establish a Lead-Based Paint Hazard Control Program within the County of Riverside. The goal of the program is to evaluate and control lead hazards in low-income housing units by inspecting, testing, and providing treatment and abatements of lead hazards.

To identify potential household that may contain lead hazards, the OIH conducts various community outreach activities at schools and other community events to grow awareness of the health risk of lead poisoning. As a further tool in the identification of the lead hazards in the home, the OIH operates the State of California, Childhood Lead Poisoning Prevention Program (CLPPP) to test and identify children who are at high potential for lead poisoning based upon the age of the housing stock in the area and any other factors that indicate high risk for lead exposure.

Under the terms of the grant, OIH performs inspections and outreach activities to all areas of Riverside County including all incorporated municipalities. The only requirement is that the municipality or unincorporated area has identified target areas of high potential for lead hazards. In February of 2003, the OIH was awarded a 2.16 million dollar extension of their lead hazard control grant for thirty-six (36) months ending in February of 2006.

The County of Riverside requires that all homes identified for rehabilitation will be referred to OIH for lead hazard inspection if the home was built in 1955 or before and children, age six (6) or under are present in the home. Additionally, any home that is being considered for the County of Riverside's First-Time Homebuyer Program (FTHB) is also be referred if the same circumstances exist. During the program year, the Home Rehabilitation Program made one (1) referral to the lead program for a home rehabilitation project. No referrals were made through the FTHB program.

ASSESSMENT

The overall production target for the lead program for program year 2005 was to complete inspections on 189 homes. To date the OIH has completed 129 inspections at an average cost of \$14,760 for a total spent of \$315,129 this program year. To fulfill the Section 3 training requirements of the grant, the County of Riverside trained fourteen (14) low-income persons to work as lead-based paint workers.

Last year the OIH was awarded a three (3) year Lead Hazard Reduction Compliance and Enforcement Program grant from the State of California for \$240,000 to provide technical expertise in lead-based paint management. State law, as implemented by SB 460, grants authority to local health departments to require the enforcement and prosecution of person who refuse to abate lead hazards in housing occupied by low-income families with children. Failure to address lead hazards can now be an enforceable code violation.

The OIH is providing Building and Safety officials throughout Riverside County with training to become lead paint inspectors at no expense, provide technical assistance and actual inspections for incorporated communities and the County Building and Safety Department, and assist with preparation of cases for prosecution if required. This program year was dedicated to the implementation of the program; however, one (1) code enforcement action was started.

Anti-Poverty Strategy

In partnership with the federal government, the county is committed to the fight against poverty. The county's lead agency in this effort is the Department of Public Social Services (DPSS). DPSS prepares the annual "Anti-Poverty Strategy" and develops programs to move families out of poverty. Part of the strategy is the provision of services to educate and train clients, provide better paying jobs, construct more affordable housing and the provision of welfare-to-work. Further discussion relative to the county's Anti-Poverty Strategy is located in Section 2, part B of the CAPER.

Institutional Structure

The geographic make-up and the extensive distance between communities and cities contributes to the impediments encountered by private non-profit and public agencies trying to provide services to low and very low income residents. The vast distance between cities and communities requires greater coordination by service providers. The County is promoting better coordination between its Economic Development Agency, Redevelopment Agency, Housing Authority, DPSS and a variety of non-profit organizations to fill the gap in services and provide more affordable housing for low and very low income clients. Further information on institutional structure relative to affordable housing and services can be found in the Affordable Housing/CDBG Assessment Section of the CAPER.

Coordination

The County is strengthening the housing service delivery system by increasing coordination between the Housing Authority, Redevelopment Agency, Economic Development Agency, Housing Technical Advisory Committee (HTAC), Community Housing Development Organization (CHDO) and various non-profit agencies. In the past, the county lacked coordination in its effort to improve housing conditions and provide innovative approaches to housing problems. As noted in the Affordable Housing Section of the CAPER, the county has committed resources and provided coordinated results.

ASSESSMENT

Housing Authority of the County of Riverside

The Housing Authority of the County of Riverside administered several housing programs, including the: Section 8 Housing Choice Voucher Program; Affordable Public Housing; Family Self Sufficiency; Public Housing Drug Elimination; Inland Empire Regional Opportunity Counseling; Resident Opportunities and Self Sufficiency for two of its public housing sites; and Accessing Careers Conducive to Self Sufficiency.

The County of Riverside accomplishments relative to activities by the Housing Authority of the County of Riverside are more fully discussed in the Affordable Housing Section of the CAPER.

Geographic Distribution

Riverside County's housing and community development programs include a variety of jurisdictions, which vary programmatically. The Urban County program, which includes funds under the CDBG and HOME programs, includes the County and fourteen cooperating cities. The Emergency Shelter Grant program includes all of Riverside County with the exception of the City of Riverside. Both the Continuum of Care and the Public Housing Authority serve the entire County. The Mortgage Credit Certificate Program includes the County and twenty participating cities. The Riverside County Redevelopment Agency housing programs are limited to unincorporated areas of the County and the non housing programs are limited to the redevelopment project areas that are located in the thirty-eight communities throughout the County covering over 65,000 acres.

Public Facility Projects per Geographic Locations chart reports the percentage of projects in the unincorporated areas and cooperating cities. The CDBG Senior Activities chart shows that the majority of senior activities in Riverside County are in the 3rd District with 47% and the 2nd District with 18%.

The tables and graphs of the Appendix reflect a breakdown of all housing beneficiaries (households and persons) assisted in Riverside County and its cooperating cities during the reporting period. A total of 338 lower income households received assistance, including those households that received supportive services and housing.

The racial/ethnic distribution for non-housing activities is reflected in the charts listed under CDBG Charts for FY 2005-2006. The Racial/Ethnic Composition for all Public Service Activities indicates that 87% of persons served were White and 6% Black. The remaining 7% was split between Asian, Pacific Islander, American Indian, and Multi Racial. CDBG Youth Programs Racial/Ethnic Composition chart reports that 95% of youth served through CDBG funded youth programs countywide were White, with 5% Black.

During the 05-06 FY, the County spent a total of \$14,138,843 on a variety of projects to assist Low/Mod income persons.

ASSESSMENT

Actions to address obstacles to meeting under-served needs

In an effort to overcome gaps and enhance coordination of housing needs, the County of Riverside continues to strengthen its housing delivery system in order to provide decent housing in a suitable living environment. These efforts include working with the Housing Authority of the County of Riverside, Fair Housing Council of Riverside County, Department of Public Social Services/Department of Community Action (DPSS/DCA); consolidate or integrate the community development and redevelopment housing functions, increase the involvement and emphasis on Housing Technical Advisory Committee (HTAC) and work closely with the existing Community Housing Development Organizations (CHDOs).

The Redevelopment Agency is a separate legal entity. One of its responsibilities is implementing housing activities within the County's five (5) redevelopment project areas 38 sub-areas. During the past year, the Agency has been involved in the production of new multi-family, single-family residential units; infrastructure to support housing; rehabilitation of existing affordable housing stock; as well as the First Time Homebuyer assistance program.

The Housing Authority is empowered under the State Housing Authorities Law to provide safe and sanitary housing for low-income persons. The primary focus of the Housing Authority is to assist low and moderate income families, elderly and disabled persons by operating programs which provide safe, sanitary and decent housing at affordable costs.

Riverside County Department of Public Social Services/ Department of Community Action (DPSS/DCA) collaborates with community-based organizations to address anti-poverty programs for the County of Riverside. The DCA mission is to "move families out of poverty with dignity and self-sufficiency." DPSS/DCA interacts on many issues that affect the daily lives of low-income people, such as: education, employment, training, child care, health/human services, housing, safety-net services and homelessness.

A major obstacle to meeting under-served needs is lack of sufficient funds. Riverside County would need in excess of \$3.5 billion to address all its housing needs. The County's strategy to allocate its limited resources has been to try to address the most pressing needs in the established five affordable housing priorities (in order of priority) as follows:

- Provide Home Ownership Opportunities for First Time Homebuyers and Home Ownership for the Low and Very Low Income Community.
- Improve the Conditions of Substandard Housing and Improve the Conditions of Existing Rental Housing Affordable to Low Income Families.
- Address Farmworker/Migrant Farmworker Housing Needs in Western and Riverside County and in the Coachella Valley.
- Expand the Affordable Rental Housing Stock for Low Income and Special Needs Households.
- Shelter the Homeless.

The County has developed partnerships with other public and private entities to leverage funds to the greatest extent possible. HOME funds are used as a gap financing with other entities providing the bulk of financing for those types of projects. In the First Time Home Buyer Program, the County's investment does not exceed 20% of the purchase price, with the buyer and the private lenders providing the balance of funds needed. For new construction activities, HOME funds are typically leveraged with Low Income Housing Tax Credits and private permanent loans. Another partnership is the Continuum of Care Strategy. A multi-agency task force has been formed to identify gaps in the Continuum of Care, prioritize those needs, and develop projects to address those gaps.

ASSESSMENT

Top priority of the County of Riverside is to stabilize communities and families by providing housing resources and job training that can lead families toward economic self-sufficiency. To achieve this goal, the Economic Development Agency administers a variety of workforce development programs, under the direction of the Workforce Development Board and the Board of Supervisors. These programs are offered at four Workforce Development Centers and our Mobile One-Stop and include general placement services, vocational education, and supportive services which will provide training for all adult residents of Riverside County regardless of whether the client receives public assistance or not. During the 2005-2006 program year, there were 246,179 visits to the 4 Workforce Development Centers and the Mobile One-Stop. These visits include residents accessing programs provided by over 45 agencies and providers of counseling, job training, and placement within the 4 Workforce Development Centers. Enrollments in the WIA programs for adults and dislocated workers for this program year were 489. To date, 76% of these participants have obtained employment received an average 6-month wage gain of \$3,750. The dislocated workers who have completed their programs have obtained new employment that on average is 78% of their pre-layoff wage. These programs are provided through a system of four Workforce Development Centers and seven Youth Opportunity Centers located throughout the County.

Elements of Riverside County's CalWORKs Program which will support families in their progress toward self sufficiency include:

- providing applicants with up-front services to alleviate the need to receive aid;
- establishing more effective connections to the child support system;
- building on the success of the DPSS/GAIN program;
- creating an easy access, single point of entry child care system;
- strengthening a wide range of collaborative relationships between DPSS and other public and private organizations providing supportive services, training and education, and retention services;
- ensuring that effective transition services, including continued connection to medical assistance programs, are provided; and,
- developing more effective linkages with the business community and economic development organizations to ensure that employment opportunities are made available.

Welfare reform in Riverside County is an evolutionary process. It does not end with the CalWORKs County Plan. Rather, the plan is the beginning of a welfare reform process which is based both on the past significant success achieved by the DPSS Gain program and the ability to create new and innovative collaborative relationships between the many public and private organizations in Riverside County which will be involved in this process.

Actions to reduce the number of persons living below the poverty level

The Riverside County Department of Public Social Services/ Department of Community Action (DPSS/DCA) is a lead agency in addressing the needs of persons living at or below the poverty level. DCA's mission is "to move families out of poverty with dignity and self-sufficiency."

In 1999, DCA conducted a county-wide mail survey with the assistance of Dr. Edgar Butler, from the University of California at Riverside. The Needs Assessment is now conducted every two (2) years, as opposed to annually. Of 3,000 surveys mailed out, 1,192 valid surveys were returned. This represents a 40% return. The needs identified were basically the same as the previous year but the ranking priority was different:

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1. Utility Bill Assistance
2. Jobs with Benefits
3. Job Training
4. Subsidized Housing
5. Job-Seeking Skills
6. Soup Kitchens
7. Education Services
8. Food Stamps
9. Legal Issues
10. Clothing

DCA has developed a comprehensive work plan to address the priorities and is in the process of developing and implementing a "performance measurement evaluation process" utilizing the "Scales and Ladders" matrix approach in accordance with the State Community Services Department. Programs that address the identified priorities include:

Priority 1: Utility Bill Assistance. Through the Utility Assistance Program, 12,846 low-income households were assisted with utility expenses. Several programs are leveraged to provide each consumer with maximum assistance.

Priority 2, 3, 5: Jobs with Benefits and Job Training; and Job-seeking skills. The working poor are in need of an income sufficient to provide for basic needs, food, clothing and shelter as well as to sustain costs associated with retaining employment, such as child care, health and dental insurance. DCA has supported this priority through development of an "in house program" that provides program training, technical assistance, and funding to community based organizations that offset employment and underemployment barriers for low-income people.

The Pre-Apprenticeship Program offers high school seniors "on-the-job" training opportunities in both the public and private sector. Last year 25 youth participated in this program.

The Riverside County Community Investment Corporation - Micro Loan Program provides technical assistance workshops for micro-businesses owned by low-income individuals. DCA continues its involvement and collaboration with organizations and groups that foster support for this effort, which include the Workforce Development Board, the Department of Public Social Services GAIN Program, the County's Child Care Consortium and Head Start Policy Council.

Priority 4: Subsidized Housing - DCA collaborates with public, private and nonprofit housing development organizations to develop low-income single-family and multi-family housing units through the following programs:

Weatherization Programs provide weatherization through grants from Southern California Gas Company, DOE, LIHEAP and WEER contracts; 711 households were assisted last year.

Priority 6: Soup Kitchens

DCA, through its Homeless Programs Division and community collaborative efforts, provided approximately 250,000 meals in Riverside County.

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Priority 7: Education - Including basic skills education in reading, math and communication. DCA has conducted outreach to the low-income community and addresses this priority outcome by supporting the following programs:

Alternative Dispute Resolution Program (ADR) -Provides mediator training and community education about alternative dispute resolution and conflict management. The program conducts mediation for cases referred by the Consolidated Courts of Riverside County, as well as provides a community diversion program (a precursor to going to court); 5,692 mediation cases received ADR assistance last year.

Lastly, Family self-sufficiency participation continued, and 1,855 women received breast cancer awareness training. Healthy Family applications were completed.

The Riverside County Individual Development Account (RivCo.IDA) - targets the working poor and Phase II and III of the Temporary Assistance to Needy Families (TANF) recipients. The goal of this program is to encourage participants to save money for one of three asset building goals: (1) educational or vocational pursuits; (2) small business start-ups or expansions; or (3) home purchase. The savings participants must attend skills development workshops that will enhance their success to reach their goals. EDA has provided \$100,000 in CDBG funds to be used as matching funds, held in a non-interest bearing account for participants. There are currently 201 participants in this program.

Project B.R.A. Is an outreach and education program that provides breast cancer awareness for low-income women, including: breast self-examinations, mammography education, referrals to licensed medical service providers, and support services to women diagnosed with breast cancer; 1,855 women received breast cancer awareness training and assistance last year.

Through the Healthy Families Program, certified staff provide enrollment assistance to low-income families with children between 1 and 19 years of age for affordable, comprehensive health, dental and vision benefits. Outreach has been implemented to increase the number of applications submitted.

C. Displacement Activities

During the 2005-2006 Program Year, the County of Riverside did not incur any obligation or participate in any relocation required under the federal Uniform Relocation Act.

The Redevelopment Agency for the County of Riverside did relocate a variety of businesses and households with respect to three (3) specific projects, which the Redevelopment Agency for the County of Riverside participated in.

The activity included the following:

- a) Fleet Services
 - 1) Relocated 6 tenants
 - 2) Relocated 1 business
- b) Valley Way Improvements
 - 1) Relocated 3 tenants
 - 2) Relocated 4 owner-occupants
- c) Youth Opportunity Center
 - 1) Relocated 1 business.

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D. Economic Development Activities

The Economic Development Agency of Riverside County (EDA) is engaged in numerous activities, partnerships, and programs that provide new and existing businesses resources with which to locate and expand within the county. The ultimate goal is to provide a better quality of life for the residents of the county through a variety of employment opportunities within their communities. The programs are funded with several sources including redevelopment, workforce development, and CDBG administrative funds.

EDA provides businesses with technical assistance in areas such as Fast Track Permit Processing for projects that meet certain criteria; assisting businesses find an appropriate site within the county; providing state and federal tax credits and incentives for businesses that locate within the various special incentive zones such as the county's two Enterprise Zones, the Recycling Market Development Zone, HUB Zones, and Empowerment Zone; identifying sources of capital such as Industrial Development Bonds, SBA loans, micro loans for disadvantaged sectors, economic development loans for land, building, and equipment purchases; and providing workforce development and recruiting services in partnership with the Workforce Development Board. In areas of the county that are designated as redevelopment project areas, EDA may provide additional assistance in the form of infrastructure assistance, façade improvement grants, or land acquisition. EDA also partners with the Small Business Development Center to assist existing small and start-up businesses with consulting in various areas such as the development of business plans, marketing and finance plans.

From July 1, 2005 to June 30, 2006, EDA responded to over 325 leads and requests for assistance. Additionally, the EDA Fast Tracked land use approvals and construction permits for 15 new development projects which resulted in the following impacts:

1. 4,702,421 square feet of new commercial/industrial construction.
2. \$1,772,400,000 investment in land, building and equipment.
3. 7,650 permanent, full-time jobs created.

Based on projects that the EDA Fast Tracked in previous years, 7650 jobs were created in fiscal year 2004-2005. Of those jobs, 67 % or 5126 of them were provided to low income individuals. These jobs, primarily manufacturing, distribution and service, were marketed to low income individuals within the communities.

The Workforce Development Board operates two programs funded with CDBG contributions: the rivcojobs.com internet based recruitment service and the hire-a-youth program. Rivcojobs.com is an internet-based resume service where residents of the county can submit their resumes and county staff will attempt to find jobs that match the candidate's skill sets. Between July 1, 2005 and June 30, 2006, 8,700 residents were referred to jobs with 2,252 being hired, 850 businesses were being served. The Hire-A-Youth program focuses on helping low and moderate income youth in finding part-time jobs. The tables on the following pages provide detailed information on the assistance provided to low income youth.

In addition to the direct services EDA provides, EDA has partnerships with several economic development corporations throughout the county which provide services in their respective regions. These corporations provide localized economic development services and support the county in its efforts to assist the local communities. A unique collaboration in place since 1999 is the Southwest California Economic Alliance which is comprised of the cities of Temecula, Murrieta, and Lake Elsinore and the County of Riverside. The three cities contribute funding to the county who then provides staffing that provides marketing and economic development services to the "Southwest California" region, as it is branded.

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HAY AND OTW WORKSHOPS Program Year 2005-2006

Moreno Valley	Scheduled Workshops		Special Workshops Attended
	Invited	Attended	
July-04	29	12	41%
August-04	37	11	30%
September-04	12	4	33%
October-04	9	0	0%
November-04	7	5	71%
December-04	7	2	29%
January-05	9	3	33%
February-05	19	4	21%
March-05	8	2	25%
April-05	20	11	55%
May-05	23	4	17%
June-05	16	5	31%
YTD Totals	196	63	207

Riverside	Scheduled Workshops		Special Workshops Attended
	Invited	Attended	
July-04	56	11	20%
August-04	38	8	475%
September-04	25	7	357%
October-04	27	6	22%
November-04	33	6	18%
December-04	19	2	11%
January-05	20	3	15%
February-05	34	5	15%
March-05	37	9	24%
April-05	36	4	11%
May-05	8	0	0%
June-05	41	11	27%
YTD Totals	374	72	90

HAY Presentations/Orientations/One Stop Tours

	No. of Presentations		Attended
	Invited	Attended	
July-04	1	1	16
August-04	4	4	37
September-04	1	1	8
October-04	2	2	206
November-04	0	0	0
December-04	2	2	13
January-05	4	4	72
February-05	2	2	40
March-05	4	4	60
April-05	2	2	37
May-05	1	1	8
June-05	2	2	12
YTD Totals	25	25	509

Operation TeenWORK Workshops

	Invitees		Attended
	Invited	Attended	
July-04	119	119	20
August-04	130	130	20
September-04	148	148	47
October-04	150	150	45
November-04	30	30	3
December-04	45	45	6
January-05	95	95	25
February-05	89	89	11
March-05	103	103	17
April-05	112	112	4
May-05	176	176	60
June-05	124	124	37
YTD Totals	1321	1321	295

HAY Job Fairs

	Youth Attended		Businesses Attended		Youth	Hired
	Invited	Attended	Invited	Attended		
July-04	0	0	0	0	0	0
August-04	0	0	0	0	0	0
September-04	0	0	0	0	0	0
October-04	0	0	0	0	0	0
November-04	0	0	0	0	0	0
December-04	0	0	0	0	0	0
January-05	0	0	0	0	0	0
February-05	0	0	0	0	0	0
March-05	300	300	45	45	30	30
April-05	1,150	1,150	68	68	Pending	Pending
May-05	150	150	36	36	Pending	Pending
June-05	1600	1600	149	149	30	30
YTD Totals	1600	1600	149	149	30	30

Operation TeenWORK Job Fairs

	Youth Attended		Businesses Attended		Youth	Hired
	Invited	Attended	Invited	Attended		
July-04	0	0	0	0	0	0
August-04	0	0	0	0	0	0
September-04	46	46	10	10	18	18
October-04	44	44	13	13	16	16
November-04	0	0	0	0	0	0
December-04	0	0	0	0	0	0
January-05	0	0	0	0	0	0
February-05	0	0	0	0	0	0
March-05	0	0	0	0	0	0
April-05	0	0	0	0	0	0
May-05	79	79	19	19	25	25
June-05	0	0	0	0	0	0
YTD Totals	169	169	42	42	59	59

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Summary

The Economic Development Agency continues to see the successful outcomes associated with the implementation of its various programs. The Fast Track program assisted 19 commercial and industrial projects with the following results:

1. 4,702,421 square feet of new construction.
2. \$1,772,400,000 investment in land, building, and equipment.
3. 7,650 full-time jobs created.

Listed below are some of the projects that have helped facilitate the above results*:

The Wildrose Business Park is located in the unincorporated Temescal Canyon area along Interstate 15, south of the city of Corona. This project has the first two phases completed with several industrial buildings already completed. Phase III will soon be completed with a combination of industrial and retail uses.

The Mira Loma Industrial Center has seen over 25 million square feet of industrial space built during its history and has become the logistics and distribution hub of the county. Many of the jobs created in this area provide opportunities for the county's low to moderate income residents.

The Agua Mansa Industrial Park is a two-county industrial park that allows heavy industrial uses and provides state tax incentives through the Agua Mansa Enterprise Zone.

The University Research Park is a 56 acre research and technology park that has several buildings already housing many high-tech companies. It is a collaborative effort between the county, the city of Riverside, and the University of California, Riverside. The Park is home to the Inland Empire Economic Partnership (IEEP) and Small Business Development Center. The IEEP is the Inland Empire's high-tech business attraction organization.

The Majestic Freeway Business Center is a planned 300 acre industrial center in the Interstate 215 corridor at the Cajalco Expressway. This development will provide primarily industrial buildings which will provide employment opportunities for residents of the Mead Valley redevelopment project area which is highly depressed.

The Emerald Meadows Specific Plan is a planned mixed-use development that will provide new housing and commercial opportunities in the Rubidoux area which is also highly depressed.

Although these projects did not receive direct federal funding, technical assistance was provided by EDA staff.

E. Limited Clientele (not presumed or moderate income)

For FY 2005-2006, the County allocated funds to 74 limited clientele activities that did not fall under the presumed low and moderate-income benefit category 570.208 (a)(2)(i)(A). The following non-presumed limited clientele benefit activities were allocated funding:

Income Certification (570.208 (a)(2)(i)(b))	\$1,045,910
Income Eligibility Limited (570.208 (a)(2)(i)(c))	\$ 10,000
Architectural Barriers (570.208(a)(2)(ii))	\$ 285,000

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Housing (570.208 (a)(3))	\$ 10,000
Micro Enterprise Assistance (570.208(a)(2)(iii))	\$ 400,000

Income certification allows the grantee to require information on family size and income so that it is evident that at least 51 percent of the clientele are persons whose family income does not exceed the low and moderate-income limit. Limiting the eligibility to those that are of low to moderate income, allows the activity to be utilized by the ones that need it most.

Income Eligibility Limited activities have income eligibility requirements which limit the activity exclusively to low and moderate income persons.

An activity allowing the grantee to remove material or architectural barriers is provided for elderly or severely disabled persons to assist in 1) reconstruction of public facilities, 2) rehabilitation of privately owned nonresidential buildings, and 3) rehabilitation of common areas of a residential structure.

Limited Clientele benefits can include locations that may conclude that the activity's clientele will primarily be low and moderate-income persons. In such case, a project may serve a location where 80% of the households of a community have an income below the area median income.

Housing activities are eligible for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low and moderate-income households. This includes the acquisition and rehabilitation of property by a recipient, subrecipient, developer, individual homebuyer, or an individual homeowner. Microenterprise assistance activity is carried out with those owners of microenterprises and persons developing microenterprises assisted under the activity during each program year who are l/m income persons. For purposes of this paragraph, persons determined to be L/M income may be presumed to continue to qualify as such for up to a three-year period. 100% of the non-presumed limited clientele activities met their national low/moderate income benefit objective.

F. Program Income

Program income is generated from previously funded CDBG and HOME activities, such as repayment of housing rehabilitation loans. These funds must be used prior to expenditure of new CDBG or Home funds and are most effectively used immediately by reinvesting them into activities that generated the program income. During the program year July 1, 2005 thru June 30, 2006 the County generated \$814,024 in program income from the following CDBG funded loan programs:

Economic Development Loan Fund	\$ 293,379
Community Development Fund	\$ 25,087
Housing Loan Fund	\$ 81,104
Home Improvement Program Fund	\$ 406,730
Rental Rehab	\$ 7,523
Total CDBG	\$ 814,024

The HOME program generated \$634,310 in program income from a variety of program payments, allocated to eligible projects from each funding program.

Program income from referenced Community Planning and Development funds sources will be allocated to eligible projects from each funding program.

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G. Other - Gaps, Coordination

Overcome gaps in institutional structures and enhance coordination

In overcoming gaps in institutional structures and to enhance coordination, Riverside County has developed a monitoring strategy designed to determine if Riverside County program recipients are complying with all applicable HUD requirements for the administration of federal dollars or as other public and private entities that have developed partnerships with the county as described in Section II, item B- "Actions to address obstacles to meeting under-served needs."

The criteria for additional or more extensive monitor visits and the selection of monitored organizations include the following:

- recipient experiencing negative audit findings, continuous HUD investigations, (or other legal forms of investigations) complaints;
- recipient with no previous CDBG experience;
- project complexity, size or grant amounts (i.e., the larger the grant, the more complex the project, or size of the project);
- extensive use of subcontractors in carrying out activities;
- large amounts of program income;
- subrecipients that use the most Block Grant dollars.

Projects and subrecipients chosen for monitoring includes those involved with:

- rehabilitation activities (particularly those with lump sum drawdown);
- activities involving subcontractors;
- economic development activities with emphasis on the projects that assist private for-profit business or having job creation/retention features;
- activities with outstanding audit findings;
- those projects that generate significant amounts of program income.

EDA staff conducts monitoring visits yearly in order to determine compliance with all federal program regulations and fiscal management capabilities. EDA staff will periodically monitor and correspond with the project sponsors for non-performance and failure to carry out activities in a timely manner.

III. AFFIRMATIVELY FURTHERING FAIR HOUSING

A. Barriers to Fair Housing Choice

Since 1986, Fair Housing Council of Riverside County, Inc. (FHCRC) has been under contract with the County of Riverside to provide fair housing services to the unincorporated parts of the County as well as the Community Planning and Development (CPD) cooperating cities. FHCRC receives all housing complaints, tests for discrimination, investigates, and provides counsel to ensure everyone their right of residential choice.

As defined, fair housing choice provides for everyone of equal or similar income the right to the home of his or her choice regardless of race, color, religion, sex, handicap, familial status or national origin. Therefore, all persons in the United States are protected under Federal and State Fair Housing Laws. These laws address, but are not limited to prohibiting barriers to fair

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housing choices in regard to sale, rental and/or financing of single and multi-family residential housing.

There is no measuring as to the weight of a wrong, but there are some wrongs that are more onerous than others. The funding made available dictates as to how successful we as public servants are in eradicating significant barriers to fair housing choices in any given jurisdiction. Barriers to fair housing will shift from year to year; however, during fiscal year 2005 - 2006 the four primary barriers to housing were: (1) discrimination in housing based on persons with disabilities; (2) unequal treatment of persons based on race; and, (3) unequal treatment based on families with children; and (4) age.

B. Fair Housing Impediments Study

In May 2004, the Riverside County Board of Supervisors approved the 2003 Fair Housing Impediments Study (2003 Study) pursuant to 24 CFR 570.904(c)(1) of the Community Development Block Grant (CDBG) regulations. The 2003 Study was submitted with the 5-year Action Plan and has received approval from the Los Angeles office of HUD.

The purpose of the 2003 Study was to revisit the County's 1995 Fair Housing Impediments Study and to determine what actions had or had not been taken to resolve problematic issues as identified. Even though the 2003 Study shows a definite shift in discrimination activities, and evidence of numerous impediments to fair housing being minimized, it is clear fair housing impediments are to remain an on going issue. The 2005-06 years data is showing a definite change in discrimination.

There is a definite shift in the area of most concern from discrimination based on race as seen in the 2003 Study to discrimination based on persons with disabilities. As major studies throughout the nation are reporting, this is most likely due to "baby boomers" reaching retirement age and being faced with degenerating health. Coupling this fact with FHCR's collective data continuing to show mortgage disparity as an on going problem because of the lack of affordable housing stock, a declining job market, increased population, and the way some lenders treat potential customers, education is going to play an important role in resolving the defined problem. Differential treatment was found in approximately 53% of the tests conducted. In some remote areas of the county, loan agents were unavailable and this within itself is a barrier to housing opportunities.

When impediments to housing are present, such as those described above, they are considered to be substantial barriers to fair housing choices for the affected individual/families due to the fact they potentially prevent access to a basic and vital need. Impediments can produce multiple affects on the family's social structure which can be seen in the following: enforced negativity; lack of quality of education; the setting of the stage for health and safety problems by exacerbating overcrowding; and, the possibility of stifling economic growth.

C. Actions Taken to Eliminate Impediments to Fair Housing: July 2005- June 2006

The CDBG Co-operating Cities and FHCR continue to address the recommendations made in the 2003 Study in conjunction with the County. Recommendations made specifically to FHCR included the following: as directed by the County and as funds become available, FHCR will conduct necessary audit testing in targeted areas and report findings directly to the County for action; continue established anti-discrimination campaign and developing literature focusing on all aspects of housing discrimination; and, provide fair housing laws and regulation training to all housing professionals and public service personnel from city and county agencies. Items 1 thru

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5 below evaluate FHCRC's continued efforts to minimize housing injustice for the current reporting period.

Table 6 quantifies the number and types of landlord tenant and homebuyer complaints. The chart shows a 21% decline in recorded complaints from the previous year. This decrease can be attributed to FHCRC's intensified education and outreach activities resulting in an increase awareness of fair housing laws and outreach activities; and the loss of two experienced Fair Housing Counselors due to major health problems attributed to the decline in recorded complaints. In addition, FHCRC experienced an increase in the number of clients who were reluctant to leave their names or other personal information because of their fear concerning their immigration status.

1. Anti-Discrimination and Enforcement Activity

In Fiscal Year 2005-2006, FHCRC received 55 discrimination complaints countywide (Western/Eastern --unincorporated and co-operating cities) of Riverside County. Table 4 (page 39) summarizes the types of allegations FHCRC received.

- The two major categories of complaints: Disability 26%, Race 25%. Reasons for these complaints are: (1) statistics have proven, the increase in disability complaints attributed to the baby boomer's declining health and their need for reasonable accommodation or modification to a residence, and (2) statistics have proven that complaints have traditionally been based on unequal treatment received by persons because of their race. Also, new categories have been added to the Fair Employment and Housing Act -- source of income, sexual orientation, etc. Allegations of discrimination based on familial status discrimination were the third most common 22%, followed by age 11%.
- Of the 55 allegations of discrimination received last year, 16% were referred to State of California Department of Fair Employment and Housing (DFEH) for further investigation, 38% received counseling; 44% received education. No complaints were tested.
- 47% of the discrimination complaints were filed by White clients, 24% by African Americans, and 16% by Hispanics.
- The total number of housing discrimination complaints received this year indicates a decrease compared to the last reporting period. This decrease can be attributed to FHCRC's intensified education in the fair housing laws and outreach activities, and the loss of two experienced Fair Housing Counselors due to major health problems attributed to the decline in recorded complaints. In addition, FHCRC experienced an increase in the number of clients who were reluctant to file complaints or provide their names or personal information because of their fear concerning their immigration status. In addition, the housing industry's creative financing coupled with the housing market's slight increase in interest rates is beginning to impact the market. It is still a landlords' and sellers' market to the point owners have more flexibility than the buyer or potential tenant.
- Seniors (55+): This segment of the population is showing a minor decrease 4 (7.2%) from last year's report of 13 (11%). The difference is not significant

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enough to make a determination as to why the decrease other than, the baby boomers are beginning to postpone retirement because of the increase in the cost of health insurance.

The following table summarizes the Housing Discrimination Complaints received from the unincorporated areas of Riverside County and co-operating cities.

TABLE 4
Discrimination Complaints Filed

Fiscal Years	2005-06	2004-'05	2003 -'04	2002 -'03	2001 -'02	2000 -'01
Total	55	115.	109	159	122	163
Single Race Category						
White (W)	26 (47%)	52 (45%)	55 (50%)	82 (52%)	61 (50%)	82 (50%)
Hispanic (H)	9 (16%)	25 (22%)	30 (28%)	28 (18%)	44 (36%)	34 (21%)
African American (AA)	13 (25%)	28 (24%)	21 (19%)	32 (20%)	15 (12%)	38 (23%)
Asian	3 (5%)	2 (2%)	0	0	0	2 (>1%)
Native American (NA)	1 (2%)	1 (<1%)	1 (<1%)	2(>1%)	1 (<1%)	7 (4%)
Native Hawaiian/PI	0	0	0	0	0	0
Multi-race Category						
H/W	0	0				
Other races	3 (5%)	7 (15%)	2 (>1%)	15 (9%)	1 (<1%)	0
Seniors 55+	4 (7.2%)	13 (11%)	18 (17%)	15 (9%)	9 (7%)	18 (11%)
Categories						
Race	14 (25%)	30 (26%)	20 (18%)	46 (29%)	25 (21%)	34 (21%)
National Origin	3 (5%)	11 (10%)	16 (15%)	10 (6%)	13 (11%)	21 (13%)
Religion	0	1 (<1%)	0	2(>1%)	3 (<3%)	7 (4%)
Sex	1 (2%)	0	9 (8%)	6 (4%)	10 (8%)	8 (5%)
Familial Status	12 (22%)	7 (15%)	14 (13%)	16 (10%)	9 (7%)	20 (12%)
Disability	14 (26%)	34 (27%)	25 (23%)	50 (31%)	22 (18%)	46 (28%)
Arbitrary	5 (9%)	32 (28%)	25 (23%)	29 (18%)	30 (25%)	27 (17%)
Results of Complaints						
Referred to Atty.	1 (2%)	0	1 (<1%)	0	0	5 (3%)
Referred to DFEH	9 (16%)	6 (5%)	25 (23%)	18 (11%)	11 (9%)	5 (3%)
Referred to HUD	0	2 (2%)	0	1 (<1%)	0	0
Inconclusive/Counseled	9 (16%)	60 (52%)	21 (19%)	3 (>2%)	0	17 (10%)
Pending		4 (4%)	3 (3%)	57 (36%)	61 (50%)	93 (57%)
Testing		0	0	57 (36%)	2(>1%)	2 (>1%)
Conciliated		1 (<1%)	0	4 (>2%)	0	4 (3%)
Education	24 (44%)	42 (37%)	32 (30%)	56 (35%)	48 (39%)	37 (23%)
Complaints Closed		N/A	27 (25%)	20 (13%)	unreported	unreported

Data provided by: FHCRC (annual report 2005-06)

Note: During this reporting period, undeclared races have been omitted.

KEY (Race Categories): African American (AA); Alaskan Native (AN); American Indian (AI); Black (Blk); Hispanic (H); Native Hawaiian (NH); Pacific Islander (PI); White (W).

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2. Training for CDBG Program Managers, Service Providers and County Residents

- FHCRC conducts Fair Housing Laws and Practices Workshops for property owners, managers, Realtors, lenders and maintenance personnel.
- FHCRC provided 11 free Home Buyers Seminars throughout the county to for 1st Time Home Buyers with 106 potential home buyers. The workshops provided information concerning the step-by-step process of purchasing a home. Topics included pre-qualifying status, types of loans, budgeting, credit building and/or repair, down payment assistance programs, the role of the real estate agent and escrow company. In addition, State and Federal Fair Housing laws, predatory lending practices and recognizing the signs of housing discrimination in housing sales and rentals was presented to participants at the home buyer workshops.
- The FHCRC is a HUD approved Housing Counseling Agency to provide Homebuyer Education and Pre-Purchase Counseling.
- A one year contract with the Community Action Partnership of Riverside County provided resources to intensify the FHCRC's 1st Time Homebuyer Workshops. The contract was successfully completed.
- A 1st Time Homebuyers seminar was held at the Banning Community Center. Participants were educated on their rights, lenders tactics, homebuying process, issues relating to healthy homes, and tips on becoming a smart consumer. Approximately 200-250 attendees were present.
- At the various satellite offices, residents of the county can obtain free counseling services and referrals for legal assistance. The on site bilingual housing counselor is able to provide fair housing and landlord/tenant information and counseling to walk-in/telephone clients.
- Various meetings and "Community Forums" have been held to discuss renovation of the Mecca Community. Those in attendance were elected officials, surrounding agencies, EDA, and FHCRC. To accomplish the rejuvenation, the group addressed topics such as: affordable housing, education, healthcare and economic development for the community.
- FHCRC provided education to Gain staff members at the Workforce Center on fair housing laws, protected classes, and the services available. This information was also presented to the Human Relations Council of the Hemet-San Jacinto Region.
- FHCRC met at several desert apartment complexes with their local residents, corporate and/or apartment managers to discuss fair housing laws and available services. The meetings were held at the following sites: (1) Cathedral Palms Apartments (75-residents attended), (2) Indio Gardens Apartments (management, disabled advocates and about 75-tenants attended), and (3) Park David Apartment complex in Desert Hot Springs where a representative from management corporate office and 70-tenants were in attendance.

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- Code Enforcement training was provided by FHCRC's staff with the Cities of Desert Hot Springs, Palm Springs, and Palm Desert.
- Presentations on fair housing issues and workshops to county employees at various county facilities and departments, i.e. County Housing Authority, Sheriff Dept., etc.
- FHCRC worked with the City of Beaumont, the residents and owner of a mobile home park to address relocation needs, timeframe, and funding issues.
- Conducted on-site fair housing training sessions at mobile home parks in Indio and Bermuda Dunes, San Jacinto, Hemet, Perris, and Desert Hot Springs. The mobile home park owner was provided information on mobile home residency and fair housing laws. Park residents were provided information concerning their rights and responsibilities.

3. Testing, Training and Education for the Mortgage Loan Industry

- A counselor visited mobile home parks throughout the City of Coachella, and the surrounding areas of Mecca, Thermal and Oasis. The visits were specifically to gather data on space availability and monthly rental fees. Also, fair housing brochures in English/Spanish were distributed.
- FHCRC conducted a Home Buyer seminar for the Desert Alliance for Community Empowerment Zone located in Coachella. Representatives from the County's down payment assistance program, local lenders and real estate agents were present to discuss home buying purchasing opportunities.
- Comprehensive Fair Housing Training Workshops were conducted by FHCRC for real estate, mortgage lending and insurance industries. Subjects discussed included: State and Federal Fair Housing Laws; Discriminatory Policies and Practices; Non-discriminatory Advertising; and, Servicing Seniors and the Disabled.
- Technical Assistance Workshops were conducted by FHCRC for Riverside Housing Development Corp. Cannon Management, VPM Management, Satellite Management, Thrifty Property Management & Investment, and other managers required and referred by Department of Fair Employment and Housing based on Conciliation Agreements based on discrimination complaints submitted by FHCRC. Participants were furnished with technical skills and information to combat housing discrimination, and how to measure their compliance with Federal and State Fair Housing laws.
- Conducted a Fair Housing Laws and Practices workshop at the City of Palm Springs, and Palm Desert for City Housing Department employees, real estate brokers, leasing agents, and property owners.

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4. Training for Rental and Property Management Associations

- Throughout the county, FHCRC provides training for apartment managers, property owners, and the local police on the Crime Free Multi-housing Program.
- Various educational workshops on the State and Federal Fair Housing Laws, advertising requirements and law, mobile home residency laws, landlord/tenant laws and eviction procedures were presented to housing providers, property owners and managers.
- FHCRC manned a booth at the Annual Apartment Association of the Greater Inland Empire (AAGIE) Expo and Educational Conference. The booth allows for inner action between staff and the conference attendees where questions are answered and those in need can be referred to other agencies for assistance .
- A fair housing training and technical assistance workshop was provided to a property management company in the City of Indio, and Palm Springs. Training was very well attended by property managers, administrators, and maintenance personnel. In addition to the training manuals, over 500 pieces of fair housing literature were disseminated.
- Mobile Home Owners/Tenants Workshops in Coachella and Thermal to inform both parties of fair housing and mobile home residency laws.
- FHCRC participates in quarterly HUD Mobile Home Park Review Committee meetings to address such issues as relocation of tenants, mobile home park owner issues on lending and certification of mobile home parks. Those in attendance were informed of the Council's new location and continuing services by on-site counselors at DACE.
- Fair Housing (FHCRC) is a member of the Relocation Task Force that was formed by the HUD Review Committee. As part of the committee, they assist in walking park owners and mobile home park tenants through the steps in preparation for the closure of their park.
- FHCRC is always available to educate and provide mobile home owners and tenants with rental packets to assist in the management of mobile home parks.

5. Continuation and Expansion of Existing Outreach Programs (Including but not limited to the Hispanic Population)

Outreach activities are conducted to bring public awareness to the mission of Fair Housing Council's services and issues regarding fair housing laws. Informing County residents of their rights and protecting their rights is an on going effort. FHCRC is accomplishing this through the expansion of their outreach programs to meet the County's multi-cultural (Hispanic/Asian populations) demand. More than 30% of FHCRC's staff is bilingual. In addition, to bridge the gap between government and the Hispanic culture in the Coachella Valley region, FHCRC staff has gone out into the fields to inform and educate the farm workers of their rights.

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The partnership between FHCRC and Riverside County Community Health Agency has brought "Healthy Homes Demonstration Programs" throughout Riverside County. This program is designed to educate the general public on indoor air quality, mold/moisture, lead based paint, and much more about creating a safe home environment.

Another successful approach to public awareness is through program expansion. The "Lead Base Paint Hazards Program" is made possible through a grant from HUD to FHCRC to educate L/M income people on their rights to a safe living environment. Also, "Cool Center 2006" (Highgrove, and Rubidoux senior/community centers) is a program funded by Southern California Edison. This project provides a location for residents served by SCE to go during our hot summers and fall. Also, this serves as a positive outreach extension for the Fair Housing Council.

FHCRC's marketing approach is proving to be successful. Of the total amount of literature and events FHCRC participated in this past year (2005/06) countywide, the following figures demonstrate the success of their outreach program in the unincorporated/participating cities of the county: 2,874 total landlord/tenant complaints lodged of that 25 resulted in mediations; 101 walk-ins; and 1,081 landlord/tenant referrals.

Table 5: Marketing Efforts of FHCR

The chart below illustrates marketing efforts of FHCRC over this past reporting period. Figures reflect people (readership, listening and/or viewing audiences) unless otherwise noted.

Insert column for FY 2004-'05	FY 2005 -	FY 2003 -
Radio – K-DIF K-FROG	35,000 180,000	-0- 184,562
TV (P.S. Announcements.) Charter Communication (Inland Empire Homes) Around Town Homebuyers Partnership	40,000 83,400 30,000 30,000	83,400
Print Press Enterprise Housing Authority Times Riv. Com. At Home. Crime Free Newsletter Brochures Reports	184,562 200 120,000 200 35,945* 2,000	184,562 200 120,000 200 36,369* 2,000
FHCRC Website Hits	46,993	38,608

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Data provided by: FHCRC (annual report 200-05)

*NOTE: Literature distributed to the countywide (unincorporated, participating/non-participating cities) totaled: 29,147 Fair Housing Discrimination pieces and 6,798 Landlord/Tenant pieces of literature.

- There was a total of 441 countywide outreach events participated in and/or conducted by FHCRC. Of the 441 events, 127 (29%) were held in the unincorporated and co-operating cities of the county. This intense educational outreach may have contributed to the decreased number of discrimination complaints filed over this reporting period.

During this reporting period, the Fair Housing Council distributed in excess of 29,147 pieces of literature on fair housing discrimination and 6,798 pieces of literature on landlord/tenant issues as part of their outreach at various community events. Literature is also made available (countywide) at the following sites: County of Riverside Housing Authority, city halls, fire departments, chamber of commerce, libraries, community centers, churches, schools, mobile-home parks, and senior centers.

- Fair Housing Counsel's staff distributes information throughout the entire county area. This strength of outreach to empower county residents can only be measured through the joint efforts of the FHCRC (49%), East/West County (17%) and cities (Corona 18%, Norco 4%, Moreno Valley 4%, Palm Desert 4%, and Palm Springs 4%) support. The total amount of literature disseminated countywide through this reporting period was 36,072 pieces.
- FHCRC Offices are located in the following areas: Main office – City of Riverside; Satellite Offices – Cities of Corona, Norco, Moreno Valley, Palm Springs, Coachella and the un-incorporated area of Mecca.
- Fair housing literature is available in multi-languages in addition to English/Spanish and is readily distributed at any one of the FHCRC offices throughout the County.
- Outreach in the City of Desert Hot Springs. A Fair Housing Counselor and Adult Protective Services conducted multiple-home visits to a Senior Mobile Home Park after several park residents alleged age discrimination. Assistance and pre-discrimination packages were provided.
- FHCRC's counselor attends monthly east county executive council meetings. To discuss topics, such as: license agreements, grants,, community events and issues.
- FHCRC participates in Community Based Organization events throughout the County. Some of those events are: Wednesday Night Riverside; Fiesta de la Familia (county's largest annual Hispanic event); Children Care Faire; Orange Blossom Festival; Church events; Social in the Park (Perris); Mecca Farm Workers Appreciation Faire; and, the United Farm Workers Union event.

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- Fair Housing Council members attend monthly Housing Committee meetings composed of housing agencies from the lower eastern county. The committee analyzes, identifies housing barriers, and plans new approaches for affordable housing.
- Lead-Based Hazards Paint Program has become an intricate part to FHCRC in providing a comprehensive service. The program is designed to help empower both the community, and the real property industry. Information is disseminated at outreach events, local newspapers (e.g. Press Enterprise, La Prensa, The Black Voice), and cable TV, radio, city and county offices.

The interactive display could be seen at school Science Fairs, Morongo Indian Head Start School, Cool Centers, the Southern California Health and Housing Council meeting, and Health Fairs. Participants in some instances received their first introduction to the Lead Paint Hazard that may exist in their homes. Many attendees had no idea that this was still a problem existing in the 21st century.

- Fair Housing salutes community leaders who have and are making a difference in the community at their "Champions for Justice" 4th annual event. The recipients are individuals who have served diligently, sacrificed, and suffered in their work toward the attainment of Social Justice.

6. **Landlord/Tenants/Home Buyer Complaints**

FHCRC received 2,874 calls of general housing problems, the most common issues reported were: 593 evictions, 1,137 property repairs; and 339 involved lease/rental agreements.

The following table provides a summary of the landlord/tenants discrimination complaints filed in the unincorporated area of Riverside County and co-operating cities.

- Of the 2,874 complaints and inquiries on landlord/tenant and home buying issues received, approximately 50% were from Whites, 32% Hispanics, 16% African Americans, and the remaining combined groups (Asians, Native Americans, and other ethnic groups not identified) total 2%. Within these inquiries, 82% were related to rental units and 18% from prospective homebuyers.

- Out of 3,627 landlord tenant inquiries, 40 (>1%) resulted in cases requiring mediation. The balance is either resolved through the distribution of literature and/or phone counseling or referred to other parties. The number of mediated cases represents a decrease from the 73 cases mediated during the last reporting period.
- Seniors (55+) represented >1% of the inquiries received. The figures for this population remained status quo over last reporting period.
- The leading causes of landlord/tenant inquiries received were for improper evictions 858 (24%) followed by lack of domicile repairs at 1,585 (44%) and broken lease or rental agreements at 424 (28%).

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- Mobile Home related inquiries represent about 3%, a decrease of 1% over the last fiscal year (FY 2003-2004). Nevertheless, this 1% decrease indicates an overall 56% decrease in the inquiries reported the previous year.
- The total number of landlord/tenant inquiries decreased 48% from last year. This decrease most likely resulted from the expanded outreach efforts during the past year, creating a greater awareness of landlord/tenant rights regarding fair housing issues. Over 6,798 pieces of landlord/tenant housing literature disseminated, in addition to educational presentations throughout the county is attributed to this decline over the last reporting period.

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Fiscal Years	2005-'06	2004-'05	2003 -'04	2002 -'03	2001 -'02	2000 -'01
Total	2874	3627	6,808	8,104	7,594	9,329
Single Race Category						
White	1438 (50%)	1677 (46%)	2907 (43%)	3,988 (49%)	3,928 (52%)	5,237 (56%)
Hispanic	923 (32%)	1217 (34%)	2,614 (38%)	2,826 (35%)	2,682 (35%)	2,742 (29%)
African American	474 (16%)	413 (11%)	1,073 (15%)	846 (10%)	693 (9%)	1,258 (14%)
Asian	11 (<1%)	8 (<1%)	48 (<1%)	48 (<1%)	31 (<1%)	22 (<1%)
Native American	6 (<1%)	33 (<1%)	20 (<1%)	49 (<1%)	30 (<1%)	14 (<1%)
Native Hawaiian/PI	2 (<1%)	32 (<1%)				
Multi-race Category						
AI/AN & W		5 (<1%)				
Asian & White		6 (<1%)				
Blk/AA & White		11 (<1%)				
H/W		0				
H/NH/other PI		6 (<1%)				
Other races	20 (<1%)	219 (6%)	145 (2%)	346 (4%)	230 (3%)	55 (<1%)
Seniors 55+	120 (4%)	59 (>1%)	284 (4%)	332 (4%)	267 (4%)	466 (5%)
Other Data						
Tenants	1465 (84%)	1946 (54%)	6,181 (91%)	7,417 (92%)	7,026 (93%)	8,859 (95%)
Property Owners	200 (11%)	182 (5%)	627 (9%)	677 (8%)	568 (7%)	470 (5%)
Rental Homeseekers	34 (2%)					
Others	81 (5%)					
Categories						
Evictions	593 (20%)	858 (24%)	737 (11%)	971 (12%)	971 (13%)	3,841 (41%)
Persons per/H		0	1,679 (25%)	1,739 (21%)	1,654 (12%)	unreported
Repairs	1137 (40%)	1585 (44%)	721 (11%)	1,048 (13%)	901(12%)	3,213 (35%)
Persons per/H		0	1,690 (25%)	2,022 (25%)	1,843 (24%)	unreported
Lease/Rental Agreement	339 (12%)	428 (12%)	661 (10%)	936 (12%)	688 (9%)	817 (9%)
Deposits	133 (5%)	141 (4%)	289 (4%)	310 (4%)	363 (5%)	unreported
Enter/Harass	51 (2%)	65 (>1%)	205 (3%)	189 (2%)	123 (2%)	unreported
Occupancy Standard	3 (<1%)	6 (<1%)	13 (<1%)	45 (<1%)	76 (1%)	unreported

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Mobile Homes	78 (3%)	106 (3%)	238 (4%)	273 (3%)	261 (3%)	unreported
Other	298 (10%)	438 (12%)	577 (9%)	571 (7%)	714 (9%)	unreported
Notices	116 (4%)					
Mold	4 (<1%)					
Rent Increase	106 (4%)					
TBRA	16 (<1%)					

NOTE: per/H – per household Data provided by: FHCRC (annual report 2004-05)
 During this reporting period, undeclared races (multi-race category) have been omitted.

KEY (Race Categories): African American (AA); Alaskan Native (AN); American Indian (AI); Black (Blk);
 Hispanic (H); Native Hawaiian (NH); Pacific Islander (PI); White (W).

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D. Elimination of Barriers to Affordable Housing

The County continues to support programs that promote the equitable treatment of all individuals (in particular the County's low and moderate income population, as well as special needs households) in the quest for affordable housing. During the 2005-2006 fiscal year, in conjunction with the Fair Housing Council of Riverside County, the Housing Authority of the County of Riverside, and the Riverside County Economic Development Agency supported several services that affirmatively addressed and promoted fair housing rights and furthered other housing opportunities. By providing home buyer education, counseling services and the expansion of the availability of affordable housing through acquisition or conversion, the County of Riverside continued to address barriers to affordable and safe housing.

In an effort to further eradicate fair housing discrimination, the County of Riverside continued to monitor and implement recommendations from the Fair Housing Council's 2003 Impediment Study. The County of Riverside intends to actively implement its recommendations.

The project ombudsman program continued to serve as a liaison between the developers and County of Riverside agencies that reviewed proposed projects, mediating when conflicts or disputes arose. In addition, concerted efforts were made to expeditiously provide accessibility to the Riverside County Economic Development Agency funds and programs to decrease development processing fees and increase affordable housing.

E. Other Activities and Actions Related to the Elimination of Fair Housing Impediments

Fair Housing Impediment Study – Annual Accomplishments

The Fair Housing Council of Riverside County ("FHC"), the Riverside County EDA, and Housing Authority ("HA") addressed recommendations from the 2003 Fair Housing Impediment Study. The impediment study addressed the following 7 principle issues:

- (1) Unequal Treatment in Sale and Rental of Housing,
- (2) Discrimination in Housing Accessibility,
- (3) Discrimination in Rates of Housing Loan Approvals,
- (4) Potential impediments created through Housing Elements,
- (5) Shortfalls in FHC Data Collection,
- (6) Discrimination Based on Disabilities, and
- (7) Reluctance to Rent to Section 8 Recipients

The attached Analysis of Impediments Matrix (also known as the "AI Matrix") serves as the yearly activity report tracking such efforts.

(1) Unequal Treatment in Sale and Rental of Housing

During the reporting period EDA, FHC, and the Housing Authority addressed the unequal treatment in sale and rental of housing as well as discrimination in rates of housing loan approvals. Through education, training, and outreach seminars, the agencies continuously educated property owners, management companies, lending institutions, building industry associations, and home seekers by broadening the understanding of Fair Housing laws and promoting cultural sensitivity. In addition, the agencies sponsored lender and realtor trainings, participating in community sponsored events, and distributed literature promoting fair housing laws in rental housing, mortgage lending, and real estate sales markets.

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The agencies continued to encourage property owners, property management companies, realtors and lending agents to provide written information to all applicants which included: (1) the listing of all available housing, (2) standard information on the terms and conditions of the application process, (3) the posting of Fair Housing informational signs and (4) the provision of Fair Housing literature.

During the 2005-2006 fiscal year, the FHC's anti-discrimination campaign was conducted on a continuous basis via the provision of group and one-on one counseling, as well as participation in community events, radio broadcasting, and staff's travel to various cities to increase public awareness. During the reporting period the Fair Housing Council became HUD certified as a homebuyer education provider which enabled the FHC to further increase public knowledge of fair housing laws. FHC staff continued to train municipalities, law enforcement personnel and was a participant in the crime free owner training. In addition, the FHC was awarded a \$20,000 grant during the 2005-2006 from Riverside County to determine the nature, extent and changes in housing discrimination. The results of this study will be reported in the next fiscal year's CAPER.

The EDA conducted over five (5) lender trainings sessions during the reporting period and its Requests For Proposal continued to require that participants adhere to Fair Housing law. The Housing Authority likewise conducted monthly owner training workshops in its anti-discrimination campaign. In addition, the EDA and Housing Authority's anti-discrimination campaign efforts were implemented in conjunction with monitoring of HOME, RDA, BOND and CDBG funded projects.

(2) & (6) Discrimination in Housing Accessibility and Discrimination Based on Disabilities,

All three agencies addressed discrimination in housing accessibility and discrimination based on disabilities on an on-going basis through numerous outreach efforts. The EDA continued to address housing accessibility issues and ADA compliance by requiring that at least 5% of the units in new housing projects are handicap accessible and 2% of the units are equipped for the hearing impaired.

The EDA continued to require First Time Homebuyer applicants to complete homebuyer education certification. Its anti-discrimination campaign efforts were also implemented in conjunction with monitoring of HOME, RDA, BOND and CDBG funded projects.

During the past fiscal year the anti-discrimination campaign of both the EDA and the FHC focused on fair housing law and enforcement activities particularly in both the purchase and rental markets. The FHC conducted its anti-discrimination campaign on a continuous basis via participation in community events, radio broadcasting, and travel to various cities. All three agencies continued to work with cooperating cities to eliminate barriers to fair housing and address impediments created through Housing Elements. Both the FHC and the HA also provided speakers to community service providers to ensure that the programs provided were known and understood by the disabled population and the service providers who served them.

(3) Discrimination in Rates of Housing Loan Approvals

During the past fiscal year, increased efforts have been made to reduce the cost of housing to the consumer, through the elimination of unnecessary governmental actions, policies and regulations. The EDA continued to alleviate governmental constraints by encouraging the reduction of developer fees. The agency also made efforts to ensure that companies with whom it had agreements adhered to HUD low income guidelines. Developers were also encouraged

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to increase the number of units that would be dedicated to low income residents. The agency's First Time Homebuyer program continued to offer up to \$40,000 in down-payment assistance, which is one of the highest amounts down payment assistance in the region.

In addition, the EDA streamlined the FTHB loan application processing, increasing the number of affordable housing units provided by developers/HOME loan applicants. EDA also continued to work closely with lenders, developers and industry representatives to streamline the development process. The FHC, EDA, and the HA continued to address discrimination in rates of housing loan approvals. All three agencies provided education and outreach to housing providers through seminars and community workshops in educating the current law on discrimination, areas which both directly and indirectly affect discrimination in rates of housing loan approvals.

The EDA conducted over five (5) lender trainings during the past fiscal year and its RFPs continued to require that participants adhere to Fair Housing law.

The FHC continued to emphasize cultural diversity training while the Housing Authority's collaborative efforts included the facilitation of monthly workshops for rental property owners that included Fair Housing Council speakers and fair housing subject matter.

The FHC continued to provide homebuyer education, credit counseling, and numerous fair housing counseling and awareness training to First Time Homebuyers and homeowners, particularly low income and very low income applicants. The EDA also continued to promote awareness training via the referral of FTHB applicants to approved lenders and referral to credit counseling services

(4) Potential impediments created through Housing Elements

There are ongoing efforts to implement a comprehensive revision to Ordinance No. 348, the County's zoning ordinance to incorporate the density bonus provisions therein, as recommended in the Housing Element. In addition, during the 2005-2006 fiscal year a fast track policy was implemented which further addresses this impediment issue.

(5) Shortfalls in FHCRC Data Collection

In addition, the purchase of new computer equipment and software during the 2004-2005 fiscal year significantly impacted the FHC's ability to more efficiently collect data related to fair housing complaints during the 2005-2006 fiscal year. The agency's new software program also decreased the amount of man hours previously required to compile data for monthly, quarterly, and annual reports. The purchase of new computer equipment and software during the 2004-2005 fiscal year significantly impacted the FHC's ability to more efficiently collect data related to fair housing complaints during the 2005-2006 fiscal year. The agency's new software program also increased the agency's ability to produce more detailed quarterly reports and decreased the amount of man hours previously required to compile data for monthly, quarterly, and annual reports.

(7) Reluctance to Rent to Section 8 Recipients

Ongoing outreach efforts were made to address reluctance to rent to Section 8 recipients. The Housing Authority held quarterly workshops with interested landlords educating them on its screening as well as screening that could also be done by the landlord to ensure the selection suitable tenants. Informational material is available on the Housing Authority website and written materials are provided through the mail as requested to interested property owners. Quarterly seminars are held for property owners as well as rental fairs to introduce Section 8

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participants and landlords to each other. In addition, the waiting list for the Section 8 Housing Choice Voucher Program was re-opened for new registrations on June 1, 2006.

1. Lead Based Paint Program

A. Riverside County's Department of Public Health

On March 30, 1999 the County of Riverside Community Health Agency, Office of Industrial Hygiene (OIH) was awarded a three-year HUD Lead Hazard Control Grant for the period of March 1, 1999 through February 28, 2003. The Grant provided the County of Riverside with the funding and resources to establish a Lead-Based Paint Hazard Control Program within the County of Riverside. The goal of the program is to evaluate and control lead hazards in low-income housing units by inspecting, testing, and providing treatment and abatements of lead hazards.

To identify potential household that may contain lead hazards, the OIH conducts various community outreach activities at schools and other community events to grow awareness of the health risk of lead poisoning. As a further tool in the identification of the lead hazards in the home, the OIH operates the State of California, Childhood Lead Poisoning Prevention Program (CLPPP) to test and identify children who are at high potential for lead poisoning based upon the age of the housing stock in the area and any other factors that indicate high risk for lead exposure.

Under the terms of the grant, OIH performs inspections and outreach activities to all areas of Riverside County including all incorporated municipalities. The only requirement is that the municipality or unincorporated area has identified target areas of high potential for lead hazards. In February of 2003, the OIH was awarded a 2.16 million dollar extension of their lead hazard control grant for thirty-six (36) months ending in February of 2006.

The County of Riverside requires that all homes identified for rehabilitation will be referred to OIH for lead hazard inspection if the home was built in 1955 or before and children, age six (6) or under are present in the home. Additionally, any home that is being considered for the County of Riverside's First-Time Homebuyer Program (FTHB) is also be referred if the same circumstances exist. During the program year, the Home Rehabilitation Program made one (1) referral to the lead program for a home rehabilitation project. No referrals were made through the FTHB program.

The overall production target for the lead program for program year 2005 was to complete inspections on 189 homes. To date the OIH has completed 129 inspections at an average cost of \$14,760 for a total spent of \$315,129 this program year. To fulfill the Section 3 training requirements of the grant, the County of Riverside trained fourteen (14) low-income persons to work as lead-based paint workers.

Last year the OIH was awarded a three (3) year Lead Hazard Reduction Compliance and Enforcement Program grant from the State of California for \$240,000 to provide technical expertise in lead-based paint management. State law, as implemented by SB 460, grants authority to local health departments to require the enforcement and prosecution of person who refuse to abate lead hazards in housing occupied by low-income families with children. Failure to address lead hazards can now be an enforceable code violation.

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The OIH is providing Building and Safety officials throughout Riverside County with training to become lead paint inspectors at no expense, provide technical assistance and actual inspections for incorporated communities and the County Building and Safety Department, and assist with preparation of cases for prosecution if required. This program year was dedicated to the implementation of the program; however, one (1) code enforcement action was started.

B. Fair Housing Council of Riverside County

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2. Financial Commitment to Support Fair Housing Activities

The County of Riverside has continued to commit additional financial resources to help the Fair Housing Council accomplish the aforementioned tasks and provide fair housing services to its citizens as follows:

Fiscal Year	Amount of Funding
2004/05	\$190,000

3. Affirmative Marketing Actions: County Housing Programs

During the reporting period, the Riverside County Economic Development Agency has made a concerted effort to disseminate its programs to members of minority groups living in the County of Riverside through increased outreach efforts. In general, community outreach took place at the numerous CDBG planning meetings and community meetings that were held throughout the County of Riverside. The following housing marketing materials are available in English and Spanish: Home Rehabilitation Program, Enhanced Senior Home Repair, First Time Home Buyer, Affordable Public Housing Program; Farm Worker Housing Programs and an information card on the Mortgage Credit Certificate Program. In addition, the following program questionnaires and applications are also available in Spanish: Mobile Home and Agricultural Housing Program, CDBG citizen response questionnaire, First Time Home Buyer application package, applications for the Mobile Home Park Assistance Loan Fund and the Agricultural Housing Assistance Loan Fund. In order to serve the County of Riverside's diverse population more effectively, the Riverside County Economic Development Agency and the Housing Authority of the County of Riverside have a minimum of fifteen (15) bilingual professional staff members capable of discussing both Departments' housing and business programs with the public.

As part of the HOME application, applicants are required to submit an approved affirmative fair housing marketing plan to the County of Riverside in accordance to 24 CFR 92.351 (a)(2) and this plan is reviewed annually during on-site inspections. The plan covers fair housing marketing practices and other requirements related to the solicitation of applications from persons who are not likely to apply for housing units without special outreach. Each participant is required to adhere to affirmative marketing requirements such as: the use of fair housing logos, use of community contacts, Equal Housing Opportunity logotype, the display of housing posters, and use of commercial media. During the reporting period, seven (7) HOME sub-recipients indicated that they would or had advertised press releases during recruitment and construction completion stages utilizing an affirmative marketing plan.

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Monitoring

The County of Riverside through its Economic Development Agency continued to adhere to its mission of providing a wide variety of housing opportunities to targeted groups, including but not limited to low and moderate income households, homeless, elderly, at-risk youth, persons with disabilities, special need households, and women and minority owned businesses.

The monitoring team aggressively addressed monitoring concerns during the 2005-2006 fiscal year. In particular, with the completion of numerous HOME and RDA funded housing projects, efforts were renewed to ensure affordability and property standards both in multi family and single family housing developments.

During the past fiscal year, over 20 HOME funded projects, 15 RDA funded projects, 8 BOND funded projects, and 2 CDBG funded projects were monitored. In addition to the monitoring of completed housing projects, monitoring efforts included the Davis Bacon prevailing wage monitoring of over four (4) multi family housing projects. Over 50 employee interviews as well as monthly site visits to the each of the four construction sites have been conducted to ensure that correct wages are being paid to employees working on County funded projects.

Due to the complexity in each project's funding source (ranging from Tax Credit, HOME funding, RDA funding, CDBG funding, USDA funding, and Section 202 funding) and statutory regulations, during the reporting period, several compliance issues were identified. The majority of non compliance issues were found in: (1) determining and adhering to the most stringent regulatory requirements, (2) the utilization of a current and approved utility allowance, (3) over-income tenants residing in restricted units, and (4) changes in property management staff and their unfamiliarity with the HOME and RDA monitoring requirements.

In response to these areas of non-compliance, strategic planning was implemented to enhance EDA's outreach efforts and increase the understanding of Agency programs. As a result of increased communication between monitoring compliance staff, property owners, and property management personnel ninety percent (90%) of all findings were successfully resolved by the end of the 2005-2006 reporting period.

During the 2005-2006, for the first time, the monitoring team facilitated three (3) Monitoring Technical Assistance Workshops which were held both in Riverside and Indio. Monitoring workshops provided the monitoring staff with a forum to discuss past compliance issues and proactively address participants' concerns regarding upcoming monitoring visits. Workshops addressed: (1) HOME and RDA Rules and regulations, (2) monitoring requirements contained in covenant agreements, (3) identification of restricted units, (4) annual compliance reporting requirements, (5) affordability requirements, and (6) site visit procedures.

Feedback from over 20 attendees consisting of property owners, resident management personnel, and property management staff indicated that the information provided was quite beneficial. Outreach efforts have already started to increase the number of attendees of the Technical Assistance workshops scheduled for the 2006-2007 fiscal year.

During the upcoming fiscal year over 2 additional HOME funded multi family projects, 11 single family projects, and 6 RDA funded projects, have been added to the list of development to be monitored. As such, in an effort to streamline the monitoring of HOME, RDA, BOND and CDBG funded projects, monitoring desk procedures were created which will be implemented during the 2006-2007 fiscal year. To further ensure each project's compliance with their regulatory agreements, monitoring technical assistance workshops shall be held on a semi-annual basis.

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IV. AFFORDABLE HOUSING

A. HOUSING ACCOMPLISHMENTS

This section presents the County of Riverside's accomplishments in addressing the Housing Priorities set forth in the Consolidated Plan and the specific programs identified in the One-Year Action Plan.

A major obstacle to meeting under-served needs is lack of sufficient funds. The County of Riverside's strategy to allocate its limited resources has been to try to address the most pressing needs in the established five (5) affordable housing priorities as follows:

1. Provide Home Ownership Opportunities for First Time Home Buyers and Home Ownership for the Low and Very Low Income Community.
2. Improve the Conditions of Substandard Housing and Improve the Conditions of Existing Rental Housing Affordable to Low Income Families.
3. Address Farm Worker and Migrant Farm Worker Housing Needs in Western Riverside County and in the Coachella Valley.
4. Expand the Affordable Rental Housing Stock for Low Income and Special Needs Households.
5. Shelter the Homeless.

In an effort to overcome gaps and enhance coordination of housing needs, the County of Riverside with its Economic Development Agency set forth efforts to strengthen its housing delivery system. These efforts include working with the Housing Authority of the County of Riverside, Fair Housing Council of Riverside County, and Department of Community Action to, consolidate and integrate the community development and redevelopment housing functions, increase the involvement and emphasis on the Housing Technical Advisory Committee and work closely with the Community Housing Development Organizations.

This section is reporting on accomplishments within the following programs and funding sources:

1. HOME Investment Partnership Act Program
2. CDBG Housing Loan Fund
3. RDA Housing Set Aside
4. Single Family Home Rehabilitation Programs
5. First Time Home Buyer
6. Housing Authority First Time Home Buyer Program
7. American Dream Down Payment Initiative Program
8. Mortgage Credit Certificate Program
9. Mobile Home Tenant Loan Program
10. Mobile Home Park Programs
11. Cooperating Cities
12. Lead Based Paint Hazards
13. Public Housing Authority Activities

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The accomplishment report is to follow with the same enumeration as above listed.

1. HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM

Under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA), the Home Investment Partnerships (HOME) Program was realized in 1990 and has been persistently amended by subsequent legislation. Regulations for the HOME Program are declared within 24 CFR Part 92.

HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Each year it allocates approximately \$2 billion in formula grants among the States and hundreds of localities nationwide. These Participating Jurisdictions (PJs) often work in partnership with local nonprofit groups such as Community Housing Development Organizations (CHDOs) to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

The County of Riverside has been an active PJ since the inception of the HOME Program in 1992 and has strived to maintain HOME's design and purpose to reinforce several important values and principles of community development:

- ❖ *HOME's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities. To expand the supply of decent, safe, sanitary and affordable housing to lower-income households.*
- ❖ *HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.*
- ❖ *HOME's technical assistance activities and set-aside for qualified community-based nonprofit housing groups builds the capacity of these partners.*
- ❖ *HOME's requirement that PJs match 25 cents of every dollar in program funds mobilizes community resources in support of affordable housing.*

HOME funds are awarded annually as formula grants to participating jurisdictions. The U.S. Department of Housing and Urban Development (HUD) establishes HOME Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

The County of Riverside has prepared a Consolidated Plan containing specific information on how its HOME allocation will be used. The HOME Program Final Rule governs disbursement of HOME funds for eligible activities.

The eligibility of households for HOME assistance varies with the nature of the funded activity. For rental housing and rental assistance, at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD-adjusted median family income for the

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area. In rental projects with five or more assisted units, at least 20% of the units must be occupied by families with incomes that do not exceed 50% of the HUD-adjusted median. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median. HOME income limits are published each year by HUD.

Eligible Activities

Participating jurisdictions may choose among a broad range of eligible activities, using HOME funds to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses. PJs may use HOME funds to provide tenant-based rental assistance contracts if such activity is consistent with their Consolidated Plan and justified under local market conditions. Up to 10 percent of the PJ's annual allocation may be used for program planning and administration. HOME-assisted rental housing must comply with certain rent limitations. HOME rent limits are published each year by HUD. The program also establishes maximum per unit subsidy limits and maximum purchase-price limits.

Some special conditions apply to the use of HOME funds. PJs must match every dollar of HOME funds used with 25 cents from nonfederal sources (except for HOME administrative and planning funds, CHDO operating expenses, CHDO capacity-building funds, and CHDO site control, technical assistance, and seed money for projects that do not go forward). Match funds may include donated materials or labor, the value of donated property, proceeds from bond financing, and other resources (see additional details in the Match section). The match requirement may be reduced if the PJ is distressed or has suffered a Presidentially declared disaster. In addition, PJs must reserve at least 15 percent of their allocations to fund housing to be owned, developed, or sponsored by experienced, community-driven nonprofit groups designated as CHDOs. PJs must ensure that HOME-funded housing units remain affordable in the long term. PJs have two years to commit funds (including reserving funds for CHDOs) and five years to spend funds.

HOME Funds Committed and Expended

Summary of Commitment and Expenditure of HOME Funds for FY 2005-2006

HOME Funds Available		HOME Funds Committed		HOME Funds Expended	
Admin + Housing Program	CHDO Set Aside	Admin + Housing Program	CHDO Set Aside	Admin + Housing Program	CHDO Set Aside
\$8,709,910	\$1,683,707	\$5,916,278	\$1,191,000	\$3,061,556	\$1,118,000

The County complied with the commitment and expenditure deadline under HOME regulations through the commitment and expenditure of HOME funds in New Construction Housing Development and First Time Home Buyer (FTHB) programs. All projects receiving HOME funds have been subject to stringent review complying with the National Environmental Policy Act (NEPA) of 1969, as amended, prior to funds being committed.

Each participating jurisdiction may use up to ten percent (10%) of each year's HOME allocation for reasonable administrative and planning costs. In addition, up to ten percent (10%) of

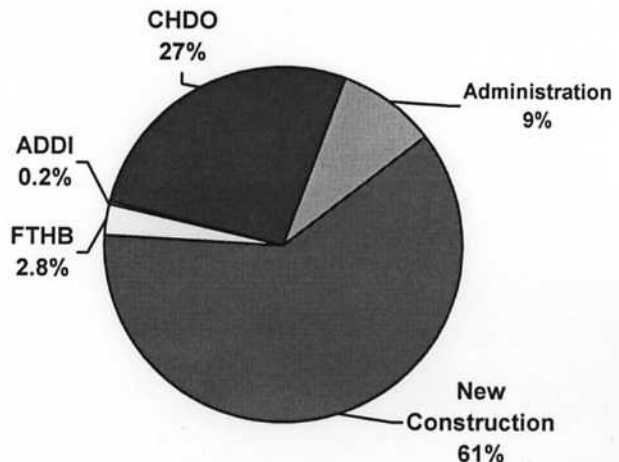
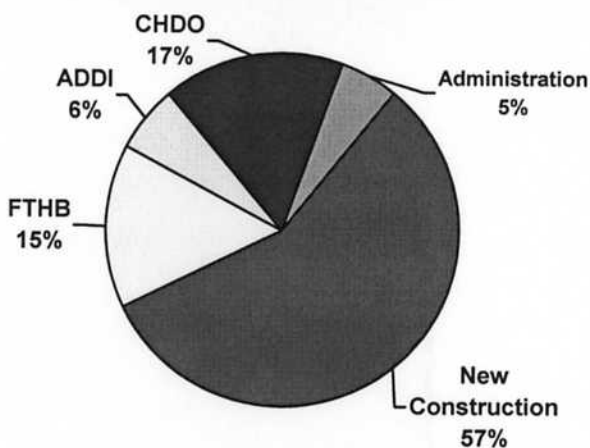
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program income deposited in a PJ's HOME account during the program year may be used for administrative and planning costs. The County has complied with the HOME programs 10% administrative cap requirement.

In the fiscal year 2005-2006, the County received an allocation of \$3,827,283 in HOME funds. Of that amount, \$102,571 is set aside for the American Dream Down-payment Initiative (ADDI), \$558,707 for CHDO, and the balance allocated equally between FTHB and New Construction in the amount of \$1,396,767. Excluding Program Income, the total amount of HOME funds available combined with previous fiscal year allocations is \$10,393,617. Of that amount, the County committed \$ 7,107,278 (68%), which included the following commitments:

\$ 372,471 for Administration,
 \$ 4,058,224 for New Construction,
 \$ 1,057,788 for the First Time Homebuyer Program (FTHB),
 \$ 1,191,000 for Community Housing Development Organizations (CHDO),
 \$ 427,795 for American Dream Down-payment Initiative (ADDI), and
 \$ 3,286,339 left remaining in uncommitted balance.

HOME Funds Committed FY 05-06 HOME Funds Expended FY 05-06



The County committed the following projects during the reporting period:

1. Horizons at Indio - \$1,000,000 from New Construction, FTHB, and Program Income.
2. Arroyo de Paz II Apartments - \$500,000 from Program Income Funds.
3. Housing Authority Security Deposit Assistance - \$200,000 from New Construction.
4. Lincoln Family Apartments - \$950,000 from New Construction.
5. El Solano Apartments - \$66,000 from CHDO.
6. Housing Authority First Time Home Buyer - \$826,000 from FTHB and ADDI funds.

At the end of the reporting period the County has the following uncommitted funds: \$492,707 of CHDO, \$1,396,767 of New Construction, \$1,389,867 of FTHB, and \$6,997 of ADDI funds.

During the reporting period, the County expended \$ 4,179,556 (40% of HOME funds available), which included:

\$ 372,471 for Administration,
 \$ 2,564,690 for New Construction,
 \$ 122,600 for the First Time Homebuyer Program,
 \$ 1,118,000 for CHDO, and

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\$ 1,795 for ADDI.

As required by the HOME program, \$558,707 or 15% of the FY 2005-2006 HOME allocation was reserved for CHDO set-aside housing projects. Together with the carry over from previous unexpended HOME CHDO Set-Aside funds (\$1,125,000), a total of \$1,683,707 (100%) was available to CHDOs. At the beginning of the reporting period, the County has prior CHDO commitments of \$1,125,000 to four housing projects. During this fiscal year, the County committed \$66,000 in additional CHDO funds to an existing CHDO project (El Solano Apartments). This figure excludes the funds that the County used from Program Income to fund CHDO project. The County funded a new CHDO project (Arroyo de Paz II Apartments) in the amount of \$500,000 from Program Income funds. The County expended \$1,118,000 (66%) from HOME CHDO Set-Aside funds.

Summary of HOME Program Income (PI) Funds

The County continued to use Program Income funds to fund First Time Home Buyer Program. In addition, the County committed \$500,000 of Program Income funds towards Arroyo de Paz II.

Closed out projects for FY 2005-2006

A total of three HOME projects were completed in the fiscal year 2005-2006. The projects included Cottonwood Place II (Moreno Valley) in September 2005, Monte Vista Apartments (Murrieta) in October 2005, and Desert Hot Springs Self-Help Group 6 (DHS) in June 2006. Each closed out project has received a certificate of occupancy for which the County has expended its HOME obligation and submitted a closed out report to Integrated Disbursement Information System (IDIS). The following table presents information on the basic characteristics of HOME funded projects that were expended and closed out.

Characteristics of HOME closed out projects for FY 2005-2006

Year closed out: 2005-2006	
No. of Single Family Project	1
No. of units	9
No. of HOME units	9
No. of Multi-Family Project	2
No. of units	125
No. of HOME units	22
Distribution of Units	# of Projects (multi-family)
0-40 units	0
41-60 units	0
61-70 units	2
71-80 units	0
81-90 units	0
100 + units	0
Distribution of Bedrooms	# of Bedrooms (multi-family)
1 Bedroom	16
2 Bedroom	24
3 Bedroom	84
4 Bedroom	0
Distribution of HOME units	# of HOME units (multi-family)
Low HOME	22
High HOME	0

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Distribution of Median Income	# of Low Income units (multi-family)
0-30%	12
31-50%	72
51-60%	28
61-80%	11
81-120%	0

The following tables present the regional distribution of HOME completed projects by HOME investment, construction type, and housing type.

Regional Distribution of HOME Completed Projects for FY 2005-2006

Cooperating Cities	Supervisory District	Projects	Units	HOME Investment	Total Development Cost
City of Murrieta	3 rd	1	64	720,000	10,763,201
City of Desert Hot Springs	5 th	1	9	145,000	1,520,000
City of Moreno Valley	5 th	1	61	750,000	9,263,599
Unincorporated Area					
District 1	1 st				
District 2	2 nd				
District 3	3 rd				
District 4	4 th				
District 5	5 th				

Distribution of Projects Completed by Construction Type and Housing Type

Type of Construction	# of projects	# of units
New Construction	3	134
Rehabilitation	0	0

Housing Type Completed	# of projects	# of units
Family	3	134
Senior	0	0

Summary of the County's Housing Program Goals

The County of Riverside's measures for meeting the HOME program goals are specified in the Consolidated Plan.

PRIORITY #1: "Provide Home Ownership Opportunities for First Time Home Buyers and Home Ownership for the Low and Very Low Income Community."

Program	Consolidated Plan Goal 2004 - 2009	Accomplishment FY 2005-2006

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First Time Home Buyer	Objective #1: Assist 40 first time home buyers per year for a five year total of 200 households	See additional details in the First Time Home Buyer and Mobile Home Tenant Loan Program sections.
American Dream Down Payment Initiative (ADDI)	Objective #1: Assist 20 first time home buyers per year for a five year total of 100 households	See additional details in the ADDI sections.
Mortgage Credit Certificate (MCC)	Objective #1: Assist 120 first time home buyers per year for a five year total of 600 households	See additional details in the MCC sections.
New Construction-Single Family	Coordinate with Real Estate Industry, financial institutions, and other programs to assist low-income homebuyers including new construction activities for FTHB, and new construction of owner-occupied homes.	New construction of 9 self-help houses in the City of Desert Hot Springs (Group 6). Total HOME-assisted units completed: 9.
		The following activities are underway: New construction of 10 self-help houses in the City of Desert Hot Springs (Group 7). Total HOME-assisted units under construction: 10.

Completed Activities:

The County completed the following project as of the end of this reporting period:

1. Desert Hot Springs Self-Help Group 6, Desert Hot Springs – Closed 6/28/2006: This project is a self-help housing development of nine single family homes located in various scattered sites throughout the City of Desert Hot Springs. In March 2005, the County of Riverside committed HOME funds to the Coachella Valley Housing Coalition (CVHC). The homes were built through the mutual self-help construction method. The project consists of 5 three-bedroom homes and 4 four-bedroom homes. A total amount of \$145,000 in HOME funds was allocated to the project. Other funds include a loan from the U.S. Department of Agriculture (USDA) Section 502 program, a loan from the Redevelopment Agency for the City of Desert Hot Springs, USDA Self-Help Technical Assistance Grant funds, and Homebuyer sweat equity contribution valued at a total \$160,000. Construction began in the summer of 2005 and they were completed in June of 2006. The total development cost for the project was \$1,520,000. The selling price for the 3-bedroom/2-bath home is \$168,000 and the selling price for the 4-bedroom/2-bath home is \$170,000. All nine units are designated as HOME-assisted units.

Current or underway activities:

The County committed to the following project in the previous fiscal year:

1. Desert Hot Springs Group 7 Self-Help Houses, Desert Hot Springs: This project is a self-help housing development of 10 single family homes located in various scattered sites throughout the City of Desert Hot Springs. In May 2005, the County of Riverside committed HOME funds to CVHC. The homes are being built through the mutual self-help construction method. The project consists of 5 three-bedroom homes and 5 four-

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bedroom homes. A total amount of \$150,000 in HOME funds is allocated to the project. Other funds include a loan from the USDA Section 502 program, a loan from the Redevelopment Agency for the City of Desert Hot Springs, USDA Self-Help Technical Assistance Grant funds, and Homebuyer sweat equity contribution valued at an estimated total of \$172,350. Construction is anticipated to complete in September of 2006. The total development cost is estimated to be \$1,690,000. All ten units are designated as HOME-assisted units.

PRIORITY #2: "Improve the Conditions of Substandard Housing and Improve the Conditions of Existing Housing Affordable to Low Income Families."

The County used CDBG and Redevelopment Agency Housing Set-Aside Funds to engage in a number of programs that improved the condition of the County's housing stock; said programs concentrated on owner-occupied housing.

Program	Consolidated Plan Goal 2004 – 2009	Accomplishment FY 2005-2006
Home Rehabilitation Program (HRP)	Objective #2: Rehabilitate a minimum of 50 units per year per program, for a 5 year total of 500 assisted households.	Please see the activities reported under HRP.
Enhanced Senior Home Repair Program		Please see the activities reported under Senior Home Repair.
Rental Rehabilitation Program		Please see the activities reported under Rental Rehabilitation Program.
Manufactured Home Replacement Program		This is a new program launched in January 31, 2006. Please see the activities under the Manufactured Home Replacement Program

PRIORITY #3: "Address Farmworker/Migrant Farmworker Housing Needs in Western Riverside County and in the Coachella Valley."

The County's third priority is to address farmworker/migrant farmworker housing needs in Riverside County and to provide financial and technical assistance to the private and non-profit development community for housing farmworkers and migrant farmworkers.

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Program	Consolidated Plan Goal 2004 – 2009	Accomplishment FY 2005-2006
New Construction – Single Family	Objective #3: Address farm worker/migrant farm worker housing needs in Western Riverside County & Coachella Valley	None in this Fiscal Year.
Acquisition and Rehabilitation – Multi-Family		None in this Fiscal Year.
New Construction & Acquisition	Provide technical & financial assistance to private and non-profit community development for farm workers.	New construction of 80 rental units for seniors and senior farmworkers in the City of Indio (Horizons at Indio). Total HOME-assisted units in construction: 11
Mobile Home Tenant Loan Program	Objective #3: Assist 40 first time home buyers per year for a five year total of 200 households	See the MHTL section.
Agricultural Housing Facility Loan Fund (AGHL)	Objective #3: Assist 2 Agricultural Housing Facilities per year for a five year total of 10 facilities	See the AGHL section.

Current or underway activities:

During this reporting period, the County committed the following new project:

1. Horizons at Indio, Indio: The County of Riverside has committed \$1,000,000 in HOME funds for the development and construction of an 80 unit rental housing complex for seniors. The project has a mix of 47 one-bedroom and 33 two-bedroom units. One additional two-bedroom unit will be set aside for the on-site manager. The development will include a community building of approximately 2,145 square feet with lounge area, kitchen facilities, restrooms, a swimming pool, spa, and laundry facilities. The one-bedroom units are approximately 674 square feet, and the two-bedroom units are approximately 917 square feet. The estimated total development cost for the project is approximately \$ 14,857,312. Other funding sources include proceeds from a sale of 4% tax-credit equity of \$4,498,373, a permanent loan of \$3,220,405, a loan of \$568,685 from the City of Indio, a loan of \$2,200,000 from the City of Indio Redevelopment Agency, a loan of \$2,650,000 from Housing and Community Development (HCD) Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG), and a deferred developer fee of \$719,849. Eleven of the units will be restricted to low-income seniors earning no more than 60% of the Riverside County Median Income. Construction is anticipated to complete in August of 2007.

The County continued to solicit interest from developers to provide housing to address the needs of farmworkers or migrant farmworkers.

The County expended \$1,118,000 of HOME funds to non-profit Community Housing Development Organizations in this reporting period. The County committed two self-help housing projects (DHS Group 6 and 7) and two rental apartment complexes (Arroyo de Paz Apartments I and II) to a certified CHDO. Current uncommitted CHDO funds amount to \$492,707. Completed projects by CHDO include one self-help project. Existing projects that are

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under construction include two rental housing complexes and one self-help single family housing development.

The County continues to undertake efforts to promote other non-profit housing agencies to qualify as CHDOs and submit affordable housing projects. To date, the County has certified five CHDOs and one application currently is pending.

PRIORITY #4: "Expand the Affordable Rental Housing Stock for Low Income and Special Needs Households."

Program	Consolidated Plan Goal 2004 - 2009	Accomplishment FY 2005-2006
Acquisition and Rehabilitation	Objective #4: Continue to select qualifying new construction and acquisition projects which will expand the stock of affordable rental housing in the County	Underway Activities: Acquisition and rehabilitation of 40 single-room occupancy units in the City of Blythe (El Solano Apartments). Total HOME-assisted units under rehab: 11
New construction		Completed Activities: New construction of 61 rental units for families in the City of Moreno Valley (Cottonwood Place II Apts). Total HOME-assisted units: 11
		New construction of 64 rental units for families in the City of Murrieta (Monte Vista Apartments, formerly Murrieta Family Housing Apartments). Total HOME-assisted units in construction: 11
		Underway Activities: New construction of 36 rental units for families in the City of Palm Desert (Palm Village Apartments). Total HOME-assisted units in construction: 35
		New construction of 76 rental units for seniors in the City of Cathedral City (Tierra del Sol Apts). Total HOME-assisted units in construction: 75
		New construction of 60 rental units for families in the City of Desert Hot Springs (Arroyo de Paz Apts I, formerly Desert Hot Springs Apartments) Total HOME-assisted units in construction: 59
		New construction of 80 units for persons with HIV/AIDS in the City of Palm Springs (Vista Sunrise Apartments) Total HOME-assisted units to be constructed: 39
		New construction of 80 rental units for seniors in the City of Indio (Horizons at Indio). Total HOME-assisted units in construction: 11
		New construction of 57 rental units for families in the City of Mecca (Lincoln Family Apartments). Total HOME-assisted units in construction: 11

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		<p>New construction of 34 rental units for families in the City of Desert Hot Springs (Arroyo de Paz Apts II, formerly Desert Hot Springs Apartments). Total HOME-assisted units in construction: 11</p>
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Completed activities:

The County completed the following projects as of the end of this reporting period:

1. Cottonwood Place II, Moreno Valley – Closed 9/09/2005: The County committed \$750,000 of HOME funds in July 2003 for the development and construction of a 61-unit rental housing complex, all of which are 3 bedroom units, for families in the City of Moreno Valley. The project included a 1,800 square foot community building with a community meeting room, kitchen, restrooms, laundry facilities, a swimming pool, and a tot lot. The total development cost was \$9,263,599. Eleven HOME-assisted units have been set-aside for the benefit of very-low income households for a period of at least 55 years. Construction began in October 2003 and completed in August 2005.
2. Monte Vista Apartments, Murrieta – Closed 10/19/2005: The County committed \$720,000 of HOME funds in February 2004 for the development and construction of a 64-unit rental housing complex for families in the City of Murrieta. The project has a mix of 16 one-bedroom, 24 two-bedroom, and 24 three-bedroom units. The total development cost was \$10,763,201. Eleven HOME-assisted units are set-aside for the benefit of very-low income households for a period of at least 55 years. Construction began in March 2004 and completed in August 2005.

Current or underway activities:

The County committed funds to the following projects in the previous fiscal years:

1. Palm Village Apartments, Palm Desert: The County committed \$600,000 in HOME funds in December 2001 to assist the City of Palm Desert in constructing a 36-unit apartment complex of two-bedrooms. Thirty-five units will be HOME-assisted. The City of Palm Desert Redevelopment Agency contributed two additional lots to this project thereby increasing the original proposed units to be constructed from 20 to 36 units. The City of Palm Desert will utilize its Redevelopment Agency Housing Set-Aside Funds to provide the balance of the development cost. The total cost of the development is estimated at \$6,450,000. After numerous challenges and setbacks, the construction started in August 2004 and is anticipated to be completed by September 2006.
2. El Solano Apartments, Blythe: In May 2003, the County committed \$1,000,000 in HOME funds to assist the Coachella Valley Housing Coalition (CVHC), a certified CHDO, for the acquisition and rehabilitation of an existing 40-unit rental housing complex in the City of Blythe, formerly owned by the Housing Authority of the County of Riverside. The escrow was closed in November 2003. In June 2006, the County committed an additional \$66,000 towards the operation of the project due to rising costs and the loss of tenants. The complex will be upgraded and the units will be refurbished. The total development cost is estimated at \$4,382,635 with a rehabilitation cost of \$3,382,630. Twenty units will be set-aside for HOME units. CVHC is currently seeking additional funding to assist them in the rehabilitation of the project through tax credit and/or USDA loan. Redevelopment Agency for the City of Blythe has agreed to contribute \$200,000 towards the project.

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3. Tierra del Sol, Cathedral City: The County committed \$750,000 of HOME funds in April 2003 for the development and construction of a 76-unit rental housing complex for independent living seniors age 62 and over in the City of Cathedral City. The project has a mix of 75 one-bedroom units and one two-bedroom on-site manager unit. A senior center of approximately 5,200 square feet will also be located in the premises serving both the development residents and the community. Funds for the construction of the senior center will come from the City of Cathedral City Redevelopment Agency. The estimated total development cost is approximately \$12,549,800. Other funding sources include HUD Section 202 Capital Grant, an Affordable Housing Program (AHP) loan and City Redevelopment Agency's loan. Seventy-five HOME assisted units will be set aside for the benefit of very-low income households. The project started construction in October 2004 and anticipate to be completed in September 2006.
4. Vista Sunrise Apartments, Palm Springs: The County committed \$1,500,000 of HOME funds in December 2004 for the development and construction of an 80-unit rental housing complex for families in the City of Palm Springs. An additional \$200,000 was requested from the County to help cover a funding shortfall of \$600,000 that was caused due to increases in construction materials and landscaping. The development will include a community building of approximately 2,495 square feet with a community meeting room, case management office, restrooms, laundry facilities, a swimming pool, and a tot lot. The estimated total development cost is approximately \$11,305,000. Other funding sources include a limited partner tax credit equity contribution, an Affordable Housing Program (AHP) loan, a Multi-family Housing Program (MHP) loan from the State of California Housing and Community Development and the City Redevelopment Agency's loan. Thirty-nine HOME-assisted units will be set-aside for the benefit of very-low and low income households for a period of at least 45 years. The project is scheduled to complete in November 2006.
5. Arroyo de Paz I Apts (DHS I), Desert Hot Springs: The County committed \$850,000 of HOME funds in August 2004 for the development and construction of a 60-unit rental housing complex for families in the City of Desert Hot Springs. An additional \$400,000 was requested from the County to help cover a funding shortfall of \$1,761,415 that was caused due to significant cost increase in the construction including higher development impact fees, escalating building materials costs, and other off-site improvement costs that were not anticipated. The project, consisted of 12 one-bedroom, 16 two-bedroom, 20 three bedroom, and 12 four-bedroom units, will include a community building of approximately 1,620 square feet with a full kitchen, restrooms, laundry facilities, a computer lab room to be used as a computer learning center. The project also features a day care center of approximately 1,654 square feet, tot lots, a sports court, a swimming pool, and barbeque areas. The estimated total development cost is approximately \$12,453,396. Other funding sources include a deferred developer's fee, a limited partner tax credit equity contribution, USDA Section 538 loan, and an Affordable Housing Program loan. Fifty-nine HOME-assisted units will be set-aside for the benefit of very-low income households for a period of at least 55 years. Construction started in December 2004 and is projected to complete in September 2006.

During this reporting period, the County committed the following new projects:

1. Lincoln Family Apartments, Mecca: The County committed \$950,000 of HOME funds in July 2005 for the development and construction of a 57-unit rental housing complex. The project consists of 28 two-bedroom, 28 three-bedroom, and one two-bedroom unit set

AFFORDABLE HOUSING

aside for an on-site manager. The estimated total development cost is approximately \$9,945,349. HOME funds will be used for the reimbursement of fees, permits, and hard dwelling construction costs. Other funding sources include a limited partner tax credit equity contribution of \$6,728,457, a permanent loan of \$1,751,584 and a deferred developer fee of \$515,308. The completion of construction is anticipated in December 2007. Eleven HOME-assisted units have been set-aside for the benefit of very-low income households for a period of at least 55 years.

2. Security Deposit Assistance: New participants in the Section 8 Housing Choice Voucher Program are experiencing increasing difficulty with paying a security deposit as they find a suitable unit to rent. California state law prohibits landlords or property owners from requesting a security deposit greater than two months of the total amount of the contract rent as a security deposit for an unfurnished unit. The County committed \$200,000 to the Housing Authority of the County of Riverside for the Security Deposit Assistance Program. The goal of the program is to remove the initial barrier that families encounter as they attempt to find a suitable, decent housing unit to rent. The program is designed to provide a one time grant to pay for the security deposit for very low income families earning 50% of the median income. The maximum grant per family is limited to the lesser of 50% of the actual total security deposit or half of the Section 8 contract rent. The applicants are limited to eligible participants who have recently been selected from the waiting list, have a Section 8 Voucher and are in the process of finding a unit to rent. Existing Section 8 Voucher holders are also eligible if the owner of the unit has selected to sell the property or an unforeseen emergency condition that is through no fault of the family. The program began in October 2005 and has expended \$27,859 in HOME funds towards 68 units for this fiscal period.
3. Arroyo de Paz II Apts (DHS II), Desert Hot Springs: The County committed \$500,000 of HOME funds in January 2006 for the development and construction of a 34-unit rental housing complex. This is the second phase of a two-phase multi-family housing development in the City of Desert Hot Springs. The project consists of 2 one-bedroom, 12 two-bedroom, 12 three bedroom, and 8 four-bedroom units. The estimated total development cost is approximately \$8,152,291. The developer has received federal and state tax credit reservation and HOME funds will be used for the reimbursement of fees, permits, and hard dwelling construction costs. Other funding sources include a limited partner tax credit equity contribution of \$6,115,808, a Guaranteed Rural Rental Housing Loan Section 538 from the USDA of \$1,000,000 and a \$500,000 loan from the Desert Hot Springs Redevelopment Agency. The completion of construction is anticipated in May 2007. Eleven HOME-assisted units have been set-aside for the benefit of very-low income households for a period of at least 55 years.
4. Casitas del Valle Apartments, Moreno Valley: The County will be committing \$500,000 of HOME funds in September 2006 for the development and construction of a 40-unit rental housing complex for families in the City of Moreno Valley. The project will consist of 40 housing units (8 buildings) comprised of 4 one-bedroom units, 15 two-bedroom units, 17 three-bedroom units, and 4 four-bedroom units. One three-bedroom unit will be set aside for an on-site manager. All units will be equipped with a refrigerator, dishwasher, stove/oven, garbage disposal, heat/air conditioners, carpeting and equipped with computer hard wiring. The residents will have access to a 2,000 square foot community building. The community building will house a computer room to be used as a computer learning center, kitchen, laundry room, and manager's unit/office. The estimated total development cost is approximately \$9,057,712. Other funding sources include a

AFFORDABLE HOUSING

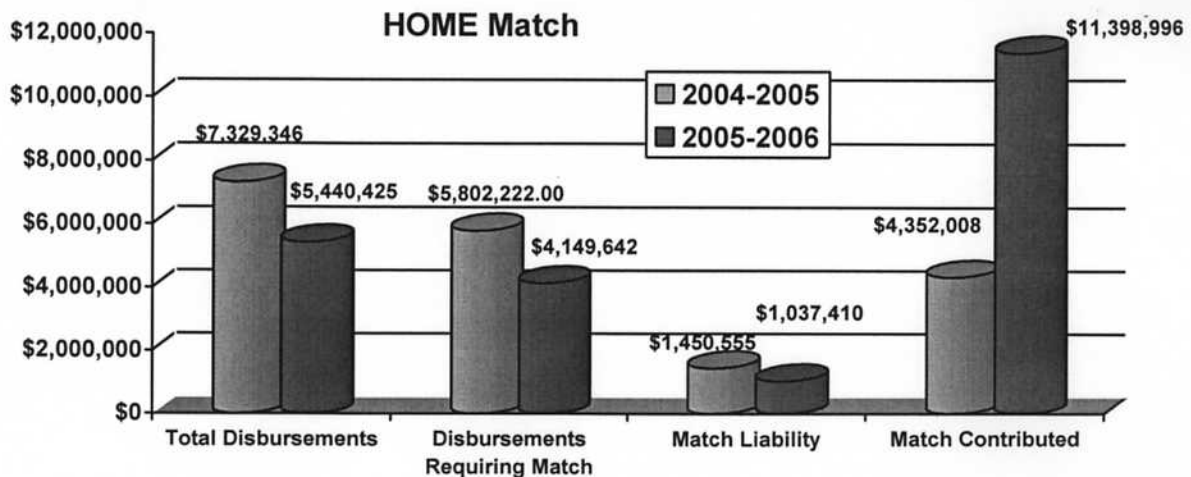
deferred loan of \$1,650,000 from the Community Redevelopment Agency of the City of Moreno Valley Housing Set-Aside Funds, Tax Exempt Bond financing of \$1,114,100 from the California Housing Finance Agency (CalHFA), a deferred MHP loan of \$1,995,436 from the California Department of Housing and Community Development, a deferred developer fee of \$1,145, a limited partner tax credit equity contribution of \$3,519,129, an Affordable Housing Program loan of \$160,000 and general partner equity of \$117,902. Eleven HOME-assisted units will be set-aside for the benefit of very-low income households for a period of at least 55 years. Construction started in January 2006 with the projected completion in December 2006. The County has received release of funds from HUD in June 2006 and is finalizing the HOME Agreement.

PRIORITY #5: "Sheltering the Homeless."

Program	Consolidated Plan Goal 2004 - 2009	Accomplishment FY 2005-2006
New construction	Objective #5: The County shall work cooperatively with the Department of Public Social Services to implement housing programs and activities and to provide financial and technical assistance for shelter development.	Continuing efforts by the County to assist developers in meeting this goal.

HOME Program Match Requirements

The HOME program requires that participating jurisdictions provide match with non-federal funds in an amount equal to and no less than 25 percent of the total HOME funds drawn for project costs. The attached HUD Form 40107-A entitled HOME Match Report shows current fiscal year contributions and that the County's match requirement was more than satisfied with carryover. Although the requirement for matching contributions is based on the Federal Fiscal Year, the reporting document is based on the reporting period. The County maintains a log of credit that identifies actual sources of matching funds.



Based on the IDIS report, the County expended \$5,440,425 in HOME funds for the reporting period. HOME funds used for administrative and planning costs pursuant to 24 CFR 92.207 are

AFFORDABLE HOUSING

not required to be matched. The FY2004-2007 ADDI funds are subject to the match requirement whereas only the FY2003 ADDI funds are not. Per IDIS reporting, the County's HOME funds subject to matching requirement is \$4,149,642. The 25% minimum HOME matching requirement amounted to \$1,037,411. The County has excess match from prior fiscal year of \$17,606,370. During the reporting period, the County contributed a matching of \$11,398,996. The County has been able to match approximately 275% of non-federal funds for every HOME dollar spent. Current excess match to be carried over to next fiscal year is \$26,489,683. The main sources of matching have been from the Redevelopment Agency Tax Increment Funds, sweat equity, and State of California Housing Program Funds. HUD form 40107-A is attached at the end of this section.

Minority Business Enterprises (MBE) and Women Business Enterprise (WBE)

Affirmative marketing and outreach to businesses owned by ethnic minorities and women are requirements of the HOME program and are incorporated in all County's HOME Agreements. By signing the HOME Agreement, the sub-recipients certify to comply with 24CFR 92.350 (Other Federal Requirements and Non Discrimination) and 24CFR 92.351 (Affirmative Marketing and Minority Outreach Program) of the HOME Investment Partnerships Act Program Final Rule.

In a further effort to effectively market its programs, the County is continuing to work with the Fair Housing Council of Riverside County, Inc. to promote affirmative marketing requirements and procedures to HOME sub-recipients, developers, property management associations, service providers, and County residents. A report is generated on a monthly basis on projects completed, funds expended, and beneficiaries that were assisted.

The County is also promoting minority and women owned business outreach through the services of bilingual professional staff members capable of discussing housing and business programs to the public. The participation of minority-owned and woman-owned businesses is strongly encouraged. During the reporting year, the County continues to improve the medium of communication by enhancing its websites and disseminating bilingual brochures to the general public. If needed, assistance to small contractors in obtaining bonding capacity is available from the County.

The County's First Time Home Buyer Program requires that the approved participating lenders provide a commitment to Community Reinvestment Act and Affirmative Marketing, including, but not limited to, providing bi-lingual (Spanish) staff in all participating branches.

The following HUD Form 40107 entitled Annual Performance Report examines HOME funded projects completed. During the reporting period, there were three projects completed and the information is captured in this form. The total subcontract awarded as a result of HOME funds is \$ 7,292,139. Of which, the amount of contract awarded to Minority Business Enterprises (MBE) amounted to \$1,516,113. The amount of subcontract awarded to Women Business Enterprises (WBE) amounted to \$173,200.

Table Meeting Housing Needs

Project Name	No. of units	Units Completed during FY 05-06				Priority in the County's Consolidated Plan	Total HOME Units Completed for FY 05-06
		HOME	RDA	CDBG	MCC		
1 Housing Authority FTHB	0	counted next FY 05-06	0		1	Home Ownership- goal 40 hsholds/yr	0
2 First Time Home Buyers Prog.	9	9	0		1	Home Ownership- goal 40 hsholds/yr	9
3 Mobile Home Tenant Loan Prog.	70	69	1		1	Home Ownership- goal 40 hsholds/yr	69
4 Blythe Self Help - HM00-001 - IDIS 1936	34	11			1	Home Ownership- goal 40 hsholds/yr	11
					3	Farm Worker Hsng Needs (5 units)	
5 Cathedral City Self Help Grp 5 4HM 01-003 - IDIS 2288	10	10			1	Home Ownership- goal 40 hsholds/yr	10
6 DHS Self Help Grp 6 5HM 04-002 - IDIS 3429	9	Under Construction			1	Home Ownership- goal 40 hsholds/yr	0
7 DHS Self Help Grp 7 5HM 04-003 - IDIS 3465	10	Under Construction			1	Home Ownership- goal 40 hsholds/yr	0
8 Geel Place 1HM 01-001 - IDIS 2240	45	11			4	Expand Rental Hsng & Special Needs	11
					5	Sheltering the homeless	
9 Palm Village Apartments HM 99-003 - IDIS 2238	36	Under Construction			4	Expand Rental Hsng & Special Needs	0
10 El Solano Apartments 4HM 02-002 - IDIS 2589	40	Under Construction			4	Expand Rental Hsng & Special Needs	0
					5	Sheltering the homeless	

Table Meeting Housing Needs (Continued)

Project Name	No. of units	Units Completed during FY 04-05					Priority in the County's Consolidated Plan	Total HOME Units Completed for FY 04-05
		HOME	RDA	CDBG	MCC			
11 Mission Palms I 2HM 02-001 - IDIS 2510	109	11			4	Expand Rental Hsng & Special Needs	11	
12 Tierra del Sol 4HM 02-003 - IDIS 2574	76	Under Construction			4	Expand Rental Hsng & Special Needs	0	
13 Heritage Park @ Cath. City 4HM 02-005 - IDIS 2585	153	11			4	Expand Rental Hsng & Special Needs	11	
14 Monte Vista Apartments 3HM 03-001 - IDIS 2941	64	Under Construction			4	Expand Rental Hsng & Special Needs	0	
15 Cottonwood Place II Apts. 5HM 03-001 - IDIS 2592	61	Under Construction			4	Expand Rental Hsng & Special Needs	0	
16 Arroyo de Paz I Apts. 5HM 04-001 - IDIS 3314	60	Under Construction			4	Expand Rental Hsng & Special Needs	0	
17 Vista Sunrise Apts. 4HM 04-001 - IDIS 3388	85	Under Construction			4	Expand Rental Hsng & Special Needs	0	
					5	Sheltering the homeless		
Total HOME Units completed during FY 04-05:	133					Total Number of HOME Units completed for FY 04-09 :	132	
Total Units completed during FY 04-05:	430					Total Number of Units completed for FY 04-09 :	430	

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

CMB Approval No. 2506-0171
(exp. 05/31/2007)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 461 7th Street, S.W., Washington D.C. 20410	Starting	Ending	
	07/01/2004	06/30/2005	7/12/2005

Part I Participant Identification

1. Participant Number M-04-UC-05-0530	2. Participant Name County of Riverside		
3. Name of Person completing this report Tom Fan		4. Phone Number (Include Area Code) 951-343-5452	
5. Address 5555 Arlington Avenue	6. City Riverside	7. State CA	8. Zip Code 92504

Part II Program Income

Enter the following program income amounts for the reporting period: In block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based Rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
\$478,366	\$1,081,787	\$603,310	\$0	\$956,863

Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number	5				5
2. Dollar Amount	\$2,140,000				\$2,140,000
B. Sub-Contracts					
1. Number	63		2		66
2. Dollar Amount	\$10,879,574		\$137,600		\$9,155,567
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number	5		5		
2. Dollar Amount	\$2,140,000		\$2,140,000		
D. Sub-Contracts					
1. Number	63	10	73		
2. Dollar Amounts	\$10,879,574	\$2,622,289	\$8,257,285		

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
1. Number	3				3
2. Dollar Amount	\$1,600,000				\$1,600,000

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost
1. Parcels Acquired	0	\$0
2. Businesses Displaced	0	\$0
3. Nonprofit Organizations Displaced	0	\$0
4. Households Temporarily Relocated, not Displaced	0	\$0

Households Displaced	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
5. Households Displaced - Number	0				
6. Households Displaced - Cost	\$0				

2. CDBG HOUSING LOAN FUND

The Housing Loan Fund is a Community Development Block Grant (CDBG) revolving loan fund which provides low interest and gap financing to private entity projects that foster the County of Riverside's efforts to achieve the five (5) housing goals outlined in Riverside County's Consolidated Plan. Program Income, as derived from loan repayment, is used to fund additional unspecified Housing Loan Fund projects. Currently, there is no Program Income.

During the 2005-2006 Fiscal Year, the Riverside County Economic Development Agency had two HLF project, Torres Martinez Mobile Home Park and Safe House of the Desert, which is reported on herein, and which addresses the following Consolidated Plan Housing goal:

"Expand the Affordable Rental Housing Stock for Low Income and Special Needs Households."

1. Operation SafeHouse will construct a 15,000 square foot 20-bed emergency shelter for homeless, runaway, and "throw-away" children. The new facility located in Thousand Palms will address the immediate needs of juveniles, ages fourteen (14) through eighteen (18), providing a variety of services including temporary shelter, food, clothing, counseling (individual, group, and family), education, aftercare, and related family-support. The consolidated plan goal for this project is elimination of homelessness by providing seamless delivery of facilities and services for homeless persons. SafeHouse is in the final stages of permitting the project for off-site and onsite construction.

During the 2004 – 2005 CDBG funds in the amount of \$40,000.00 were requested for off-site improvements such as; water and sewer line extensions. Additional funding sources for this project were provided by; Regional Access Project, Desert Healthcare Foundation, EHAP, City of Palm Springs CDBG, City of Palm Desert CDBG, and other Private foundations.

During the 2005 – 2006 fiscal year there were no CDBG Loan Funds spent on this project. Operation Safe House of the Desert is still in its final stages of permitting.

2. The Torres Martinez Mobile Home Park, originally conceived as a multi-family manufactured housing complex that was to be developed, owned, and operated by the Torres Martinez Desert Cahuilla Indians, initially consisted of three hundred thirty (330) mobile home rental spaces. All spaces were proposed to be reserved for low-income households. The Board of Supervisors approved the project on 21 November 2000; the Sponsor's Agreement was executed on 18 April 2001, the Request for Release of Funds was issued on 28 May 2002. The total CDBG Housing Loan Fund allocation to the project amounted to \$750,000. The project also had other financing commitments including \$700,000 from the United States Department of Agriculture and Rural Development; \$650,000 from the United States Department of Housing and Urban Development, and \$3,820,000 from a tax exempt bond issuance. In the next fiscal year, 2002-2003, the Tribe expended \$200,286 of CDBG funding for the acquisition of a 40-acre parcel of land at the corner of Fillmore Street and Avenue 66 in Thermal for the development of the mobile home park. During the 2003-2004 Fiscal Year, no funds were expended from the remaining \$549,714. However in the Fiscal Year of 2005-2006 \$123,216 was expended to cover initial labor, material, and equipment rental costs

actually incurred during Fiscal 2003-2004 for the trenching, under grounding and installation of pipelines that would bring electric, gas, water, telephone, and cable service to the future units.

The Tribe's original goal of providing housing to low and moderate-income families will be maintained despite a change in scope necessitated by modifications in Congressional legislation which have severely limited financing opportunities for mobile homes on Tribal leased land. The Tribe consequently found it necessary to change the scope of their project from construction of a mobile home park to construction of 85 single-family modular homes for low and moderate-income families, and has so informed HUD. Previously, percolation test results at the jobsite had led to a downward change in scope from 330 to 85 mobile homes at the proposed park. The Tribe is moving forward with finalization of the site preparation phase of the project. \$426,497 remains of the original \$750,000; further cost reimbursement claims are pending.

During the 2005 – 2006 Fiscal Year there were no changes in the scope of the project (Torres Martinez Mobile Home Park), and the tribe was proposing to issue a Request for Proposals to solicit a firm to develop the project as it is currently proposed. To date the RFP has not been issued and the project is on hold.

3. The County committed \$1,500,000 of HOME funds in December 2004 for the development and construction of Vista Sunrise Apartments in Palm Springs, an 80-unit rental housing complex for families in the City of Palm Springs. An additional \$200,000 was requested from the County to help cover a funding shortfall of \$600,000 that was caused due to increases in construction materials and landscaping. The development will include a community building of approximately 2,495 square feet with a community meeting room, case management office, restrooms, laundry facilities, a swimming pool, and a tot lot. The estimated total development cost is approximately \$11,100,000. Other funding sources include a limited partner tax credit equity contribution, an Affordable Housing Program (AHP) loan, a Multi-family Housing Program (MHP) loan from the State of California Housing and Community Development and the City Redevelopment Agency's loan. Thirty-nine HOME-assisted units will be set-aside for the benefit of very-low and low income households for a period of at least 55 years. The project scheduled to complete in November 2006.

In the Fiscal year of 2005 – 2006 the CDBG Housing Loan Fund committed \$200,000 for the purchase of the land which this project will be built on.

The following table provides an accounting of funds and expenditures:

Housing Loan Fund Projects						
	Original Allocation	Available 7/1/04	Expended 05/06	Available 6/30/05	Leverage	
Torres Martinez MHP	\$750,000	\$549,713	123,216	\$426,497	\$1,350,000	

The following table provides information regarding Housing Needs Met by Program.

Housing Needs Met by Program		
Project Name	Units Assisted during FY 2005 – 2006	Priority in the County's

	Housing Loan Fund		Consolidated Plan	
	Project Status	Number of Units		
Torres Martinez MHP	Under Construction	85	5	Expand the Affordable

3. RDA HOUSING SET ASIDE

RDA Housing Set Aside Funds, also known as Low and Moderate Income Housing Set Aside Funds, provide project financing to individual projects, which are of direct benefit to the low- and moderate-income communities of the County of Riverside. Imposed by California Redevelopment Law, redevelopment agencies are required to allocate twenty percent (20%) of all redevelopment tax increment dollars to a Low and Moderate Income Housing Set Aside Fund.

The Redevelopment Agency for the County of Riverside (RDA) addresses all five (5) affordable housing priorities outlined in the County's Consolidated Plan. Some of the following programs are reported in other sections of the Affordable Housing segment, but they are included here to demonstrate how RDA Housing Set Aside Funds can be committed and expended to meet our housing priorities.

1. Infill Housing Program (IHP), "Build 2005". The IHP is designed to promote new development of affordable single-family housing on previously vacant or blighted lots. The program requires the new homes be sold as affordable owner-occupied housing to low income households with emphasis within the County's redevelopment project areas. Funding assistance for development cost is provided to developers to build the homes on land that has been acquired by the RDA or by the developer for the purpose of affordable housing development. FTHB funds can be combined to provide additional gap funding to the low income household.

2. Senior Home Repair (SHR). The SHR provides grants to rehabilitate the homes of low income seniors and low income handicapped persons. Available to stick-built homeowners and those who own mobile homes on their own land, the SHR can also assist qualifying homeowners who live in mobile home parks and would otherwise not qualify for other grant programs because his or her home is on land they do not own.

3. Home Rehabilitation Program (HRP). The HRP provides grants to property owners for the rehabilitation of their tenant occupied and/ or owner occupied properties. The primary objective of this program is to upgrade and preserve viable urban communities through the repair and replacement of important health and safety systems for the homes of very low, low, and moderate income level persons.

4. Home Improvement Loan Program (HIP). The HIP provides low interest loans to low income homeowners for substantial home rehabilitation and repairs to their substandard housing. The primary purpose of this program is to address health and safety issues that could otherwise not be fully covered under the scope of the HRP program. In some cases, the loans can be used for room additions to alleviate overcrowding.

5. Manufactured Home Replacement Program (MHRP). The MHRP provides low interest loans to low income homeowners for the replacement of and ancillary infrastructure improvements to existing substandard owner occupied mobile homes on

owned land. The loans are made up to amounts necessary to replace the substandard unit inclusive of all related and necessary improvements.

6. Rental Rehabilitation Program (RRHP). The RRHP is intended to encourage the rehabilitation of existing substandard multi-family housing complexes of between two and four units. The program provides a low interest loan of up to 80% of the cost to rehabilitate an existing multi-family housing complex which may have code enforcement violations. The program requires that after rehabilitation the units be made available at affordable rents to low income households.

7. Mobile Home Tenant Loan Program (MHTL). The MHTL provides no-interest loans to low income farm worker and migrant farm workers for the replacement of their substandard mobile home coaches. The primary goal is to eliminate substandard housing conditions that exist in substandard and unpermitted mobile home parks located within the unincorporated areas of the Coachella Valley.

8. Agricultural Housing Facilities Loan Fund (AGHL). The AGHL provides loans to mobile home parks with 12 or less mobile home spaces to improve the housing conditions of their tenants who are low income farm worker households. The loans provide financing for infrastructure rehabilitation of substandard and unpermitted mobile home parks located within the unincorporated areas of the Coachella Valley. State Farm Worker Housing Grant funds are also utilized.

9. Mobile Home Park Loan Fund (MHPL). The MHPL provides loans to mobile home parks with more than 12 mobile home spaces to improve the housing conditions of their tenants who are low income farm worker households. The loans provide financing for infrastructure rehabilitation of substandard and unpermitted mobile home parks located within the unincorporated areas of the Coachella Valley. State Farm Worker Housing Grant funds are also utilized.

10. RDA Low and Moderate Income Housing Fund (RDA Housing Fund). The Housing Division of the RDA on an ongoing base solicits proposals from developers to expand affordable housing opportunities for low income and special needs households. Both rental and ownership housing projects with affordability restrictions to low income households qualify for funds under this program.

This section summarizes the new construction and substantial rehabilitation activities carried out under the Infill Housing Program and RDA Low and Moderate Income Housing Fund program during the 2005 / 2006 Fiscal Year.

1. Mecca Apartments Phase III
2. Habitat for Humanity at Belltown
3. La Huerta Help Homes
4. Mission Palms Senior Apartments, Phases I & II
5. 37th and Wallace Infill Housing Project
6. Ripley Farm Worker Center
7. Glen Avon Infill Housing Project
8. Home Gardens Infill Housing Project
9. Lake Elsinore Housing Project
10. Sierra Avenue and 30th Street Housing Project
11. Glen Avon Housing Project

The following projects were completed during the current reporting period:

1. Mecca Apartments Phase III

The Mecca Apartments Phase III addresses the following goal as outlined in the County's Consolidated Plan:

"Expand the affordable rental housing stock for low income and special needs households."

The Project is a new construction multi-family housing project located at the corner of Johnson Street and 66th Avenue in the unincorporated community of Mecca within the County of Riverside. Consisting of 57 rental housing units plus one manager unit, this project provides affordable housing benefit to low income families.

The project has a mix of 18 two-bedroom, 36 three-bedroom, and four four-bedroom units. The total development cost for the project is approximately \$8,397,070. The development received funding from Tax Credit Equity along with a loan from the RDA in the amount of \$70,000 in Redevelopment funds to assist with the payment of planning fees. All 57 units are set-aside for the benefit of low income households for a period of at least 55 years.

The Project certificate of occupancy was received in December 2005.

The following projects are currently underway:

2. Habitat for Humanity at Belltown

The Habitat for Humanity at Belltown project addresses the following goal as outlined in the County's Consolidated Plan:

"Provide home ownership opportunities for the low and very low income community members who are first time home buyers"

The developer, Habitat for Humanity of Riverside, proposed to develop three single-family homes on in-fill lots in the unincorporated community of Rubidoux within the County of Riverside. The homes are to be made available as affordable home ownership opportunities to low and very low-income, first time home buyers. The new home buyers would participate in the construction of their respective homes.

Habitat for Humanity of Riverside received a grant from the RDA in the amount of \$140,000. For the construction of the two homes, Habitat for Humanity of Riverside drew a total of \$51,763.68 (an average of \$25,881.84 per home) while the total cost of construction for the two houses was \$169,212.43. Habitat for Humanity of Riverside matched the balance of non-RDA funds provided for the project.

Habitat for Humanity of Riverside has completed two of the three houses. The two homes were completed at costs significantly under budget. The third is currently pending start of construction.

This Project is under construction.

3. La Huerta Help Homes

The La Huerta project addresses the following goals as outlined in the County's Consolidated Plan:

"Provide home ownership opportunities for the low and very low income community members who are first time home buyers"

"Address Farm Worker and Migrant Farm Worker Housing Needs in Western Riverside County and in the Coachella Valley."

The RDA approved a California Housing Finance Agency's (CalHFA) Housing Enabled by Local Partnership (HELP) program Loan Agreement on May 26, 2003 for \$1,750,000. The loan authorizes the RDA to re-lend funds to the Coachella Valley Housing Coalition (CVHC) for the purpose of acquiring approximately 80 acres of land in the unincorporated community of Mecca and develop and construct single-family homes under a mutual self-help program. Resale of all 200 homes built will be restricted to low income households for a period of at least 45 years.

The project completion date is expected to be September, 2009.

The following projects were approved or committed to during this reporting period:

4. Mission Palms Senior Apartments, Phases I & II

The Mission Palms Senior Apartments addresses the following goal as outlined in the County's Consolidated Plan:

"Expand the affordable rental housing stock for low income and special needs households."

The new construction senior housing project is in its second phase with Phase-One completed in September 2004. Phase-One consists of 108 affordable rental housing units plus one manager unit. Phase-Two will be adjacent to the first phase and both are located at the corner of La Rue Street and Mission Boulevard in the unincorporated community of Rubidoux within the County of Riverside. Both phases of the project provide affordable housing benefit to low income seniors.

The RDA approved a Loan Agreement and amendment to the Disposition and Development Agreement with Palm Desert Development Company, on May 9, 2006 for \$1,400,000 to develop Phase-Two. Phase-Two will consist of 91 affordable rental housing units plus one manager unit, with a project mix of 73 one-bedroom and 18 two-bedroom units. The total development cost for the

project is approximately \$17,336,026. Other funds used on the project come from grants in the amount of \$882,611 from the RDA approved during Phase-One, \$13,626,000 in Limited Partner Equity, \$17,531 in General Partner Equity, and the balance of \$1,409,884 in Permanent Loan. Phase-One received \$3,080,144 Redevelopment funds, \$500,000 in HOME funds, \$8,744,277 in Owner's Equity and the balance of \$3,038,429 in private funds. All 91 units are set-aside for the benefit of low income seniors whose incomes do not exceed sixty percent (60%) median family income for a period of at least 55 years.

The Phase-Two of the project is expected to be completed around July of 2008.

5. 37th and Wallace Infill Housing Project

The 37th and Wallace Housing Project addresses the following goal as outlined in the County's Consolidated Plan:

"Provide home ownership opportunities to low income families who are first time home buyers."

The Project is a new construction of single-family infill housing on vacant land located at the corner of 37th and Wallace in the unincorporated community of Rubidoux within the County of Riverside. Consisting of three new single-family homes on infill lots, these homes will be made available as affordable home ownership opportunities to low income families.

The RDA approved a Disposition and Development Agreement with the non-profit affordable housing developer on July 26, 2005, which transferred RDA owned land purchased for \$72,000 for the amount of \$1 for the development of the project. The development will have a mix of one (1) three-bedroom home and two (2) four-bedroom homes. The total development cost for the project is approximately \$593,000. The development will receive grant funding from the RDA in the amount of \$45,000. Initial sale of all three homes will be restricted to low income households which are first time home buyers and will have a continuing restriction for a period of at least 45 years for low income household.

Currently the project is pending issuance of building permits. The Project is expected to be completed around July of 2008.

6. Ripley Farm Worker Center

The Ripley Farm Worker Center addresses the following goals as outlined in the County's Consolidated Plan:

"Expand the affordable rental housing stock for low income and special needs households."

"Address Farm Worker and Migrant Farm Worker Housing Needs in Western Riverside County and in the Coachella Valley."

"Improve the Conditions of Substandard Housing and Improve the Conditions of Existing Rental Housing Affordable to Low Income

Families.”

The RDA approved a Rehabilitation of Real Property Agreement between the Redevelopment Agency and the Housing Authority of the County of Riverside on November 8, 2005. The Project is a rehabilitation and conversion of a transitional migrant facility into a permanent multi-family and farm worker rental housing facility and is located in the unincorporated area of Ripley within the County of Riverside. Once the facility is converted it will consist of 75 rental housing units plus one manager unit and will provide affordable housing benefit to domestic farm labor that are low income.

The project will have a mix of four studios, nine one-bedroom, 39 two-bedroom, 20 three-bedroom, and four four-bedroom units. The total development cost for the project is approximately \$8,253,128. The project will receive funding from the U.S. Department of Housing and Urban Development in the amount of \$3,795,110, an HCD Farm Worker Housing Grant of \$3,000,000, Housing Authority Equity of \$458,018, and a grant from the RDA in the amount of \$1,000,000. All 75 units will be set-aside for the benefit of low income domestic farm labor and their families for a period of at least 55 years.

The Project is expected to be completed around July of 2007.

7. Glen Avon Infill Housing Project

The Glen Avon Infill Housing Project addresses the following goal as outlined in the County's Consolidated Plan:

“Provide home ownership opportunities to low income families who are first time home buyers.”

The Project is a new construction of single-family infill housing on vacant land located between Bellegrave Avenue and 48th Street and east of Martin Street in the unincorporated community of Glen Avon within the County of Riverside. Consisting of two new single-family homes on infill lots, these homes will be made available as affordable home ownership opportunities to low income families.

The County's Board of Directors approved a Disposition and Development Agreement between the Redevelopment Agency and the Housing Authority of the County of Riverside on June 6, 2006, which transferred RDA owned land purchased for \$65,000 for the amount of \$1 for the development of the project. The development will have a mix of two (2) homes of three- to four-bedrooms. The development will receive grant funding from the RDA in the amount of \$350,000 in Redevelopment funds to assist with development cost of the project. Initial sale of the two homes will be restricted to low income households which are first time home buyers and will have a continuing restriction for a period of at least 45 years for low income household.

The Project is expected to be completed around January of 2008.

8. Home Gardens Infill Housing Project

The Home Gardens Infill Housing Project addresses the following goal as outlined in the County's Consolidated Plan:

"Provide home ownership opportunities to low income families who are first time home buyers."

The Project is a new construction of single-family infill housing on vacant land located on Neece Street between Magnolia Avenue and Indiana Avenue in the unincorporated community of Home Gardens within the County of Riverside. Consisting of two new single-family homes on infill lots, these homes will be made available as affordable home ownership opportunities to low income families.

The County's Board of Directors approved a Disposition and Development Agreement between the Redevelopment Agency and the Housing Authority of the County of Riverside on June 6, 2006, which transferred RDA owned land purchased for \$104,000 for the amount of \$1 for the development of the project. The development will be a mix of two (2) homes of three- to four-bedrooms. The development will receive grant funding from the RDA in the amount of \$350,000 in Redevelopment funds to assist with development cost of the project. Initial sale of the two homes will be restricted to low income households which are first time home buyers and will have a continuing restriction for a period of at least 45 years for low income household.

The Project is expected to be completed around January of 2008.

9. Lake Elsinore

The Lake Elsinore project addresses the following goals as outlined in the County's Consolidated Plan:

"Expand the affordable rental housing stock for low income and special needs households."

"Improve the Conditions of Substandard Housing and Improve the Conditions of Existing Rental Housing Affordable to Low Income Families."

"Shelter the Homeless."

The development proposes the new construction of an 80 to 120 unit single room occupancy (SRO) facility with on site supportive services for homeless individuals. The existing site is an unimproved land located on the southeast corner of Mission Trails and Canyon in the unincorporated community of Wildomar in Riverside County.

The RDA has been given approval and authorization to negotiate acquisition of the 6.37 acres. The Department of Public Social Services (DPSS) of the County of Riverside will sponsor the project, which received Board approval two years ago. The negotiation will also include a possible write down of the land to the

developer along with a loan from the RDA in an amount yet to be determined. DPSS will operate the facility once the project is completed.

10. Sierra Avenue and 30th Street Housing Project

The Sierra Avenue and 30th Street Housing Project address the following goal as outlined in the County's Consolidated Plan:

"Provide home ownership opportunities to first time home buyers who are low income."

The development proposes the new construction of affordable single-family homes on what is currently 6.76 acres of underdeveloped land. The land, located near the southwest corner of Sierra Avenue and 30th Street in the unincorporated community of Rubidoux in Riverside County, was purchased in June 2006 for \$1,490,715. The proposed housing units are expected to provide affordable housing benefit to low income families who are first time home buyers.

11. Glen Avon Housing Project

The Glen Avon Housing Project addresses the following goals as outlined in the County's Consolidated Plan:

"Expand the affordable rental housing stock for low income seniors, and special needs households".

"Provide home ownership opportunities to low income families who are first time home buyers."

The development proposes the new construction of an affordable senior apartment project and fair market-rate single-family homes on underdeveloped land located at the corner of Mission Boulevard and Pedley Road in the unincorporated community of Glen Avon. Relocation efforts are in the process. This project will provide an affordable housing benefit to low income.

RDA Housing Projects				
	Original Allocation	Available Beginning of FY 2005-2006	Expended 2005-2006	Ending Balance 6/30/06
Mecca Apartments Phase III	\$70,000	\$70,000	\$70,000	\$0
Habitat for Humanity at Belltown	\$140,000	\$88,236	\$0	\$88,236
Mission Palms Senior Apartments Phases II	\$1,400,000	\$1,400,000	\$0	\$1,400,000
37 th and Wallace Infill Housing Project	\$45,000	\$45,000	\$0	\$45,000
Ripley Farm Worker Center	\$1,000,000	\$1,000,000	\$229,716	\$770,284
Glen Avon Infill Housing Project	\$350,000	\$350,000	\$0.00	\$350,000
Home Gardens Infill Housing Project	\$350,000	\$350,000	\$0.00	\$350,000

4. SINGLE FAMILY HOME REHABILITATION PROGRAMS

The program year 2005 – 2006 has been both exciting and rewarding. It has seen the successful completion of one target area project and the launching of three (3) new project areas in the mid-county. Two (2) new program concepts have also been designed to solve more of the housing needs of low income residents.

The Housing Rehabilitation Division is in the process of winding down a major housing rehabilitation effort in Rubidoux. At the same time as this project area transitions to more of an on-going status, we are aggressively striving to implement new project emphasis areas in the traditionally underserved mid-county areas which include Mead Valley, Homeland, and Romoland. In addition to the mid-county emphasis, target areas have also been established for the Highgrove area of Riverside County. As the chart below indicates, it takes time to successfully market new programs to residents of a target area.

Rubidoux Rehabilitation Projects

Year of Project Completion	Number of Projects Completed
1999	13
2000	34
2001	17
2002	26
2003	29
2004	78
2005	28
2006	20

The Rubidoux project started in 1999 with thirteen (13) projects completed that year. Project participation picked up in 2004 to seventy-eight (78) completions, and has begun to decline as a result of our success. Utilizing the Community Involvement Team (CIT) concept, and additional aggressive outreach through participation in community meetings and events, the Housing Rehabilitation Division hopes to duplicate the Rubidoux success in these new target areas. Because the new target areas are more rural and less densely populated, it will take more time and effort to achieve success. This is due to large lots, septic systems, and the generally poor condition of the houses and mobile homes in these areas.

In addition to the launching of the new CIT target areas, the Housing Rehabilitation Division has begun the implementation of a series of new home rehabilitation programs designed to address several housing problems common to persons of low income. Joining the traditional Senior Home Repair and Home Rehabilitation Program is the new Enhanced Home Repair Program. This program expands the concept of the Senior Home Repair and applies it to all eligible homeowners regardless of age. Like the Senior Home Repair Program, the Enhanced Home Repair Program offers a pure grant of up to \$6,000 for needed repairs. These programs are also available to mobile home owners who are in the rental parks. One thing for sure, the mobile homes in Riverside County are aging dramatically as a group.

The majority are between thirty (30) and forty (40) years old. Traditionally sixty percent (60%) or more of the Senior Home Repair projects have been repairs to mobile homes.

With the marketing and targeting of homes in the mid-county areas, it became clear there was a need to develop a program to replace mobile homes that are beyond repair. To that end the Mobile Home Replacement Program (MHRP) was implemented this year. Through a combination of a home rehabilitation grant, promissory note, and deed of trust, the Housing Rehabilitation Division is able to purchase, install, and finance the replacement of an old mobile home with a new manufactured house or a stick built home. Currently six (6) homeowners in the unincorporated county have been selected for participation in this program.

The Home Rehabilitation Program (HRP) continues to be the main stay of the housing rehabilitation efforts. The HRP provides one-time grants to qualified low-income homeowners to repair or improve the quality of their homes. The grant allows homeowners to address both interior and exterior health and safety issues, housing quality standards and enhance the exterior

appearance of their properties. The homeowner enters into a ten (10) year property maintenance agreement with the County and agrees that the assisted home will remain affordable and well kept for the length of the agreement.

During the program year the Housing Rehabilitation Division recorded two (2) more successes. First, the City of Blythe saw the completion of the fifty-fifth (55) HRP since July of 1995. Prior to 1995 Blythe was substantially un-served by housing rehabilitation services. The second success was the Housing Division's launch of another new program called the Home Improvement Program (HIP). This program uses a combination of grant and loan funds to do extensive work beyond the scope of the Home Rehabilitation Program alone. This program year a major rehabilitation project was started, and is currently under construction. This project, which will cost nearly \$120,000 when completed, will double the size of the existing house by adding two (2) new bedrooms and one (1) bathroom. Construction also includes building a required garage, and installation of new plumbing, air conditioning, heating, and electrical. This project has taken an enormous amount of effort on the part of staff, and is a truly a symbol of what a major rehabilitation can accomplish for a family and a neighborhood. This major project is located in the Rubidoux CIT area, and is symbolic of the type of project that will be undertaken in the new CIT areas in the mid-county.

To ensure that the residents can access housing rehabilitation programs with minimal effort and confusion, the Housing Division developed a standardized application for all housing rehabilitation and repair programs. Seniors can still access programs through the Office on Aging, however, the completion of the housing rehabilitation program application will bring development specialists to your door to personally evaluate your housing condition and recommend the best housing repair or rehabilitation program offered. Staff has received extensive training on identifying repairs and working with contractors to make this process more efficient. The application is now a part of the Housing Division website and new brochures for marketing were also developed and implemented this year. A summary of program activities is provided in the table below.

The following Table provides information, with respect to the programs mentioned above: The accomplishments for this reporting period are delineated by program area.

**SUMMARY OF REHAB ACTIVITIES BY FUNDING SOURCES
2005-2006**

	Number of CDBG Projects Completed	Amount of CDBG Funds Expended	Number of RDA Projects Completed	Amount of RDA Funds Expended
Senior Home Repair Program	28	\$129,959.83	36	\$180,990
Home Rehabilitation Grant Program	41	\$836,825	44	\$888,906.39
Home Rehabilitation Loan Program	0	\$0	0	\$0

Manufacture Hiome Replacement Program	0	\$0	0	\$0
Enhanced Home Repair Program	1	\$5,895	1	\$5,665
TOTALS	70	\$972,679.83	81	\$1,075,561.39

5. FIRST TIME HOME BUYER PROGRAM

The First Time Home Buyer (FTHB) Assistance Program addresses the following goal as outlined in the County's Consolidated Plan:

"Provide Homeownership Opportunities for First Time Homebuyers and Home Ownership for the Low and Very Low Income Community."

The FTHB program primary objective is to provide down payment assistance for low and very low-income households that have not owned homes within a three-year period prior to submittal of the application for assistance. The County's FTHB program is primarily funded with HOME funds.

The FTHB program has provided assistance to hundreds of family households to help them achieve their goal to purchase a home. The program created a greater opportunity for homeownership among lower income and minority households.

The Down Payment Assistance Program for FY 2005–2006 period provided down payment assistance to qualifying households in the amount of \$40,000 with a 10-year affordability period. The American Dream Downpayment Assistance Program (ADDI Program) funds can also be combined with the Down Payment Assistance Program for an absolute maximum assistance of \$40,000. The program is provided for households with an annual income that is no greater than 80% of the area median income as published by HUD. The assistance is provided as a silent second program with no payments or interest accrued during the affordability period.

The First Time Home Buyer Program serving the Eastern and Western county areas and the 14 participating cities assisted a total of 34 households and expended a total of \$1,138,905 in down payment assistance funds to first time home buyers. Two households were provided the amount of \$8,492 in closing cost assistance under the ADDI Program; however only one household was completed and closed out in IDIS for this reporting period in the amount of \$1,795. One Housing Authority Family Self Sufficiency (FSS Program) household was assisted with down payment assistance to purchase a home.

In June 2001, the County committed HOME funds in the amount of \$1,800,000 to the Housing Authority of the County of Riverside for the benefits of tenants of substandard and unpermitted mobile home parks. In addition to the Farm Worker Housing Grant, the HOME funds were provided

for the provision of down payment assistance. The homebuyer must be a current qualified participant of the County's Mobile Home Tenant Loan Program (MHTL). Loans were offered as a silent second mortgage with a ten-year term. For the fiscal year, the program expended \$465,000 assisting 16 homebuyers with an average of about \$29,063 per loan. The program successfully provided down payment assistance to 76 low income families with an average of \$23,684 per household since the program was first initiated. The use of USDA (U.S. Department of Agriculture Program Loan) greatly provided loans for very low income first time home buyers.

6. HOUSING AUTHORITY FIRST TIME HOME BUYER PROGRAM

The Housing Authority Countywide First Time Home Buyer Program provided loans for low income households within the unincorporated areas of Riverside County, the County CDBG Cooperating Cities, and the City of Coachella. In August 2004, the County committed \$400,000 of HOME funds for the Down Payment Assistance Program. One household was funded for closing cost assistance in the amount of \$6,697 although the home has not closed escrow at the end of the reporting period and therefore was not reported as a completed activity.

The County amended this agreement in June 2006 by providing an additional \$826,000 of HOME funds, of which, \$426,000 is limited to ADDI (American Dream Down Payment Initiative Program) fund. The combination of all the existing allocations will provide more funds for assistance to countywide areas and all the participating city jurisdictions. One project was funded for closing cost assistance in the amount of \$6,697.

To maximize the use of resources available to home seekers, EDA has established new program terms and conditions for utilizing the First Time Home Buyer Programs as of July 1, 2006. The new program consists of a change in the previous program assistance of \$40,000 as a down payment to an increase in assistance of 20% of the purchase price for down payment. The Down Payment Assistance Program combined with the American Dream Downpayment Initiative Program will provide closing costs assistance and/or down payment assistance with an absolute maximum amount of \$75,000 for both programs combined. The Affordability Period will also increase from 10 years to 15 years to keep in compliance with HUD guidelines. The new program goals are to create assistance for low income households and the need for down payment and closing cost assistance to meet the challenge of the median price increases and escalating interest rates for housing.

7. AMERICAN DREAM DOWNPAYMENT INITIATIVE PROGRAM

The County ADDI-funded program provides closing cost assistance to eligible FTHB Program applicants with a per-household maximum of \$10,000 or 6% of the purchase price, whichever is greater. Preference for the available assistance is given to eligible participants of the Housing Authority of the County of Riverside Housing Choice Voucher (HCV) Rental Assistance Program that also participate in the Housing Authority Family Self Sufficiency (FSS) Program. Once program preference policies have been satisfied, assistance is provided to other eligible FTHB Program applicants requiring down payment assistance.

ADDI assistance during the reporting period was not widely used. The County ADDI funds were limited to closing costs only since EDA already has a down payment assistance program. The previous FTHB program use of \$40,000 in down payment assistance was preferred and utilized more as compared to the use of the closing cost assistance. Without exceeding program limits, the participant needed the funds for the down payment to be able to qualify for the loan. The County

could not increase the limit without increasing the affordability period. However, in the new current year, the County FTHB assistance is able to accommodate both the down payment and/or closing cost by increasing the affordability period to 15 years.

The new FY 2006-2007 FTHB Program will utilize and disperse a total of 6% of the purchase price in ADDI funds for all non-recurring closing cost as well as additional down payment for each household. The ADDI funds will add on additional assistance over and above the down payment assistance limit of 20% of the purchase price. For the FY 2005-2006 reporting period the County provided ADDI closing cost assistance to one household in the amount of \$1,795 combined with the down payment assistance in the amount of \$38,205.00. Even with the increasing cost and interest rates on homes, EDA was still able to triple the amount of assistance provided this year.

It is expected that in the FY 2006-2007, with the help of closing cost and down payment assistance from the American Dream Downpayment Initiative (ADDI) Program, homeownership will be increased. Efforts to maximize the benefits of the federal funded programs to Riverside County residents continues to increase and provides a real and meaningful impact in the areas of homeownership.

Outreach efforts

Methods of informing the public and potential homebuyers about the homebuyer assistance programs consisted of several activities. These included the use of public press releases and solicitations, community contacts, First Time Home Buyer Seminars within the county communities, citizen participation town meetings, display of information brochures in public areas of offices throughout the county, and meetings with the Board of Realtors. Program information packets and brochures provided in English and Spanish were distributed to businesses, schools and other public areas. The use of community organizations, employment centers, fair housing groups, and housing counseling agencies were also utilized. The county continues to improve its outreach efforts to provide housing information to the public.

The agency outreach efforts expanded to work in conjunction with the cooperating cities, developers, and non-profit agencies within Riverside County. This effort resulted in providing down payment assistance to the City of Murrieta the following two inclusionary housing projects developed by The Brenson Communities and D.R. Horton:

The Brenson Communities developed The Reserves at Madison Park which offered new attached one and two bedroom condominium homes in a gated community located in the heart of Murrieta. The condominiums offered spacious interior and exterior amenities with prices starting at \$210,511 to \$232,511. As part of the inclusionary requirements imposed by the city, the developer is required to set aside a number of units for very low and low income households. The county provided assistance in the amount of \$200,000 to 5 families to purchase these condominium units. Other funds were layered onto the loan with the help of CALHFA 35-year Plus loans and down payment assistance from the Neighborhood Housing Services of the Inland Empire through the CAL Home Program.

The Amberwalk at Ivy developed by D.R. Horton provided luxury town homes located in a gated community within the City of Murrieta. The homes ranged from 1,340-1,548 square feet and offered 2 to 3 bedroom units. Amberwalk at Ivy featured a community park which included a pool, spa and barbecue. The townhouses were priced in the low \$300,000 and within the FTHB Program

acquisition cost limit of \$344,650. Similar to The Reserves at Madison, the county provided assistance in the amount of \$40,000 in down payment for one low income household.

Marketing outreach also included the recruitment of additional lenders to participate in the First Time Home Buyer Programs. During the FY 2005-2006 reporting period a total of 6 lenders with 8 branches and 13 loan staff participated in our programs. With an extensive marketing outreach, the County participating lender list for the reporting period has increased to 13 lenders, 37 branches and 81 loan staff available. The addition of new lenders and trained loan members helps to increase the resources in providing the programs to the entire county.

Rapid price appreciation continues to characterize Riverside County single-family home market. Where the median home price in 2004 was \$315,000, 2005 was \$380,000; by 2006 the median price rose to \$391,250, a 24 percent increase from two years ago.

Demographic Evaluation: Income Distribution and Familial Status

Of the 34 FTHB households assisted through the county's FTHB Program, 15 households were very low-income and 19 households were low income.

Countywide Distribution of FTHB Projects

The aforementioned 34 FTHB projects are distributed throughout the county with approximately 21 in the eastern county area and 13 in the western county area. The following is an evaluation of the distribution data by supervisorial districts: 1st District: 1 home, 3rd District: 8 homes, 4th District: 21 homes and 5th District: 4 homes. No homes were assisted in the 2nd District.

8. MORTGAGE CREDIT CERTIFICATE PROGRAM

The Mortgage Credit Certificate Program (MCC) addresses the following goal as outlined in the County's Consolidated Plan:

"Provide Homeownership Opportunities for First Time Homebuyers and Home Ownership for the Low and Very Low Income Community."

The MCC is a certificate awarded by the County authorizing the holder to take certain federal income tax credits. A qualified applicant who is awarded an MCC may take an annual credit against federal income taxes of up to 15% of the annual interest paid on the applicant's mortgage. By increasing the purchasing power, the MCC has the economic effect of reducing the interest rate on the mortgage. The value of the MCC is taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. This adjustment will result in an effective reduction in monthly housing costs, and increase the applicant's ability to afford a higher mortgage payment. When using the MCC tax credit rate, the borrower is still eligible to deduct the remaining 85% of the annual mortgage interest payment not claimed as a credit. The MCC credit can be claimed on an annual basis or a monthly basis for the life of the loan as long as the home is their primary residence.

The MCC Program provides assistance of up to 120% of the median income. Assistance is available to households who do not qualify as first time home buyers if they purchase a home within the target areas established by the federal government.

The MCC Program can also be used in conjunction with the Riverside County Down Payment Assistance Program. The applicant must purchase a home which is located in a cooperating city limit or an unincorporated county area that is covered by both programs. In utilizing this type of loan layering the client receives the benefits of a down payment, payment of closing cost, and a tax credit on the interest paid on the home.

The MCC Program also offers first time home buyer assistance in other city limits not covered by the Down Payment Assistance Program.

A total of 3 MCC's were issued during the reporting period for a total expenditure of \$93,139.80.

Each year, the County submits an application to the California Debt Limit Allocation Committee (CDLAC) for tax-exempt private activity bonds for conversion to mortgage credit certificates (MCC's). The County of Riverside received the last allocation of \$4,477,436.75 on October 24, 2003. There has been very limited use of the certificates for the past three years.

The application for the 2006 allocation of MCC funds is currently in the process to be submitted to CDLAC. If awarded, MCC funds are expected to be available in the third quarter of the Fiscal Year 2006-2007.

9. MOBILE HOME TENANT LOAN PROGRAM

The Mobile Home Tenant Loan Assistance Program (MHTL) was established to improve substandard living conditions of mobile home owners living in unpermitted mobile home parks. The County of Riverside designed the MHTL program to provide financial assistance to the mobile home owners with a zero interest loan up to \$40,000. The funds from the loan are used to purchase a unit that will replace the existing substandard unit. In addition, there are currently matching funds available through the Joe Serna Farm Worker Housing Grant (FWHG), which is offered in the form of a Grant up to \$15,000 should the applicant meet the established guidelines. The amount of matching FWHG funds available and expended last year was \$1,000,000 currently \$1,500,000 is available. The financial assistance offered has improved the living conditions and helped facilitate the mobile home owners in their efforts to comply with applicable federal/state laws, local ordinances and regulations.

All applications received are processed to determine eligibility for the MHTL program and the Joe Serna Farm Worker Housing Grant. The following are eligibility requirements established by the County of Riverside:

1. The applicant must own/occupy the mobile home that is being replaced
2. The mobile home park in which the substandard mobile home is located must be in an unincorporated area of Riverside County
3. The mobile home park in which the substandard mobile home is located must be an unpermitted park
4. The applicant must have an eligibility income limit not to exceed 50% of the County Median Income (Very Low Income) based on family size
5. The applicant must surrender the existing substandard owner/occupied mobile home to the County of Riverside to be destroyed

6. The replacement mobile home must be installed in a permitted park, in an unincorporated area of Riverside County

On July 21, 2001 the Riverside County Board of Supervisors Resolution 2001-201 established the Housing Review Committee Advisory Council. A primary function of the Housing Review Committee Advisory Council is to monitor the MHTL program which is one of several established in the Coachella Valley. In addition it facilitates interaction and provides recommendations and guidance to the community. For additional information regarding this Committee please refer to the Mobile Home Park Programs section.

During the reporting period the Mobile Home Tenant Loan Program has undergone program changes that have improved the administration and the overall success of the program. The implementation of these changes has ensured that the MHTL program achieve the goals described in the Consolidated Plan and provide Home Ownership opportunities to Low and Very Low Income households.

In the fiscal year 2005-2006 the County of Riverside closed a total of 52 Mobile Home Tenant Assistance Loans that total \$1,796,613. Of those loans, one (1) was a resale, a new note in the amount of \$26,876 was signed. Thirty four (34) were completely funded with RDA Housing Set Aside loan funds. A total of \$1,325,064 in RDA Housing Set Aside loan funds were expended for the program. The remaining Seventeen (17) loans were funded by HOME Funds. A total of \$471,549 in HOME Funds was expended. There are currently eight (8) files in escrow of which \$315,468 in RDA Housing Set Aside loan funds have been committed. RDA Housing Set Aside loan funds are currently the only source of monies being used to fund the Mobile Home Tenant Assistance Loans.

Of the 52 Mobile Home Tenant Assistance Loans that were funded in the reporting period twenty six (26) were situated at the Oasis Gardens Mobile Home Park located at 68555 Polk Street, Thermal, CA 92274. The Oasis Gardens Mobile Home Park consists of 156 spaces forty seven (47) of which are available.

Applications continue to be accepted year round and are processed on a first come first serve basis.

10. MOBILE HOME PARK PROGRAMS

On July 2001 the Riverside County Board of Supervisors Resolution 2001-201 established the Housing Review Committee Advisory Council. The main function of the Committee is to study and provide recommendations pertaining to un-permitted mobilehome parks located in the unincorporated areas of the Coachella Valley, including implementation of code enforcement activities, government assistance programs and progress of park-owner code-compliance. The Committee may also study and provide recommendations concerning the maintenance and development of safe, decent and affordable housing in the area for farmworkers and other low-income persons and families, consistent with Federal, State and local law. Further, the Committee shall also receive and review complaints concerning the County's un-permitted mobilehome park enforcement.

The Committee consists of eleven (11) regular members, one (1) ex-officio member and four (4) community members. The members are representatives from California Rural Legal Assistance,

Board of Supervisors 4th District, County Housing Ombudsman, Transportation and Land Management Agency, Building and Safety (Code Enforcement), HCD, HUD, USDA, Diocese of San Bernardino Office of Social Concerns, Catholic Charities, and Torres Martinez Desert Cahuilla Indians. The Riverside County Fourth District Supervisor is the ex-officio member. The community members represent the following unincorporated Coachella Valley groups: tenant mobile home owner currently living in a mobile home park; park owner who currently owns and operates a mobile home park; local non-profit housing provider; non-developer from local licensed architectural, engineering or contracting profession.

This committee meets quarterly and has historically provided a forum for direct interaction between community residents and public agencies. This interaction was the basis for the formation of the mobile home finance programs developed by the Redevelopment Agency for the County of Riverside (RDA). The programs: Agricultural Housing Facility Loan Fund; Agricultural Housing Permit Grant Program; Mobile Home Park Loan Fund; Mobile Home Tenant Loan Program; Mobile Home Tenant Grant Program; and, Mobile Home Abatement Program.

Additional funds and resources were identified to complement the finance programs and fill service gaps. Funds leveraged include the Joe Serna Jr. Farmworker Housing Grant (State of California Housing and Community Development) which has provided a dollar for dollar match for the AGHL and MHTL programs. New non-profit and private finance vehicles have also been developed for the same purpose. Additional resources include the Emergency Housing Assistance Program as implemented by Catholic Charities and Fair Housing Counseling as provided by the Fair Housing Counsel of Riverside County.

The following are mobile home park projects that were active during the reporting period and funded with Redevelopment Agency Low and Moderate Income Housing Set Aside funds. This list shows the amount of RDA Housing Set Aside investment and the total project costs to identify leveraging.

During Fiscal Year 2005 / 2006 reporting period, the County of Riverside expended or committed RDA Housing Set Aside to the following projects.

	<u>RDA</u>	<u>PROJECT</u>
(a) Bautista Mobile Home Park	\$75,000	\$161,615
(b) Avalos Mobile Home Park	\$85,000	\$160,000
(c) Gonzalez Mobile Home Park	\$85,000	\$160,000
(d) Ramirez Mobile Home Park	\$85,000	\$169,000
(e) Pacis Mobile Home Park	\$85,000	\$160,000
(f) Oasis Gardens Mobile Home Park	\$75,000	\$ 75,000
TOTALS	<u>RDA</u> \$490,000	<u>PROJECT</u> \$885,615

A. Agricultural Housing Facility Loan Fund (AGHL)

The AGHL addresses the following affordable housing priorities as outlined in the County of Riverside's Consolidated Plan:

"Improve the Conditions of Substandard Housing and Improve the Conditions of Existing Rental Housing Affordable to Low Income Households" and

"Address Farm Worker and Migrant Farm Worker Housing Needs in Western Riverside County and in the Coachella Valley"

AGHL improves the housing conditions of low-income farm worker households who are tenants of substandard and unpermitted mobile home parks in the unincorporated areas of the Coachella Valley in the County of Riverside. The improved housing conditions are achieved by providing financing for the rehabilitation of unpermitted and substandard infrastructure systems in agricultural housing facilities operating throughout unincorporated areas of the Coachella Valley.

This finance vehicle was created with the benefit of direct community interaction and was designed to fill a service gap as well as act as a catalyst for non-profit and private finance agencies to also serve this population. From its inception, the AGHL has experienced a great amount of public interest but an equal level of reluctance to accept long-term affordability covenants. This has resulted in a surge of privately financed mobile home park rehabilitation and new construction. The following table lists all 12-space Agricultural Housing Facilities completed since the inception of the AGHL.

Summary of Completed Agricultural Housing Facilities				
	Owner last name	Address	Spaces	Source
1	Aguirre	66-250 Martinez Road, Thermal	12	EDA
2	Arellano	72-753 Pierce Street, Thermal	12	EDA
3	Avila	40-265 Galindo Court, Bermuda Dunes	12	EDA
4	Duarte	62-774 Highway 111, Thermal	12	EDA
5	Barroso	52-255 Fillmore Street, Thermal	12	EDA
6	Ferro	88-855 Avenue 70, Thermal	12	EDA
7	Hernandez	88-100 Fillmore Street, Thermal	10	EDA
8	Lopez	79-745 Avenue 40, Bermuda Dunes	10	EDA
9	McRae	79-550 Avenue 40, Bermuda Dunes	12	EDA
10	Rodriguez	84-641 Middleton Street, Thermal	12	EDA
11	Vargas	69-455 Pierce Street, Thermal	12	EDA
12	Villalobos	87-260 Avenue 61, Thermal	12	EDA
13	Aceves	53-600 Fillmore, Thermal	8	Private
14	Aceves	61-101 Hwy 111, Thermal	11	Private
15	Barajas	69-751 Pierce Street, Thermal	12	Private
16	Becerra	85-885 Middleton, Thermal	9	Private
17	Davis	61-320 Pierce Street, Thermal	12	Private
18	Deleon	40-275 Galindo Court, Bermuda Dunes	12	Private
19	Duran	88-300 Avenue 57, Thermal	12	Private
20	Galindo	79-625 Avenue 40, Bermuda Dunes	12	Private
21	Galindo	79-645 Avenue 40, Bermuda Dunes	12	Private
22	Galindo	79-655 Avenue 40, Bermuda Dunes	12	Private
22	Gamez	69-353 Pierce, Thermal	12	Private
24	Garcia	61-335 Highway 86, Thermal	12	Private
25	Hernandez	84-155 Avenue 56, Thermal	9	Private
26	Hernandez	74-251 VanDerVeer, North Shore	11	Private

27	Huerta	67-285 Lincoln Street, Mecca	9	Private
28	Jacobson	40-270 Galindo Court, Bermuda Dunes	12	Private
29	Leon	88-210 Avenue 57, Thermal	12	Private
30	Lopez	62-325 Hwy 111, Thermal	12	Private
31	Martinez	69-780 Grant, Mecca	12	Private
32	McDaniels	85-751 Avenue 61, Thermal	12	Private
33	McDaniels	85-865 Avenue 61, Thermal	12	Private
34	Sanchez	85-400 Avenue 55, Thermal	12	Private
35	Valencia	90-125 Avenue 70, Mecca	12	Private
36	Valenzuela	88-385 Avenue 56, Thermal	10	Private
			399	

These facilities generate new mobile home rental spaces that are available to recipients of the MHTL program. The facilities also benefit from the Mobile Home Abatement Program.

Historically the AGHL was affected by an extremely limited number of available contractors interested in projects of this type. In order to address this obstacle, the program was modified to allow the Desert Alliance for Community Empowerment and RANCHO Housing Alliance to work cooperatively with the Agency in the development and construction of these mobile home projects. As such, they will be the primary contact for finance package development and project construction.

During the reporting period, the Redevelopment Agency for the County of Riverside committed funds, continued disbursement or monitored active construction on seven (7) projects within this program. The projects include:

Project	Total Project Cost	RDA Commitment	Expended fy 05/06
Bautista Mobile Home Park	\$161,615	\$75,000	\$ 50,867
Avalos Mobile Home Park	\$160,000	\$85,000	\$ 4,733
Gonzalez Mobile Home Park	\$160,000	\$85,000	\$ 800
Ramirez Mobile Home Park	\$169,000	\$85,000	\$ 0
Pacis Mobile Home Park	\$160,000	\$85,000	\$ 0
TOTALS	\$993,415	\$565,000	\$56,400

Bautista Mobile Home Park is located at 58-120 Monroe Street, Thermal. The project includes improvements to well, water delivery system, public sewer connections, electrical and fire suppression system for twelve (12) mobile home spaces. Although the project has been issued permits for construction and graded, the project owner has decided to discontinue. The project will be closed out and funds recaptured. Funds expended during the report period \$50,867.

Avalos Mobile Home Park is located at 88-475 Avenue 57, Thermal. The project includes improvements to on-site water delivery system (private well), septic tanks, electrical, fire suppression and road. A total of ten (10) mobile home spaces will be developed. Funds expended during the report period totaled \$4,733.

Gonzalez Mobile Home Park is located at 89-200 Avenue 81, Oasis. The project includes improvements to on-site water delivery system (private well), septic tanks, electrical, fire suppression and road. A total of eight (8) mobile home spaces will be developed. Funds expended during the report period totaled \$800.

Ramirez Mobile Home Park is located at 84-091 Airport Drive, Thermal. The project includes improvements to on-site water delivery system (private well), septic tanks, electrical, fire suppression and paved road. A total of thirteen (13) mobile home spaces will be developed. No funds were expended during the report period.

Pacis Mobile Home Park is located at 52-821 Van Buren, Thermal. The project includes improvements to on-site water delivery system (private well), septic tanks, electrical, and fire suppression for ten (10) mobile home spaces. The project owner decided to discontinue. The project will be closed out and funds recaptured. No funds were expended during the report period.

The AGHL financed improvements facilitated the development of a total of thirty-one (31) affordable mobile home rental spaces to very low-income farm worker households in the unincorporated communities of Mecca, Thermal, and Oasis.

B. Mobile Home Park Loan Fund (MHPL)

The Mobile Home Park Loan Fund addresses the following affordable housing priorities as outlined in the County of Riverside's Consolidated Plan:

"Improve the Conditions of Substandard Housing and Improve the Conditions of Existing Rental Housing Affordable to Low Income Households"

and

"Address Farm Worker and Migrant Farm Worker Housing Needs in Western Riverside County and in the Coachella Valley"

The Mobile Home Park Loan Fund improves the housing conditions of low-income farm worker households who are tenants of substandard and unpermitted mobile home parks in unincorporated areas of the Coachella Valley in Riverside County. The improved housing conditions are achieved by financing the rehabilitation of unpermitted and substandard infrastructure systems in occupied mobile home parks throughout unincorporated areas of the Coachella Valley.

The Oasis Gardens Mobile Home Park located at 68-555 Polk Street in Thermal provides 156 mobile home rental spaces to agricultural households. The project has received assistance through the Mobile Home Tenant Loan Program (MHTL) and with Agency funds.

Through the MHTL, 114 very-low-income agricultural households have obtained a long-term rental space at the Oasis Gardens MHP. Of these households twenty-two (22) cases were completed within the fiscal year; twenty-two (22) have ordered their mobile home and are awaiting delivery; five (5) are in escrow; and, forty-two (42) spaces remain available for future MHTL recipients.

Funded through the Redevelopment Agency, The Oasis Gardens Improvement Project was active during the report period. The project consisted of significant improvements to the Oasis Gardens Mobile Home Park that promote orderliness, enhance quality of life and provide opportunities for social interaction. Ten spaces were set aside for extremely low-income households and a total of \$48,343 was expended during the report period.

Oasis Gardens 2 is a second phase that is planned with the potential of providing 300 additional affordable housing units.

The following table, "Housing Needs Met By Program," provides information on the number of units improved through the Agricultural Housing Loan Fund and the Mobile Home Park Loan Fund and County of Riverside partnerships that provide housing for Coachella Valley farm worker households.

Housing Needs Met by Program				
Project Name	Units Completed during FY 2005 – 2006		Priority in the County's Consolidated Plan	
	Mobile Home Park Programs			
	Project Status	Number of Units		
Bautista Mobile Home Park	Close out	00	2 & 3	Improve Conditions & Address Farm Worker
Avalos Mobile Home Park	Plan Check	10	2 & 3	Improve Conditions & Address Farm Worker
Gonzalez Mobile Home Park	Plan Check	8	2 & 3	Improve Conditions & Address Farm Worker
Ramirez Mobile Home Park	Plan Check	13	2 & 3	Improve Conditions & Address Farm Worker
Pacis Mobile Home Park	Close out	00	2 & 3	Improve Conditions & Address Farm Worker
Oasis Gardens Improvements	Active	22	2 & 3	Improve Conditions & Address Farm Worker
	Total	53		

11. COOPERATING CITIES

- 1) The following section reports on housing activities completed by the fourteen (14) cities within Riverside County, which are currently participating with the County of Riverside in the use of entitlement CPD funds.
- 2) City of Banning
 - a) No housing activity to report and no programs were instituted
- 3) City of Beaumont
 - a) No housing activity to report and no programs were instituted
- 4) City of Blythe
 - i) Rehabilitation of Multi family rental

(1) Committed \$200,000 toward the rehabilitation of the former El Solano Motel. No funds have been expended to date, as such, the City has not assisted any individual(s) at this time. No Housing Information was provided.

ii) Other Programs

(1) Harmony Lunch Kitchen: \$5,000 in CDBG funds expended to serve meals (breakfast and lunch) to the homeless and needy in the community.

(2) Emergency Food Pantry: \$5,000 allocated, no funds expended for emergency food pantry providing food to qualified families and individuals. The County maintains the files for the food pantry, therefore, the City is not aware of the number of families or individuals served.

5) City of Canyon Lake

a) No housing activity to report and no programs were instituted.

6) City of Cathedral City

a) Home Ownership Programs

i) First Time Homebuyer Program

(1) Habitat for Humanity – Self help owner occupied homes, permits assistance: \$9,000 available, \$0 expended for First Time Home Buyers. During the reporting period 2 4 BR-2BA homes were completed and occupied by Habitat during the reporting period.

(2) Building Horizons: \$140,000 available, \$140,000 expended (plus \$110,000 in land value) A 3-bedroom home was built by the Building Horizons (a California Non-Profit, public benefit corporation) program of Cathedral City High School. The home, at 68-577 "C" Street will be sold for approximately \$230,000 with a silent second mortgage of \$110,000 to a low income household. (new)

ii) Residential Rehabilitation Loans and Neighborhood Improvement Program

(1) Community Home Improvement Program (CHIP, SHARP, ADFAP) \$575,000 available, \$248,228.51 expended. The reporting period includes Year #18 of these programs which assist lower income home owners with rehabilitation, maintenance and improvement of owner-occupied single family residences. A total of 341 households were assisted, primarily with roofing, plumbing and septic repairs, sewer connections, sewer hook-up fees, heating, security improvements and correction of code violations, cooling system repairs (including installation of evaporative coolers), handicapped access, electrical repairs, general maintenance and subsidy of sewer assessments. A Covenant of Affordability and Grant of Lien on each assisted property (in effect, a silent second mortgage) ensures that the assistance is repaid if the home is removed from the stock of

affordable owner-occupied housing within the ensuing 30 years (or 45 years for Covenants executed after January 1, 2002, in compliance with AB 637).(rehab)

- (2) Dream Homes Revitalization Program (DHRP): \$800,000 was allocated from DHRP and \$500,000 from HELP Program). 26 low to very-low households located in older neighborhoods were assisted with repairs and major renovations to the homes under the DHRP. Combing funding through the Housing Enabled through Local Participation Program (HELP), \$500,000 was allocated during the previous reporting period and \$260,000 was expended during this reporting period to assist 6 lower income households with repairs for a total of 34 lower-income residents assisted.
- iii) New Construction of Affordable Rental Housing reported.
- (1) Mercy Housing: (75 affordable senior units) \$800,000 available, \$800,000 expended. Construction of this project is primarily funded from HUD 202 funds, with additional assistance from the Agency and from \$750,000 in County HOME funds committed in April 2003. The Agency originally pledged \$800,000 from affordable housing funds plus \$650,000 from non-housing funds for construction and development assistance plus all land costs. The County committed HOME funds in April 2003 for the development and construction of a 76-unit rental housing complex for senior rental housing. All sources of funds, U.S. HUD 202, Affordable Housing Program (AHP) loan and City Redevelopment Agency Funds have been expended in previous reporting years. The project owned by Mercy Housing is expected to open Tierra Del Sol in the Fall of 2006.
- iv) Other Affordable Projects
- (1) Affordable Rental Housing approved, but waiting for developer to complete application for 53 moderate income units (Tri-Millennium South) plus 22 market rate units. The Agency signed a Memorandum of Understanding (MOU) with Southern California Housing Development Corporation (SCHDC) for the development of an estimated 75 low and very low income units of replacement housing.
 - (2) The Cathedral Towne Villas is completed and awaiting final inspection for 61 moderate income units.
- v) RESOURCES MADE AVAILABLE WITHIN THE JURISDICTION (FY 2005-06)
- (1) The primary source of local funds for Affordable Housing Assistance within Cathedral City is the Redevelopment Agency's 20% Affordable Housing Set Aside Fund. The beginning balance of the Housing Set Aside Fund in 2005-2006 was \$4,025,666.27 (after audit and mid-year adjustments were made on the previously estimated ending balance of \$3,932,818.25 as of July 1, 2005). The total deposits (un-audited) to the Housing Set Aside Fund during the Agency's FY 2005-06 (July 1, 2005 through June 30, 2006) were \$5,645,683.44 (including earned interest, sale of property, rental income and repayment of assistance loans and grants). Total expenditures (un-audited) were \$5,395,314.75 during the same period (including the third repayments on two 2002 Tax Allocation Bonds, Series D & E). The total estimated, unexpended balance of the Affordable

Housing Set Aside Fund as of 6/30/2006 (un-audited) was \$4,362,102.31 which funds are designated for on-going assistance programs, Downtown Core housing development and site acquisitions, debt-service, City-wide affordable housing development and for administration and overhead.

- (2) During FY 2002-03 (December 2002), the Agency sold Tax Allocation Revenue Bonds backed by the Housing Set-Aside portion of Tax Increment, with total available proceeds of \$35,786,378 (Taxable and Tax-exempt Bonds combined). Some proceeds were used to retire existing debt and for previously budgeted projects or reimbursements. Approximately \$13, 751728.48 million is unspent and is all allocated to specific project(s).
 - (3) Cathedral City's annual share of CDBG funding is generally used for community-wide improvement projects rather than affordable housing assistance. During the current 5-year planning period, the CDBG allocation is budgeted primarily for property acquisition to stimulate economic and job development in the downtown area.
- 6) City of Desert Hot Springs
- a) Home Ownership Programs
 - i) First Time Homebuyer Program: The Redevelopment Agency continued the First-Time buyer home ownership program during the fiscal year 2005-2006. It set-aside \$250,000 for the Program. Due to rising housing prices in the City, the Agency was only able to process three applications for the Program. None of the applicants was under 80% of the area median income. The DHS Program allows up to 115% median income and a maximum \$200,000 purchase price. During the reporting period one of the loans was subordinated by the Agency to lower the monthly payments. A second was cancelled due to higher income than allowed and third applicant was unable to find a lender. No funds were expended on this program during this program year and a portion of the funds was transferred to previously unbudgeted housing programs.
 - (1) Coachella Valley Housing Coalition Self help Housing Loans: The Redevelopment Agency set-aside \$220,000 in the previous fiscal year to assist 20 families with supplemental loans to complete the financing of their single-family self-help homes. Using the balance of those set-aside funds, \$120,000 was made available to CVHC to provide supplemental loans to the other ten families. These families were able to complete their financing, purchase their land for their homes, and the building of their homes. Due to the Agency's assistance with these supplemental loans all 20 properties are restricted to low and very-low income families with a 45 year resale restriction to assure the property remains available to low income families. Each loan is secured by a Grant Lien and Regulatory Agreement between the Owners and Redevelopment Agency. All families fell into the low and very low-income category. These units will be credited to the City's Inclusionary Housing. This fiscal year the Agency set-aside an additional \$160,000 to assist eight families with supplemental loans to complete their financing. The property has been purchased for these properties, the plans have been approved by the City and the Supplemental Loans have been funded for these eight families whose incomes fall into the low

and very low income category. As a result another 8 properties have been covenanted to low income families for 45 years and provide the City with inclusionary housing credits.

- (2) Don English Self Help Housing Project: The City allocated \$220,000 to assist 20 families with supplemental, interest free, loan funds to complete the financing of their single family self-help homes. Ten families have purchased properties and completed the financing to date. As a result of the City assistance 45-year affordability restrictions have been imposed and all ten properties will be available to low and very low income families. The covenants are secured by Loan Agreements and Deeds of Trust.

ii) Rehabilitation and Neighborhoods Improvement Programs

- (1) The City has continued its owner-occupied rehabilitation program for owners whose income is 80% or less of median income for the area. The program has been difficult to implement due to a strong construction market and lack of contractors willing to take on minimal jobs. \$43,895 was provided from Housing Set-Aside funds to assist nine low-income single family homeowners with the Rehabilitation of their properties. The activities included new roofing, exterior painting, air conditioning, plumbing, electrical wiring, driveway improvements, septic tank replacement and landscaping, among other improvements. No Federal Resources were used for the programs. All funds came from the City's Redevelopment Funds. No matching funds were required of these low-income homeowners.
- (2) The Agency continued a Front Yard Improvement Program which provided owner-occupants, whose income was 80% or less of the area median income, with a \$500 grant to improve driveways, exterior paint and landscape. \$4,345 was provided from Housing Set-Aside funds to assist nine single family homeowners with the beautification of their front yards. An additional \$50,000 was made available from the Agency's Housing set-aside for the Front yard Beautification program. The improvements included driveways, landscaping and other visible activities to improve the overall neighborhood. Nine Low Income families were assisted in the improvement of their front yards during the fiscal year.

iii) Existing Affordable Rental Housing

- (1) Coachella Valley Housing Coalition 34 unit Arroyo de Paz Multifamily Housing Loan: \$250,000 has been provided to date to the CVHC, from the \$500,000 pledged by the Redevelopment Agency, for the development of 34 units of multi-family apartments. This money was added to the 2005-2006 fiscal year budget. \$250,000 was expended in this fiscal year. All of the units are being developed for low and very low-income families. The units have a 55 year rental restriction to assure rental rates are made available to low income families. As a result of the project being outside the Redevelopment Project Area the City will receive a credit of 17 units toward its inclusionary housing requirements.

7) City of Indio

- i) First Time Homebuyer: No housing activity to report and no programs were instituted.
 - ii) New Construction of Affordable Rental Housing reported
 - (1) New Construction of Affordable Special Needs Housing. Horizons at Indio: Affordable Senior Housing 2.8 Million in RDA assistance. In December of 2005, the Indio Redevelopment Agency approved an agreement with an affordable housing developer to build 80 affordable senior housing restricted rental units in a project known as Horizons. The City provided 2.8 million through an RDA loan for the purpose of reimbursing the developer for a portion of the developer's development fees and subsequent development of the rental apartment complex. The project is being funded with 1 million of HOME funds (through County of Riverside), 2.6 Million from the State HCD, and Federal/State Tax Credit Equity, and Tax Exempt Bonds. Other funding sources include \$2.2 from the City RDA. The project is not completed and is anticipated to be completed by August of 2007. 39 units will be restricted to very low income seniors whose income does not exceed 60% of the median.
- 8) City of Lake Elsinore
- a) No housing activity to report and no programs were instituted.
- 9) The City of La Quinta
- i) Homeownership Programs for First-Time Homebuyers
 - (1) La Quinta Housing Program: Home ownership for Lower-Income (under 80% of median) Households. The Agency continues to provide homeownership opportunities to lower income households through the La Quinta Housing Program, the sale of Agency-owned rental units. Although the programs are not restricted to first-time homebuyers, the majority of those who qualify for and purchase homes through these programs are first-time buyers. To assist in their efforts to provide affordable home ownership to lower-income households, the Agency has provided home purchase second trust deed loan assistance since the 1996-97 fiscal year through the La Quinta Housing Program. The Agency loans fund the difference between the maximum first loan a buyer can obtain and the purchase price less the minimum required 3% down payment. During this reporting period, households with incomes of up to 50% of median could receive up to 60% of the purchase price less down payment and those having incomes from 51% to 80% of median could receive up to \$85,000, from the Agency toward their home purchase. The program also provides loans of up to \$40,000 to moderate income households to assist in their home purchase. The Agency loans do not require monthly payments. Those funded have recorded 45 years affordability covenants and a resale restriction pursuant to AB 637. If the owner is unable to sell the property, the Agency has right of first refusal before agreeing to removal of the unit from its affordable housing stock and sale at market rates. In this event, the Agency loan must be repaid along with a shared appreciation percentage in lieu of interest on the loan.

- (2) The Agency continues to provide homeownership opportunities to lower income households through the La Quinta Housing Program, and the sale of Agency-owned rental units. Although the programs are not restricted to first-time homebuyers, the majority of those who qualify for and purchase homes through these programs are first-time buyers. The Agency committed \$3,000,000 and expended \$771,000 to assist 13 families. This assistance was provided to 6 very low income, 5 low income and 2 moderate income families.
- (3) The Agency provided home purchase second trust deed loan assistance since 1996-97 fiscal year through the La Quinta Housing Program. The Agency loans fund the difference between the maximum first loan a buyer can obtain and purchase price less the minimum required 3% down payment. The Agency can provide up to \$85,000 down payment assistance for home purchase. The program also provides loans up to \$40,000 to moderate income households to assist in their home purchase. The Agency loans do not require monthly payments. The loans that were recorded have a 45 years affordability covenant and a resale restriction. Two families were assisted during the reporting period.

ii) Rehabilitation and Neighborhood Improvement Programs

- (1) Rehabilitation and Neighborhood Improvement Programs. The La Quinta Housing Program, the Agency acquires abandoned, dilapidated single family properties. After substantially rehabilitating the structure and upgrading the landscaping, the properties are sold as affordable units to income-eligible households. There was no activity during the current reporting period.
- (2) The Agency has provided residential rehabilitation loans and grants for owner and renter-occupied single and multi-family units. One home was assisted during the reporting period. The Agency has discontinued this housing program.
- (3) The Agency acquires abandoned dilapidated single family properties. After substantially rehabilitating the homes, each home is then upgraded and sold as affordable units to qualified lower-income households. There was no activity during the reporting period.

iii) Construction of Affordable Rental Housing

- (1) New Construction of Affordable Rental Housing. Through a developer Affordable Housing Agreement executed in October, 2002, the Agency assisted in the construction of senior housing rental units for the Hadley Villas. Construction has been completed on these units during this reporting period. The agreement requires 81 units be rented to very low income senior citizens. During the current reporting period, 79 units were rented by very low income senior citizens. Through a developer Affordable Housing Agreement executed in June, 2003, the Agency assisted in the construction of the Silverhawk Apartments located at Eisenhower and Tampico. Construction has been completed on these units during this reporting period. The agreement requires 75 units to be income restricted to moderate income households. During this past reporting period 3 of the units were rented by moderate income tenants.

- (2) Through a developer Affordable Housing Agreement executed in June, 2003, the Agency assisted in the construction of the Silverhawk Apartments located at Eisenhower and Tampico. Construction has been completed on these units during this reporting period. 75 units are required for moderate income households.
 - (3) The Agency also entered an agreement with CP Development for the development of Center Point, a mixed use project on Miles and Washington. The project will have 40 residential units restricted for moderate income. Construction is anticipated to commence in fall of 2005.
- iv) Construction of Affordable Special Needs Housing
- v) Other Housing Programs.
- (1) The Agency has entered into an agreement with CP Development for the development of Center Point, a mixed-use (residential and commercial) project on Miles and Washington. This project will have 40 residential units restricted for moderate income, and construction is anticipated to commence in fall 2006.
 - (2) In December of 2000, the Agency assisted in the construction of 118 senior rental units in the Miraflores mixed-use project. The city entered into a developer Affordable Housing Agreement that requires that 117 units to be restricted to very low income tenants. The City allocated \$3,500,000 and expended \$1,000,000 during the reporting year and completed the construction of 73 rental units. Assistance was provided to 11 extremely low income, 46 very low income, and 16 low income seniors.
 - (3) During the reporting period, the Agency completed construction on the Hadley Villas Senior housing rental project after the Agency executed a developer Affordable Housing Agreement in October 2002. The agreement requires that 81 units be rented to very low income senior citizens.
 - (4) The Agency in addition to the housing programs described above, has entered into a developer agreement with Santa Rosa Development for the development of 149 single family detached homes to provide homes restricted for moderate income senior citizens. This project is scheduled to break ground in the spring of 2005.
- ii) Housing for Farmworkers and Migrant Farmworkers. The Agency has not provided housing opportunities that specifically address these housing needs, although many of its resources have been devoted to households earning less than 50% of County median income. Many City residents are employed in the agricultural industry and have been the recipients of assistance through other Agency-sponsored affordable housing programs.

CONTINUUM OF CARE (INCLUDING ESG)

10) City of Murrieta

a) Home Ownership Programs

i) First Time Homebuyer

- (1) The City of Murrieta conditioned two developers within the City's Redevelopment Agency to provide 155 of the units constructed to be set aside, 18 for very low and 33 for moderate income buyers, for a total of 51 affordable units.

ii) Rehabilitation and Neighborhood Improvement Programs

- (1) The city provides resources through the County for the rehabilitation of housing units for lower income households but does not provide direct funding for this program. The city waives development impact fees for transitions to permanent foundations for mobile homes. The City has constructed more than \$5 million in neighborhood improvements to the historic downtown area, including road, sewer drainage, lighting, and landscape improvements. In addition, the City has applied for funding through the Environmental Protection Agency for a 2.5 million sewer project that will allow residents to abandon their antiquated septic systems and tie into a new sewer system. In June 2006, the City Council required staff to develop a 1st time homebuyer down payment assistance program to help bridge the gap in affordability between sales price and maximum income restrictions. (County contribution from the FTHB program to be added for final)

iii) New Construction of Affordable Rental Housing

- (1) The Proposed for completion in 2007, is an additional affordable housing apartment complex that will have approximately 48 units and a child care center. The location of both of these complexes is in close proximity to shopping, medical care, job opportunities, and the new town center, which includes a senior center, library, police station and the future City Hall. Both complexes are located on City property.

iv) New Construction of Affordable Special Needs Housing

- (1) Grand Isle is a 453 unit senior housing complex that has been conditioned to provide a percentage of very low to moderate income rental units. It is anticipated that approximately 135 of these units will be affordable. Completion of construction will be in 2007.
- (2) Grant of property for development of affordable single family home is being negotiated with the City. Additional information to be inserted.

11) City of Norco

- a) Home Ownership Programs: The primary objective of the City's housing programs is to increase and preserve its supply of affordable housing by assisting qualified households in the community. The City takes an aggressive approach to advertising its programs using utility bill flyers, the quarterly City-published activities brochure, newsletters, meetings with senior citizen activist groups and through cable television.

CONTINUUM OF CARE (INCLUDING ESG)

In fiscal year 2005-06, the City had a goal to assist at least 150 households through the various housing programs. The City exceeded that goal by over 300%, and assisted 249 individuals with CDBG funds, and 275 households using Low-Mod Set-Aside funds. City and Agency programs were updated and revised during the fiscal year, providing increased levels of financial assistance.

i) First Time Homebuyer Program

- (1) **NORCO FIRST-TIME HOMEBUYER PROGRAM:** The Program is designed to assist households that do not exceed 120% of the median area income for Riverside County in the purchase of a home. Applicants are usually unable to qualify and/or afford the necessary down payment without financial assistance, and they must be able to provide 5% of the purchase price of the home in addition to the \$80,000 offered by the Program. In FY05-06, \$400,000 was appropriated to the Program; however, exceedingly high home prices in the Norco prohibited applicants from being able to purchase a home that would allow them a payment that falls within affordability guidelines.

No funds were spent for First-Time Homebuyer households through this program in FY05-06.

- (2) **MORTGAGE CREDIT CERTIFICATE (MCC) PROGRAM:** The City participates in the Riverside County MCC Program. A portion of the City's Private Activity Bond Allocation is used to partially its participation. **No figures were available on household assistance in Norco.**
- (3) **RIVERSIDE – SAN BERNARDINO HOUSING FINANCE AGENCY LOW-INCOME HOMEBUYER PROGRAM (RSBHFA):** The City participates as a voting Board Member in the RSBHFA, a Joint Powers Authority (JPA) that administers a Lease-to-Own Homebuyer Program. The Program offers households up to 140% of the median area income an opportunity to lease a home from the JAP for a minimal fee. After 3 years of on-time payments, the title of the home is transferred to the homebuyer-tenant. This JPA is comprised of 17 cities and the County of Riverside. The JPA is currently in the process of transferring the last remaining tenants to home ownership, and will then dissolve the Agency. Although approximately 80 households were assisted with homeownership, no homes were sold in Norco.
- (4) **INFILL HOUSING PROGRAM:** The Norco Infill Program provides affordable housing by acquiring vacant or substandard lots in the City and constructing affordable housing units. The Program also allows for purchase of substandard units in need of rehabilitation, which can then be upgraded and sold to qualified applications. In FY 2005-06, \$700,000 was allocated to the Program. One house constructed in 1994 was sold back to the Agency, and staff is currently in the process of advertising the house for sale to a Very Low-Income family. Three substandard vacant lots were acquired by the Agency, and a consulting firm has been hired to address required entitlement and right-of-way issues.

Staff anticipates construction to begin in FY 2006-07.

Allocated: \$700,000

Expended: \$166,958

ii) Neighborhood Improvement Programs:

- (1) The Senior Home Repair Programs, Housing Accessibility Program, and Code Compliance Programs were combined into a Home Improvement Program that offers an

CONTINUUM OF CARE (INCLUDING ESG)

Emergency Grant of \$5,000, a Home Improvement Grant for seniors of \$10,000 and a Deferred Loan for up to \$40,000. Because of a dramatic increase in number of clients, amounts allocated were not sufficient for the workload. The amounts overspent will be allocated at FY 2005-06 yearend from the unallocated Low-Mod Fund balance (see Table for each program)

EMERGENCY GRANT ALLOCATION: \$15,000	EXPENDED: \$86,367
HOME IMPROVEMENT ALLOCATION: \$150,000	EXPENDED: \$141,788
DEFERRED LOAN ALLOCATION: \$200,000	EXPENDED: \$598,068
TOTAL HOUSEHOLDS SERVED: 118	

- (2) LEAD / ASBESTOS TESTING AND REMEDIATION PROGRAM: The Agency approved a Lead and Asbestos Testing and Abatement Program. No funds were allocated for FY 2005-06, as the program was approved mid-year; however, funds have been allocated for fy 2006-07 to provide testing and remediation as part of the Home Improvement Grant/Loan process. New program: No clients served.
- (3) SEWER CONNECTION/ASSESSMENT REBATE PROGRAMS: The City offers two sewer connection programs toward its goal of reducing the number of housing units using septic systems. Homeowners are required to connect to the sewer upon failure of the septic system, or upon sale of the property. The City Programs provide financial assistance to connect to the City's system.
- (a) CRA SEWER LOAN PROGRAM: This program assists households that do not exceed 100% of the median income for Riverside County. The assistance is in the form of a 3% interest loan for the amount needed to connect to the sewer system. No clients were assisted in 2006-07; those who connected to the sewer did so as a part of their Deferred Loan Home Improvement Project.
- (b) The SEWER ASSESSMENT REBATE PROGRAM: The Agency reimburses costs paid by income-qualified homeowners for Sewer Assessment District 95. Seventy-five households received reduced property tax statements through the program, as 5 new clients were added in FY 2005-06.
- ALLOCATION: \$18,000 EXPENDED: \$15,815
HOUSEHOLDS SERVED: 75
- (c) THE CITY SEWER LOAN PROGRAM: This program assists households whose income exceeds the 100% limit of the CRA-funded program, but do not exceed 120% of the County median income. The City's Public Works Division provides funding for this program at 5% interest to cover the cost to connect to the sewer later. No clients were assisted during this reporting period.
- iii) Other Housing Programs The second funding source for housing programs is the Community Development Block Grant Urban County Program, Norco participates as a cooperating city in Riverside County, and an annual share of Block Grant funding is allocated to the City through the County of Riverside Economic Development Agency. In Program Year 2005-06, Norco was allocated \$156,873 for Public Service Programs and Public Improvement Projects.

- (1) DISCOUNT / SUBSIDY PROGRAMS In addition to Home Ownership and Home Rehabilitation Programs, the Agency assists to senior citizens and disabled individuals

CONTINUUM OF CARE (INCLUDING ESG)

through programs designed to lower monthly payment for sewer treatment charges. (Waste Management Inland Empire, Inc. also provides a reduced billing rate for seniors and disabled individuals as part of its franchise agreement with the City). Staff recently combined the discount programs and added a discount for the water meter charge into one program called S.W.A.T. (Sewer, Water and Trash Discount) for seniors and disabled individuals. The new Program will take effect in August 2006. The Agency subsidized charges for 82 households in FY05-06.

(1) HOMELESS ASSISTANCE/PREVENTION SERVICES

(a) FAIR HOUSING FAIR HOUSING SERVICES: The City provides fair housing and tenant/landlord mediation services through the Fair Housing Council of Riverside County, Inc. The Housing council provides a housing counselor on-site in an office located at the Norco Community Center two days per week, to assist walk-in clients, and to make telephone contact and provide community outreach and education to the community. FAIR HOUSING ALLOCATION: \$14,000 EXPENDED: \$10,017 Client statistics not available as of this writing

(b) SETTLEMENT HOUSE: The Settlement House is a private nonprofit agency that provides direct rental and mortgage assistance and utility assistance for low- and moderate-income households in Norco. Agency Low-Mod Set-Aside funds are provided to make rental, mortgage and utility assistance payment to eligible clients, and for administrative costs for Settlement House personnel.

(c) The HOMELESS PREVENTION ALLOCATION: \$6,000 EXPENDED: \$2,870 Client statistics not available as of this writing

12) The City of Perris

a) No housing activity to report and no programs were instituted

13) City of San Jacinto

a) Homeownership Programs: the City of San Jacinto does not have a homeownership or down payment assistance program to assist low to moderate income persons to purchase a home. All requests for assistance are forwarded to the Riverside County Economic Development Agency for assistance.

i) Neighborhood Improvement Programs:

(1) Home Rehabilitation Programs: The city provides funds for its Home Rehabilitation program to persons at or below 80% of median income. Funding is available up to \$50,000, affordability covenants are recorded against the property for 45 years. In FY 05-06, the RDA allocated \$600,000 for this program. The City provided assistance to 6 low income households at or below 80% of the median income for the County in the aggregate amount of \$194,458.22 for rehabilitation of stick-built housing.

(2) Senior Minor Home Repair Program: The city provides CDBG funds to United Communities Network for Senior Home Repair Grant program which provides minor home repair grants up to \$500 per household. The city expended \$10,000 to benefit 18

CONTINUUM OF CARE (INCLUDING ESG)

low income seniors. Additional assistance was provided by UCN in which \$98,494.84 was expended to assist 158 low income seniors.

- (3) Redevelopment L/M Enhanced Senior Home Repair Grant Program: The city provides grant funds for \$3,000 per family to low income seniors. In FY 05-06 the Redevelopment Agency expended \$130,834.55 to benefit 51 low income senior households.

ii) New Construction

- (1) Multifamily Housing: The RDA is currently working with a developer to provide an 80 unit affordable multifamily housing development for families at 80% and lower incomes. This project is in the development stage and will be funded by a combination of sources: Redevelopment L/M Housing Funds, Tax Credit Financing, HOME Investment Partnership Funds and Developer Equity funds. Construction is anticipated to begin in late spring of 2007. This project will have affordability covenants recorded against the title of the property for 55 years.

iii) Other Programs

- (1) The City of San Jacinto is considering an Inclusionary Housing Ordinance that will require developers of new housing units with the city to either provide affordable units with the development, provide affordable units outside the development, purchase and rehabilitate units outside the development or provide cash in lieu of units to the Housing Fund for the Agency to utilize to provide affordable units. All units constructed or rehabilitated under this program will have affordability covenants recorded on the property title to ensure compliance for 45 years.

14) The City of Temecula

a) Home Ownership Programs

i) First Time Homebuyer Program

- (1) Although \$100,000 was allocated no RDA funds were expended for the First Time Homebuyer Program. This program provides for a loan up to 20% or \$24,000 whichever is less for the purchase of a single family, condominium, town home or manufactured home on a fixed foundation. The loan is a silent second for the first five years and reverts to a 25 year amortizing loan at 5 percent.

ii) Rehabilitation and Neighborhood Improvement Programs

- (1) The City's Residential Improvement Program: Available citywide to qualified applicants and will provide actual costs up to \$5,000 at 5% for five years. If at the end of five years the applicant is still living in the residence, the loan is forgiven. Repayment will occur if the home is sold or refinanced with the five-year period. The RDA committed \$350,000 and expended \$303,000 for the Residential Improvement Program for 53 affordable income households. The assistance was provided to 4 very low, 19 low, and 30 moderate-income homeowners.

iii) New Construction for Affordable Rental Housing

CONTINUUM OF CARE (INCLUDING ESG)

(1) The RDA expended \$305,000 for completion of the Mission Village Apartments, a new construction and rehabilitation project. The project has 76 units affordable to very low and low-income in which 16 very low incomes, 60 low incomes for a total of 76 families were assisted.

(2) New Construction of Affordable Special Needs Housing

The RDA committed \$2,615,000 and no funds were expended for the River Bank Senior Apartments during the reporting period.

12. LEAD BASED PAINT HAZARDS

On March 30, 1999 the County of Riverside Community Health Agency, Office of Industrial Hygiene (OIH) was awarded a three-year HUD Lead Hazard Control Grant for the period of March 1, 1999 through February 28, 2003. The Grant provided the County of Riverside with the funding and resources to establish a Lead-Based Paint Hazard Control Program within the County of Riverside. The goal of the program is to evaluate and control lead hazards in low-income housing units by inspecting, testing, and providing treatment and abatements of lead hazards.

To identify potential household that may contain lead hazards, the OIH conducts various community outreach activities at schools and other community events to grow awareness of the health risk of lead poisoning. As a further tool in the identification of the lead hazards in the home, the OIH operates the State of California, Childhood Lead Poisoning Prevention Program (CLPPP) to test and identify children who are at high potential for lead poisoning based upon the age of the housing stock in the area and any other factors that indicate high risk for lead exposure.

Under the terms of the grant, OIH performs inspections and outreach activities to all areas of Riverside County including all incorporated municipalities. The only requirement is that the municipality or unincorporated area has identified target areas of high potential for lead hazards. In February of 2003, the OIH was awarded a 2.16 million dollar extension of their lead hazard control grant for thirty-six (36) months ending in February of 2006.

The County of Riverside requires that all homes identified for rehabilitation will be referred to OIH for lead hazard inspection if the home was built in 1955 or before and children, age six (6) or under are present in the home. Additionally, any home that is being considered for the County of Riverside's First-Time Homebuyer Program (FTHB) is also be referred if the same circumstances exist. During the program year, the Home Rehabilitation Program made one (1) referral to the lead program for a home rehabilitation project. No referrals were made through the FTHB program.

The overall production target for the lead program for program year 2005 was to complete inspections on 189 homes. To date the OIH has completed 129 inspections at an average cost of \$14,760 for a total spent of \$315,129 this program year. To fulfill the Section 3 training requirements of the grant, the County of Riverside trained fourteen (14) low-income persons to work as lead-based paint workers.

Last year the OIH was awarded a three (3) year Lead Hazard Reduction Compliance and Enforcement Program grant from the State of California for \$240,000 to provide technical expertise in lead-based paint management. State law, as implemented by SB 460, grants authority to local health departments to require the enforcement and prosecution of person who refuse to abate lead hazards in housing occupied by low-income families with children. Failure to address lead hazards can now be an enforceable code violation.

CONTINUUM OF CARE (INCLUDING ESG)

The OIH is providing Building and Safety officials throughout Riverside County with training to become lead paint inspectors at no expense, provide technical assistance and actual inspections for incorporated communities and the County Building and Safety Department, and assist with preparation of cases for prosecution if required. This program year was dedicated to the implementation of the program; however, one (1) code enforcement action was started.

13. PUBLIC HOUSING AUTHORITY ACTIVITIES

During this past fiscal year 2004-2005, the Housing Authority of the County of Riverside administered several housing programs, including the: Section 8 Housing Choice Voucher Program; Affordable Public Housing; Homeownership Empowerment Lease Purchase Program, Capital Fund Program; Migrant Farm Worker Center; Family Self Sufficiency (FSS); Housing Opportunities for Persons with AIDS; Shelter Plus Care; Family Unification Program; Homeownership Program; and Resident Opportunities and Self Sufficiency (ROSS).

1. Section 8 Housing Choice Voucher Program

Section 8 programs assist low income families in renting privately owned, existing housing. The Housing Authority of the County of Riverside staff certifies the families, including elderly and disabled families, for eligibility in the program. Rental units are inspected for housing quality standards. Staff administers the HUD subsidy funds to assist the families with the rent. The family pays approximately 30% to 40% of their monthly, adjusted income in rent. The landlord is responsible for tenant selection, rent collection, and maintenance of the unit. The Housing Authority of the County of Riverside must certify the amount of rent charged by the owner as reasonable in the rental market. Presently, the Housing Authority of the County of Riverside has funding for approximately 8,263 units.

The following table reports the number of families assisted and the total amount of rental subsidies provided during the 2004-2005 reporting period:

Year	Number of Families	Rental Subsidies Costs
2004-2005	7,904	49,594,270

The Department of Housing and Urban Development has not allowed increased payment standards and exception payment standards in higher cost areas in the last few years. As a result, fewer rental property owners are willing to participate in the Housing Choice Voucher Program. Market rental rates have continued to increase and the payment standards have not kept up with the rising rents. Congress and HUD are trying to contain the increasing costs of the Section 8 program and calendar year 2004 saw a cut in the administrative fees to Housing Authorities across the country. The Housing Authority of the County of Riverside is making every effort to use excellent customer service, direct deposit of monthly checks, quarterly informational seminars for landlords and monthly rental fairs to increase and maintain and increase interest in the program by rental property owners. Without the participation of landlords in low poverty areas, the Section 8 program tends to concentrate assisted families in high poverty areas where there are fewer economic and educational opportunities for the assisted families. The current rental market is especially challenging in this respect.

Of those families receiving assistance through the Section 8 Housing Choice Voucher Program, 68% are at or below 30 percent of the median income, 27% are above 30 and up to 50 percent of the median and 5% are over 50 percent of the median but assistance is still payable or the family is at a zero payment amount.

CONTINUUM OF CARE (INCLUDING ESG)

2. Affordable Public Housing

Affordable Public Housing sites provide decent, safe, and sanitary housing to low and moderate-income families, seniors, and persons with disabilities. These multi-family developments were constructed or purchased with funding provided by HUD. These units are operated and maintained by the Housing Authority of the County of Riverside with funding subsidies from HUD. Attractive garden apartments are scattered over sites throughout Riverside County. Prospective residents are carefully screened for eligibility and suitability as a tenant. Resident rent is based on 30% of family income.

During the 2004-2005 fiscal years, \$3,107,540 was expended to operate the Affordable Public Housing program and subsidize the 477 public housing units.

3. Homeownership Empowerment Lease Purchase Program

This program allowed eligible low-income families to lease a single family home from the Housing Authority and obtain down payment assistance to help them purchase the home. Program participants lease the home from the Housing Authority until they accumulate enough money for a down payment and qualify for a loan to purchase the home. Tenant families purchased fourteen (14) homes through this program.

During the 2004-2005 reporting period a total of \$157,828 was generated from the sale of Homeownership Empowerment Lease Purchase Program homes. These funds represent the sale proceeds from the last two remaining homes. All 14 homes have been sold. These funds are used for the continued maintenance of Affordable Public Housing units.

4. Capital Fund Program

The objective of the Capital Fund Program is to improve the physical condition and to upgrade the management and operations of existing public housing developments. The modernization program includes compliance with Section 504 of the Rehabilitation Act of 1972 for accessibility requirements and capital improvements in Affordable Housing projects.

The Housing Authority received a total of \$1,128,609 during fiscal year 2004-2005 for its Capital Fund projects. A total of \$1,405,414 was expended, which included carryover funds from prior years.

5. Migrant Farm Worker Center

The Housing Authority of the County of Riverside operated a 100-unit farm worker housing project located in the community of Ripley. The complex consists of 13 two-bedroom, 74 three-bedroom and 13 four-bedroom units. Ripley was open six months of the year until 2005. During the same year, the Housing Authority received \$3,000,000 from the Joe Serna, Jr. Farm Worker Housing Grant Program to rehabilitate the Center and convert the use of the housing complex into a permanent and year round rental facility. Expenses for this project during the 2004 – 2005 reporting period totaled \$282,000.

6. Resident Opportunities and Self Sufficiency (ROSS)

The ROSS program facilitates the successful transition of residents from public housing residency to economic independence or from welfare-dependence to increased earning

CONTINUUM OF CARE (INCLUDING ESG)

capacity or sustained work. ROSS builds upon the efforts of the local welfare plan and other self sufficiency efforts of the Housing Authority and targets public housing residents from the El Dorado Apartments in the City of Riverside who are receiving welfare assistance.

The goals of the ROSS program are to: reduce welfare dependence by assisting residents in returning to the work force in a job commensurate with their abilities; reduce poverty by assisting residents in increasing their self sufficiency by enhancing their employment or earning potential; and to increase homeownership among public housing residents.

During the 2004-2005 reporting period, the program has achieved the following objectives: hired two public housing residents affected by welfare reform to act as program assistants; assisted the sixty-two (62) families who are actively participating in the program with employment-related services. In addition, four (4) residents are pursuing higher education goals; two (2) residents are participating in a 2-to-1 matching savings program, and fifteen (15) others are in the process of applying to participate. Finally, one (1) resident is enrolled in career training or credentialing program and one (1) resident has graduated from a career training program and has maintained gainful employment since graduating in May 2005, and three (3) families have purchased a home as a result of their participation in program activities. A total of \$172,732.08 during this reporting period has been spent to administer this program.

7. Family Self Sufficiency (FSS)

The Housing Authority administers a Family Self-Sufficiency program for Section 8 participants who would like to become free of governmental assistance, including rental assistance. As of July 1, 2005, there were 530 families participating in the FSS program. Families develop a plan to become self-sufficient and then sign a contract outlining their goals and responsibilities. Families have up to five (5) years to achieve their goals. The Family Self Sufficiency program offers participants the following: monthly workshops; a Revolving Loan Fund (initially capitalized by private bank contributions and used to assist clients with exigent financial circumstances); a Scholarship Program (funds are available 4 times each year to assist with the cost of education/job training activities); a savings program; and homeownership opportunities. At the completion of the program, families receive funds from an escrow account that has been building as their earnings increase. For many families, the goal is to use the funds to purchase a home. To date, one hundred and six (106) families have graduated and achieved their desired goals of economic independence since the program began in October 1998. Presently, 60% of program families are accumulating an escrow, or savings account.

During the 2004-2005 reporting period, 530+ families participated in the program and \$69,012.93 was disbursed to graduates of the program.

8. Housing Opportunities for Persons With AIDS (HOPWA)

The Housing Authority of the County of Riverside has served as the project sponsor, and, as such, administers HOPWA. HOPWA is a program that is designed to prevent homelessness among persons with HIV/AIDS. HOPWA is in its twelfth (12th) year, and has resulted in the decrease of the incidence of homelessness among its intended population. This outcome has been achieved through strategic objectives and activities such as providing housing assistance by contracting with a network of local nonprofit organizations to provide services throughout Riverside County. These nonprofits assist clients in maintaining safe, sanitary and affordable housing; promote sound financial planning; foster self sufficiency and independence; ensure that funds are utilized only for financial hardships that could lead to homelessness or

CONTINUUM OF CARE (INCLUDING ESG)

displacement; and increase stability among program participants. During the 2004-2005 reporting period HOPWA provided assistance to 80 families through a tenant based rental assistance program.

In addition, local service providers provided emergency rental and utility assistance to an additional 488 persons. During this period, a total of \$920,572.13 was expended to administer this program.

9. Shelter Plus Care

The Housing Authority of the County of Riverside, in partnership with the Mental Health Department, operates a Shelter Plus Care program that assists the homeless mentally ill through tenant based housing assistance. The Housing Authority of the County of Riverside is a sub-recipient and Shelter Plus Care applications are submitted through the County of Riverside Continuum of Care. Families who participate in this program also receive supportive services to assist in maintaining an independent lifestyle.

During the 2004-2005 Consolidated Plan reporting period a total of 41 families received services through Shelter Plus Care. A total of \$307,915 was spent to administer this program.

10. Family Unification Program

The Housing Authority of the County of Riverside, in partnership with the Child Protective Services division of the Department of Public Social Services, provides vouchers for those families whose lack of adequate housing is a primary factor in the immediate placement of a child or children in out-of-home care. The program is also for those families for whom the lack of adequate housing is a primary factor in the delay in reunification of a child or children, currently in out-of-home care, with the family.

As of June 30, 2005, 246 families were being assisted. These families have been reported in the Housing Choice Voucher Program statistics.

11. Homeownership Program

The Homeownership Program (HP) of the Housing Authority of the County of Riverside assists eligible participants in the Section 8 Program, who are also participants of the Family Self Sufficiency (FSS) program. In order to maximize the use of resources available to home seekers, the Housing Authority's program also targets families who take part in the Riverside County Economic Development Agency's (EDA) First Time Home Buyer Program (FTHB). Participation in the Homeownership Program, or the HP/FTHB partnership, is voluntary to those in the FSS program that qualify as first time homebuyers. This homeownership opportunity has been currently offered to over 500 FSS families.

EDA's First Time Home Buyer Program is a one time down payment assistance which offers up to a maximum of \$40,000 per family. These silent second loans are 'forgiven' at the end of 10 years as long as the family continues owner occupancy during that 10 year period.

Other resources such as Homebuyer education and credit counseling courses are required to enable the family to have a smooth transition from renter to homeownership.

12. Other Actions

CONTINUUM OF CARE (INCLUDING ESG)

The Housing Authority of the County of Riverside coordinates and organizes Section 8 Landlord outreach seminars with the goal of informing landlords of the benefits of participating in the Section 8 program, thus increasing the affordable housing choices of the Section 8 participants. The Housing Authority conducted 12 Rental Fairs to help Voucher holders and participating landlords with vacancies to meet and greet. In addition, 6 Owner Seminars were also facilitated.

V. CONTINUUM OF CARE

The County of Riverside's Continuum of Care Strategy is administered by the Riverside County's Department of Public Social Services. As part of this responsibility, Department of Public Social Services oversees the HUD Homeless Programs (Supportive Housing Program and Shelter Plus Care) and works with the Housing Authority of the County of Riverside to oversee the Section 8 Moderate Rehabilitation Single Room Occupancy program. Additionally, Department of Public Social Services works with the Emergency Food and Shelter Program Local Board to distribute the County of Riverside's allocation of Emergency Food and Shelter Program Funds, and the State of California's Emergency Housing Assistance Program. This effort is supplemented by other funds, such as Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG), to ensure the delivery of a well-coordinated system of care. As the lead agency for the County of Riverside's Continuum of Care Program, the Department of Public Social Services works in cooperation with the Riverside County Economic Development Agency who is responsible for administering the County of Riverside's CDBG and ESG Programs. Department of Public Social Services also works closely with the City of Riverside, which administers the City of Riverside's CDBG and ESG programs. The Riverside County Housing and Homeless Coalition serves as the lead entity for the Continuum of Care planning process for the County of Riverside. The Riverside County Housing and Homeless Coalition consist of 136 active public and private agencies with Department of Public Social Services acting as the lead agency

1. Actions to Develop the Continuum of Care Strategy

Because of the size of Riverside County, the county areas have been divided into four regions, in order to more effectively address the needs of the homeless. The Riverside County Housing and Homeless Coalition has established two regional working groups divided into sub-areas that coordinate the planning process within each region. Department of Public Social Services staff coordinates all of the planning activities of the Riverside County Housing and Homeless Coalition and committees, and prepares reports to the Riverside County Board of Supervisors.

2. Actions Taken to Meet Emergency Shelter Needs, Prevent Homelessness, and Meet the Needs of the Homeless and Persons with HIV/AIDS

The chart below details the actions and measurable achievements to meet the needs of homeless persons:

Goals	Action Steps	Measurable Achievements
Chronic Homelessness Goals		
1. Continue development and Implementation of 10-Year Strategy to End Chronic Homelessness.	1. Convene countywide steering committee to oversee implementation of 10-Year Strategy 2. Form regional working groups to develop and implement local strategies focused on chronically homeless	1. A countywide steering committee was convened in January, 2006 to oversee the implementation of the 10 Year Strategy. This committee meets monthly and will continue to meet monthly with the goal of producing a final plan by January, 2007.

CONTINUUM OF CARE (INCLUDING ESG)

Goals	Action Steps	Measurable Achievements
	<ol style="list-style-type: none"> 3. Form Special Task Force on Housing Development Resources that includes appropriate government and private enterprise officials 4. Draft Annual Action Plan for 2006-2007 that describes specific goals and objectives for the coming year 5. Continue to obtain information and input from community stakeholders 6. Establish and implement evaluation process to monitor goals and objectives for ending chronic homelessness 7. Release Annual Action Plan 	<ol style="list-style-type: none"> 2. Four regional stakeholder meetings have been held across the county in order to solicit community input and to address local homeless issues. The feedback/recommendations from these meetings have been presented to the 10 Year Plan steering committee for review. 3. Riverside County DPSS completed a new strategic plan in January 2006 that outlines specific objectives for the department and the Homeless Programs Team for the next 24 months. A 12 month action plan for the 10 Year Plan project was also completed in December, 2005 and will guide this project for the 2006-2007 year. 4. A website (www.n2ncoalition.org) has been established to obtain input and distribute information about the County's 10 Year Plan initiative. 5. The DPSS Strategic Plan and the 10 Year Plan Action Plan has been released by to the Board of Supervisors, City Managers, and the Continuum of Care. 6. not yet completed 7. not yet completed
<p>2. Define the population that experiences chronic homelessness and itemize their service needs.</p>	<ol style="list-style-type: none"> 1. Analyze 2004 Homeless Survey and 2005 Homeless Census to define chronic homeless persons and their service needs 2. Develop specific goals and objectives based on new data for addressing service needs of chronically homeless 	<ol style="list-style-type: none"> 1. 2005 Homeless Census 1/3 (1,125) of Riverside County's homeless adult population meets the chronic homeless definition. The survey data further suggests that there is an extremely high rate of alcohol/drug use and mental health issues within this population. 2. Based on the above mentioned data, the Continuum of Care has placed the highest priority on developing supportive housing projects for this chronic population. Funding recommendations for EFSP, EHAP, and general fund dollars have reflected the County's focus on this population.
<p>3. Increase the supply of permanent supportive housing for chronic homeless persons</p>	<ol style="list-style-type: none"> 1. 100 units of new permanent supportive housing will be provided for chronic homeless persons over the next 18-months; 2. Identify federal, state, local and private funding resources for developing new permanent supportive housing units 	<ol style="list-style-type: none"> 1. 40 new units of permanent supportive housing for chronically homeless persons brought on-line. 27 new units of Shelter + Care specifically for chronically homeless awarded in 2005 SHP competition. Site identified for new 25 bed Safe Haven project 2. DPSS is partnering with the Department of Mental Health to ensure that CA Proposition 63 funds will be utilized for permanent housing among other eligible activities. DPSS is also partnering with EDA to develop additional permanent supportive housing projects throughout the County.

CONTINUUM OF CARE (INCLUDING ESG)

<p>4. Expand and coordinate street outreach efforts targeting the chronically homeless</p>	<p>1. Establish street outreach program targeting chronically homeless in the City of Riverside 2. Establish specific protocols for engaging chronically homeless on the streets and placing them in available housing as quickly as possible</p>	<p>1. The City of Riverside street outreach team is currently being implemented. The City is interviewing candidates for this team and the team will be operational in July, 2006. The County's Mental Health Outreach Team continues to remain active and has served over 400 clients per year. 2. The City of Riverside's Homeless Programs Manager has established specific written protocols that will be utilized by the City outreach team. These protocols will be available to other line staff within the CoC.</p>
<p>5. Increase coordination of treatment services and use of mainstream resource programs</p>	<p>1. Increase the number of chronically homeless individuals enrolling in mainstream benefits programs; 2. Complete process for identifying and targeting mainstream resources for chronically homeless individuals and streamline application and enrollment process; 3. Increase on-going training for homeless outreach and service provider staff to identify and enroll chronically homeless individuals in mainstream programs; 4. Develop coordinated system within continuum of care utilizing HMIS and other resources to help ensure coordinated effort to identify, enroll, and follow-up with chronically homeless individuals on participation in mainstream programs and other system of care treatment programs</p>	<p>1. In progress. 2. Will be assessed as part of the 10 Year Plan process. 3. DPSS staff developed single application format in order to streamline application and enrollment process for several benefits programs under their jurisdiction 4. Training Workshops on Benefits enrollment are regularly conducted for service providers by DPSS staff on a semi-annual basis</p>
<p>6. Increase emergency shelter beds with expanded case management for chronically homeless population</p>	<p>1. 20 new emergency shelter beds will be provided specifically for chronically homeless individuals who will transition to permanent supportive housing over the next 18-months; 2. Expand case management services for 100 seasonal and year-round shelter beds serving chronically homeless individuals and assist them with specific service needs leading to permanent housing</p>	<p>1. New 64-bed short-term emergency shelter targeting the chronically homeless opened in City of Riverside. 24 new emergency shelter beds established in coordination with faith-based community in the desert (Region D). 2. Case management services incorporated into the seasonal Cold Weather Shelter program. Case management required of participants in new short-term shelter in Riverside and the Desert. Also, An Access center has been established in the City of Riverside to serve the entire homeless population, but it specifically focuses on the chronically homeless population. The Access Center is open from 1 pm – 5 pm daily and provides case management and support services to emergency shelter clients who do not have access to shelter staff during daytime hours.</p>

CONTINUUM OF CARE (INCLUDING ESG)

Other Homelessness Goals		
<p>1. Capacity Building: Increase the capacity of service providers to provide permanent supportive housing in their geographic areas</p>	<p>1. Identify agencies with sufficient agency capacity and experience to create and operate permanent housing including permanent supportive housing 2. Identify agencies with extensive experience in developing and operating permanent housing to partner or mentor developing agencies 3. Identify and coordinate resources, in addition to CoC funds, for permanent housing project development 4. Provide training in housing development and operations to agencies identified with capacity and experience</p>	<p>1. DPSS has partnered with the Department of Mental Health to create a Safe Haven in Riverside. 2. Training Conference on housing development opportunities, funding and capacity building held in Riverside for public and private agencies throughout Riverside in May '06. Participants include municipal housing coordinators and other staff, nonprofit housing developers, service providers currently involved or seeking to get involved in housing development & operations. Additional training activities under development. Also, we are currently working with the Economic Development Agency to develop permanent housing in the mid-county area for women with children. 3. On May 17, 2006 the Corporation for Supportive Housing in conjunction with the Mental Health Department will be hosting a conference in the County on developing permanent supportive housing to better educate the Continuum of Care and other community partners. 4. Conference which is being held within the County will encourage broader participation and eliminate costly travel expense.</p>
<p>2. Increase supply of affordable housing</p>	<p>1. create at least 25 new units of permanent supportive housing for eligible families with children 2. provide at least 25 new units of subsidized permanent housing for homeless families and individuals 3. create at least 25 new units of unsubsidized affordable housing for homeless families and individuals 4. Identify federal, state, local and private funding resources for developing new affordable housing units throughout the County</p>	<p>1. Housing Voucher (Section 8) program reopened in Spring '06 adding dozens of new low-income households, including homeless families & individuals, to the program 2. 25 new units of subsidized permanent housing was developed for homeless families and individuals 3. 35 new units of unsubsidized affordable housing was developed for homeless families and individuals 4. Several state funding resources were identified including Prop 63 and 64 and Governor's Initiative for permanent supportive housing</p>
<p>3. Increase the supply of emergency shelter beds for homeless individuals</p>	<p>1. provide 100 new beds of emergency shelter for homeless individuals seeking to transition into permanent affordable housing</p>	<p>1. The County extended the length of the time the Emergency Cold Weather Shelter Programs operated to April 15th, providing an additional 3,084 bed nights. An additional 50 Emergency Cold Weather Shelter beds were provided in Riverside to accommodate the overflow from the western shelter that was operating at capacity. Alternatives to Domestic Violence opened a brand new 60 bed emergency shelter for domestic violence victims.</p>
<p>4. Increase the supply of</p>	<p>1. provide 150 new beds of transitional</p>	<p>1. No new transitional beds were developed</p>

CONTINUUM OF CARE (INCLUDING ESG)

transitional housing beds for homeless families with children	housing for homeless families seeking to transition into permanent supportive or permanent affordable housing	during 2006. We will have new transitional beds online by 2007.
5. Create a Regional Access Center/Entry Point into Region A's local continuum of care system	1. provide 500 homeless individuals and families with one-stop access to intake, assessment, and multiple case management services (mental health, substance abuse treatment, housing placement, etc.) leading to permanent housing	1. A regional access center was opened in the City of Riverside in December, 2005 in conjunction with the City's Year Round Emergency shelter. This center will serve Region A's local continuum of care system. The "Care Network" has been created in the city to support the new Access Center comprised of service providers, advocates, local churches, and representatives from mainstream benefit programs. City staff has toured other one-stop centers (notably PATH in Los Angeles) to research best practices to further develop the center.
6. Expand and improve access to mainstream benefits resources available to homeless individuals and families	1. Increase the % of homeless individuals and families that are enrolled in mainstream benefits programs for which they are eligible 2. Provide on-going training for continuum of care service providers to increase the number systematically assisting clients with completing applications for mainstream benefit programs 3. Develop streamlined benefits enrollment process that includes a single application form for four or more mainstream benefits programs 4. Increase the number of homeless service providers that have staff systematically follow-up with clients and benefits providers to ensure that mainstream benefits are received.	1. The number of homeless individuals and families that enrolled in mainstream benefits increased by 12% over the past 12 months. 2. Training Workshops on Benefits enrollment are regularly conducted for service providers by DPSS staff on a semi-annual basis 3. DPSS staff developed single application format in order to streamline application and enrollment process for several benefits programs under their jurisdiction 4. Training Workshops on Benefits enrollment are regularly conducted for service providers by DPSS staff on a semi-annual basis
7. Implement the County Homeless Management Information System	1. Engage 25 homeless services providers as participants entering data into County HMIS	1. 16 homeless services providers are entering data into HMIS
8. Provide employment development services to homeless individuals and persons in families	1. Provide job readiness services to at least 500 homeless households	1. Job readiness services were provided to 500 households.
9. Implement homeless prevention activities	1. Increase funding for rental assistance for households threatened with eviction or who lose their housing due to eviction	1. The City of Riverside implemented a new rental assistance program for city residents utilizing HOME funds. This has increased rental assistance in the region with the highest demand by approximately \$300,000. Also, over \$700,000 allocated countywide to provide one-time rental assistance

The County of Riverside obtained \$6,023,525 for the Continuum of Care in response to the HUD 2005 Super NOFA. Those projects funded by HUD were required to demonstrate that funds would be leveraged to carry out the proposed homeless activity, and that match requirements for supportive services and capital development expenses would be met. HUD funds allocated under the Supportive

CONTINUUM OF CARE (INCLUDING ESG)

Housing Program (SHP) and Shelter Plus Care Program (S+C) account for forty-eight (48%) of the total contributions for the programs listed below, with contributions of public and private funds and supportive services covering the remaining fifty-two (52%).

3. Outreach and Assessment

During FY2005-2006, outreach, intake and assessment services were provided through the Riverside County Department of Mental Health's Homeless Intervention Team, and other public and non-profit homeless service providers.

The Riverside County Department of Mental Health continues to operate the Homeless Intervention Team that provides street outreach and referral to homeless persons. Informal assessment is initially carried out when an individual is living on the streets. Case management for the mentally ill is intensive, short-term and individualized. A much-needed expansion of homeless outreach and assessment services was realized during FY2003-2004 through the implementation of the Homeless Intervention Team services in Eastern Riverside County. The Homeless Intervention Team previously provided homeless outreach and assessment services in the western and central portions of Riverside County only. Funding awarded to the Department of Mental Health enabled the agency to hire additional staff and obtain the necessary resources to expand Homeless Intervention Team Program services into eastern Riverside County. Outreach to persons with HIV/AIDS occurred through public and non-profit agencies that provide comprehensive case management services, such as the Inland AIDS Project, Desert AIDS Project and the Riverside County Health Department.

Many of the participating non-profit agencies funded through the County of Riverside's homeless programs provided various levels of outreach and assessments that cover their program clients. Lutheran Social Services provides an outreach program, and the County of Riverside Office on Aging Senior Volunteer Peer Counselor Program provides outreach and referral assistance to homeless seniors. The majority of participating non-profit agencies funded under the Supportive Housing Program provide assessment as part of their case management programs. These agencies include Alternatives to Domestic Violence, US VETS, Catholic Charities, Lutheran Social Services, Shelter from the Storm, ABC Recovery Center, Martha's Village and Kitchen, and MFI Recovery.

Homeless outreach and assessment will continue to expand with the award of \$722,232 to further expand outreach activities within the City of Riverside. This project will also include a one-stop intake and assessment center that will serve as the "entry point" for the Continuum of Care and will streamline the Continuum referral process.

4. Emergency Shelters

There are a number of emergency shelters that provided service in Riverside County during the past fiscal year. Several of these shelters are funded through the Emergency Housing Assistance Program and the Emergency Cold Weather Shelter Program, and others are funded through the Emergency Food and Shelter Program.

During FY 2005-2006, the following Emergency Housing Assistance Program funded homeless projects were in operation in Riverside County:

CONTINUUM OF CARE (INCLUDING ESG)

2005-2006 Emergency Housing Assistance Program Allocations

SHELTER NAME	REGION/POPULATION SERVED	AMOUNT ALLOCATED	AMOUNT EXPENDED	BED NIGHTS
Alternatives to Domestic Violence	Region D – Western DOMESTIC VIOLENCE	\$30,000	\$30,000	2,400
Martha's Village & Kitchen	Region D – Eastern GENERAL HOMELESS	\$30,000	\$30,000	2,400
Department of Mental Health	Countywide MENTAL HEALTH HOMELESS	\$30,000	\$30,000	2,400
Homeless Taskforce of Corona	Region B – Southwest GENERAL HOMELESS	\$30,000	\$30,000	2,400
Path of Life – Year Round Shelter	Region A – Western GENERAL HOMELESS	\$21,485	\$21,485	1,719
TOTAL*		\$141,485	\$141,485	11,319

During FY2005-2006 the following Emergency Cold Weather Shelter Program funded homeless shelters were in operation in Riverside County:

ORGANIZATION/ SHELTER NAME	REGION SERVED	AMOUNT ALLOCATED	AMOUNT EXPENDED	NUMBER PERSONS SERVED	TOTAL BEDNIGHTS
Path of Life Ministries /Riverside Cold Weather Shelter	Region A- Western	\$172,000	\$172,000	1,173	15,107
Coachella Valley Rescue Mission/ Indio Cold Weather Shelter	Region D – Desert	\$ 141,000	\$ 138,584	606	11,576
TOTAL		\$313,000	\$310,584	1,779	26,683

2005-2006 Emergency Cold Weather Shelter Program Allocations

Emergency Food and Shelter Program funds are distributed to organizations that provide both food and shelter and to organizations that provide food only. The Emergency Food and Shelter Program Board allocated funds for the following homeless projects and activities:

Emergency Food and Shelter Program Allocations – 2005-2006 Phase 24

ORGANIZATION	Meals Served	Food Bags	Food Vouchers	Mass Shelter	Motel Voucher	Rental Assistance
Operation Safehouse	\$7,623	\$0	\$0	\$22,259		
Lutheran Social Services - Taft		\$1,389	\$4,166			\$1,389
Lutheran Social Services - MARB		\$4,103	\$1,368			\$4,103
Volunteer Center of Riverside						
Department of Mental Health			\$3,690		\$20,033	

CONTINUUM OF CARE (INCLUDING ESG)

ORGANIZATION	Meals Served	Food Bags	Food Vouchers	Mass Shelter	Motel Voucher	Rental Assistance
Catholic Charities - Riverside		\$1,557	\$3,115			\$1,557
Path of Life	\$7,224			\$18,059		
Catholic Charities - Moreno Valley		\$1,360	\$2,720			\$1,360
U. S. Vets	\$21,385					
God's Helping Hand - Region A		\$7,220				\$7,220
P. W. Enhancement		\$520	\$1,298		\$3,118	\$520
Salvation Army Riverside Corps		\$6,496				\$6,496
Casa Blanca Home of Neighborly Services			\$10,335			
Salvation Army Moreno Valley Corps			\$2,340			
DMH - Region B			\$4,190		\$13,880	
Homeless Taskforce of Corona				\$24,439		
Volunteer Center - Region A						
Catholic Charities - Perris		\$1,206	\$2,413			\$1,206
God's Helping Hand - Region B	\$10,712	\$3,694				\$3,694
Corona/Norco Settlement House						
The Salvation Army - Murrieta			\$1,637			
HOPE						
Alternatives to Domestic Violence	\$6,380			\$18,629		
DMH - Region C			\$3,466		\$18,813	
Valley Restart Shelter	\$4,364			\$19,394		
Volunteer Center - Region C						
Catholic Charities - Hemet		\$3,430	\$1,176			\$3,430
Menifee Valley Comm. Cupboard		\$10,208			\$4,083	\$10,208
The Community Pantry - Hemet		\$3,537			\$4,048	\$3,537
H. E. L. P., Inc.		\$4,300	\$955		\$955	\$4,300
The Salvation Army - Hemet		\$5,678			\$379	\$5,678
God's Helping Hand - Region C		\$3,623				\$3,623
Department of Mental Health			\$3,722		\$20,206	
Shelter From The Storm		\$0		\$24,231		\$0
Martha's Village and Kitchen	\$18,429	\$0				\$0
Nightengale Manor		\$0		\$18,173		\$0
Catholic Charities - Indio		\$2,706	\$1,353			\$2,706

CONTINUUM OF CARE (INCLUDING ESG)

ORGANIZATION	Meals Served	Food Bags	Food Vouchers	Mass Shelter	Motel Voucher	Rental Assistance
Jewish Family Services				\$16,491		
Catholic Charities - Mecca		\$3,204	\$1,098			\$3,204
Catholic Charities - Blythe		\$3,157	\$1,082			\$3,157
FIND Food Bank		\$11,874				\$11,874
Desert AIDS Project			\$757		\$6,058	
Catholic Charities - Cathedral City		\$1,575				\$1,575
Blythe Emergency Food Pantry		\$5,145			\$0	\$5,145
Salvation Army Cathedral Corps					\$875	
Richard Allen Community Center				\$1,548		
FISH of Lower Coachella Valley		\$1,481				\$1,481
TOTALS	\$76,117	\$87,463	\$50,881	\$163,223	\$92,448	\$317,309

A total of \$845,697 in Emergency Food and Shelter Program funding was allocated and expended during FY 2005/2006. The funding provided 13,056 bed nights of shelter, 38,057 meals for homeless individuals/families and assisted 376 persons with motel vouchers and 366 persons with rent payments.

The following table provides summary of homeless program spending for FY2005/2006:

Program	Funds Expended
HUD Continuum of Care Program Permanent and Transitional Housing & Supportive Services	\$2,951,526
Emergency Housing Assistance Program	\$141,485
Emergency Food and Shelter Program	\$845,697
Emergency Cold Weather Shelter Program	\$310,584
TOTAL	\$4,249,292

Summary of Emergency Shelter Activity (ESG funded) July 1, 2004 to June 30, 2005

Project Number	Project Name	Funds Available		Funds Expended		Total Expenditures
		Essential Services	Operation/Maintenance	Essential Services	Operation/Maintenance	
0.532S	Riverside County Mental Health	82	5,000	82	5,000	5,082
0.533S	Shelter from the Storm	0	1,741	0	1,741	1,741
0.534S	Nightengale Manor	13,500	0	13,500	0	13,500
0.536S	Whiteside Manor	5,000	14,750	5,000	14,750	19,750
0.538S	Valley Restart Shelter - Perris	5,000	0	4,053	0	4,053
0.539S	Valley Restart Hemet Facility	204	25,000	204	25,000	25,204
0.540S	Operation Safehouse	0	24,000	0	24,000	24,000
0.541S	Alternatives to Domestic Violence	1,534	4,427	1,534	4,427	5,961
0.542S	Lutheran Social Services	4,901	9,802	4,901	9,802	14,703
0.544S	Richard Allen Community Services	1,923	22,115	1,923	22,115	24,038

CONTINUUM OF CARE (INCLUDING ESG)

0.545S	Emergency Housing	0	23,871	0	23,871	23,871
0.577S	Lutheran Social Services MAFB	5,000	23,000	5,000	16,077	21,077
0.578S	Lutheran Social Services	800	11,700	400	10,086	10,486
0.579S	Richard Allen Community Services	5,000	25,000	0	20,096	20,096
0.580S	Riverside County Mental Health	5,000	10,000	0	0	0
0.581S	Riverside County DPSS	0	25,000	0	0	0
0.582S	Emergency Housing	18,450	6,550	0	502	502
0.583S	Shelter From the Storm	0	10,000	0	10,000	10,000
0.584S	Operation Safehouse	20,100	17,700	20,100	17,700	37,800
0.585S	Whiteside Manor	17,100	17,600	17,100	17,600	34,700
0.586S	Alternatives to Domestic Violence	5,500	16,500	4,921	12,381	17,302
0.587S	Nightengale Manor	15,000	30,000	4,298	12,385	16,683
0.588S	Salvation Army Circle of Hope	7,800	30,400	0	0	0
0.589S	Valley Restart Shelter - Perris	2,750	5,000	0	0	0
0.590S	Valley Restart Shelter - Hemet	8,000	20,000	8,000	14,123	22,123
	Totals:	142,644	379,156	91,016	261,656	325,485
					5% Admin	17,750
	Number of persons served:				Grand Total	343,235

Goals for FY 2006-2007

Objectives to End Chronic Homelessness and Move Families and Individuals to Permanent Housing	Local Action Steps (How are you going to do it? List action steps to be completed within the next 12 months.)	Measurable Achievement in 12 months	Measurable Achievement in 5 years	Measurable Achievement in 10 years	Lead Person
					(Who is responsible for accomplishing CoC Objectives?)
1. Create new PH beds for chronically homeless persons.	1. Develop Safe Haven Permanent Supportive Housing Facility with 25 beds for chronically homeless persons	65	100	200	Ron Stewart, Interim Administrative Manager, DPSS
2. Increase percentage of homeless persons staying in PH over 6 months to 71%.	1. Continue to provide a wide-range of supportive services to residents in order to help them maintain their housing	In-crease to 75%	In-crease to 80%	Main-tain 80%	Ron Stewart, Interim Administrative Manager, DPSS
3. Increase percentage of homeless persons moving from TH to PH to 61%.	1. Continue to provide a wide-range of supportive services to residents in order to help them obtain and maintain permanent housing	In-crease to 65%	In-crease to 70%	Main-tain 70%	Ron Stewart, Interim Administrative Manager, DPSS
4. Increase percentage of homeless persons becoming employed by 11%.	1. Continue to provide employment services and other supportive services in order to help employable homeless persons become employed	In-crease to 20%	In-crease to 30%	Maintain 30%	Ron Stewart, Interim Administrative Manager, DPSS
5. Ensure that the CoC has a functional HMIS system.	1. Monitor security compliance each quarter; 2. Increase data sharing across	30% HMIS Compliance	75% HMIS Compliance	100% HMIS Compliance;	HMIS Dedicated Staff

CONTINUUM OF CARE (INCLUDING ESG)

Objectives to End Chronic Homelessness and Move Families and Individuals to Permanent Housing	Local Action Steps (How are you going to do it? List action steps to be completed within the next 12 months.)	Measurable Achievement in 12 months	Measurable Achievement in 5 years	Measurable Achievement in 10 years	Lead Person (Who is responsible for accomplishing CoC Objectives?)
	continuum by 25%; 3. Increase input of universal data elements by participating agencies to 75%.				
Other CoC Objectives in 2006					
6. New Permanent Housing Beds (non-chronic homeless populations)	1. Develop 12 bed permanent housing project in the City of Riverside for non chronic homeless persons. Increase the number of permanent housing beds for the non-chronic disabled. 2. Identify agencies that have the capacity to develop & administer permanent housing.	50	100	150	1. Don Smith, Homeless Program Coordinator, City of Riverside; DPSS Homeless Programs Staff
7. Provide Permanent Affordable Housing (very-low and low income persons)	1. Continue to support affordable housing initiatives throughout the County. 2. Incorporate affordable housing goals into 10 Year Plan. 3. Produce an annual report on affordable housing in Riverside County including a needs assessment, current inventory, and new projects.	350	450	575	Riverside County Board of Supervisors; City Managers, and Riverside County Economic Development Agency
8. EFSP Funded Activities	1. Continue to provide motel vouchers, and bednights via EFSP funds.	1,100	5,500	11,000	Daryl Brock, Chairman EFSP Local Board; DPSS Homeless Programs Staff
9. EHAP Activities	1. Continue to provide approx. \$150,000 in operational assistance to local emergency shelters to provide 10,000 bednights per year.	10,000	10,000	10,000	Daryl Brock, Chairman EFSP Local Board; DPSS Homeless Programs Staff
10. Homeless Prevention Activities	1. Assist 200 families at Neighbor 2 Neighbor fairs which offer one-stop assistance to at risk individuals and families.	50	100	200	Lois Carson, Community Action Department; DPSS Homeless Programs
11. Winter Shelter Activities	1. Provide Winter Shelter activities at current level (30,000 bednights) Expand case management offered to Winter Shelter clients via regional access centers (15% case managed per year)	30,000 15%	30,000 15%	30,000 15%	DPSS Homeless Programs Staff, shelter operators

CONTINUUM OF CARE (INCLUDING ESG)

Objectives to End Chronic Homelessness and Move Families and Individuals to Permanent Housing	Local Action Steps (How are you going to do it? List action steps to be completed within the next 12 months.)	Measurable Achievement in 12 months	Measurable Achievement in 5 years	Measurable Achievement in 10 years	Lead Person (Who is responsible for accomplishing CoC Objectives?)
12. Street Outreach Activities	<ol style="list-style-type: none"> Continue to serve the mentally ill chronically homeless population utilizing the current Mental Health Outreach Team at 450 clients/year Serve 100 homeless persons with City of Riverside Outreach Team 	550	550	550	Maria Marquez, Riverside County Mental Health Services Manager, Don Smith, Homeless Coordinator, City of Riverside, DPSS Homeless Programs Staff
13. Health Care Activities	<ol style="list-style-type: none"> Incorporate mobile health clinic into winter shelter program to serve 50 clients per season. Provide Medi-Cal , MISP, VA healthcare program applications at Regional Access center to help 50 uninsured homeless individuals attain medical coverage and care. 	50	100	150	DPSS Homeless Programs Staff; Loma Linda School of Nursing, Riverside Community Health Foundation
14. Mental Health Activities	<ol style="list-style-type: none"> Develop new regional mental health centers with connections to local community. Serve 150 new individuals via these new centers. Continue to implement street & community outreach utilizing current outreach team which will continue to serve 500 clients/year. 	500	500	500	Maria Marquez, Mental Health Service Manger, Riverside County Department of Mental Health
15. Substance Abuse Activities	<ol style="list-style-type: none"> Develop new 25 bed substance abuse treatment facility in the Coachella Valley with the Latino Commission on Drug & Alcohol Abuse. Increase the number of substance abuse treatment beds targeted for the chronically homeless population. Improve the coordination between street outreach teams and substance abuse treatment teams to facilitate the immediate placement of homeless individuals. 	25	50	75	Latino Commission on Drug & Alcohol Abuse; DPSS Homeless Programs Staff

SELF EVALUATION

VI. Self-Evaluation

Self-Evaluation

The provisions of the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require the annual submission of performance reports by grant recipients receiving federal assistance through programs covered under these Acts. Additionally, these Acts require that a determination be made by the Secretary that the grant recipient is in compliance with the statutes and has the continuing capacity to implement and administer the programs for which assistance is received.

Section 91.525 of the Consolidated Plan regulations require the County to evaluate and report to the public on a community's overall progress in the management of its program funds; compliance with the Consolidated Plan; the submittal of accurate performance reports; and the extent to which progress has been achieved toward the statutory goals identified in 91.1 of the Consolidated Plan regulations.

In conducting this evaluation, the County relied primarily upon this document, the Consolidated Annual Performance and Evaluation Report (CAPER), which will be submitted to HUD, by the County, for its Program Year ending June 30, 2005. In addition, we considered technical assistance, communications, and the County's response to citizen comments and/or complaints. This section constitutes a brief synopsis of this evaluation.

The County of Riverside has continued its commitment to meeting priority goals outlined in the 5 Year Consolidated Plan. The overall goal of the Community Planning and Development (CPD) programs included in the Consolidated Plan is to develop viable communities by providing decent and affordable housing, a suitable living environment, and expanding economic development opportunities principally for low and moderate income persons. The Consolidated Plan outlined the following priority goals to complete the overall goal of the CPD programs:

- Affordable Housing
- Homelessness
- Other Special Needs
- Non-Housing Community Development Plan
- Removal of Barriers to Affordable Housing
- Lead Based Paint Hazard Reduction
- Anti-Poverty Strategy

In addition, the County, through the Consolidated Plan process, established the following long-term objectives for non-housing community development priority needs:

- Infrastructure Improvements
- Public Facility Improvements
- Economic Development, including job creation and retention activities
- Public Services
- Clearance/Demolition including the removal of buildings and improvements contributing to slum and blight
- Commercial and Industrial improvements by Section 204 sub-recipients
- Planning Activities

The County of Riverside through it's Economic Development Agency (EDA), set forth efforts to strengthen the housing delivery system and has been successful (as indicated in the affordable housing

SELF EVALUATION

sections of the CAPER) at making an impact on identified needs by leveraging funding sources to provide affordable housing. As with most of the priority goals, the needs far outweigh the County's available resources. Through programmatic changes, the Economic Development Agency has been able to promote enhanced coordination between the Redevelopment Agency for the County of Riverside, Riverside County Service Areas, Riverside County Office on Aging, Riverside County Department of Community Action, Riverside County Department of Public Social Services, Housing Authority of the County of Riverside, Fair Housing Council of Riverside County Inc., and a variety of non-profit organizations. The Agency has also successfully integrated the community development department and the redevelopment-housing department to fill programmatic gaps in services and provided more affordable housing for low and very low-income individuals. Riverside County carried out 26 housing programs to provide: home ownership opportunities, improvements to substandard housing, homeless shelters, migrant farm worker housing, and affordable rental housing.

Federal funding sources were maximized to the greatest extent possible by leveraging with available state and local funding. The primary housing resources are federal funds under the HOME, CDBG, Continuum of Care (supportive housing), ESG (emergency shelter grant) and Public Housing programs. The County also utilized the local Redevelopment Agency for the County of Riverside's Low and Moderate Income Housing Set Aside fund to provide funding for housing projects and programs. The County of Riverside expended \$64,755,985 during the FY 2004 / 2005 from the various above referenced housing fund sources

NON-HOUSING COMMUNITY DEVELOPMENT

The primary non-housing funding resources are federal funds under the Community Development Block Grant program as well as local resources such as the County's Redevelopment Agency and private sector funding. The County has successfully leveraged resources with local public funds to improve the living environment by improving the safety of the neighborhoods and providing a variety of infrastructure improvements, public facility improvements, public services, and economic development/job creation activities.

The County continues to follow the Non-Housing Community Development Plan outlined in the Consolidated Plan (as amended). The commitment of funds supports the highest priorities set forth in the annual Action Plan. In the 2004-2005 program year, Riverside County met high priority goals by expending an average of 98% of the CPD allocation on high priority needs with a total of \$21,012,336 expended from CDBG. As listed in the Summary of Activities Expenditures of the CAPER, 91% of the Public Facility expenditures, and 90% or above of the CDBG expenditures for Public Infrastructure, Public Service, Planning/Administration and Economic Development activities were on high priority needs.

To further efforts for job retention and creation, 7650 jobs were created in fiscal year 2004-2005. Of those jobs, 67 % or 5126 of them were provided to low income individuals. These jobs, primarily manufacturing, distribution and service within the Wildrose Business Park, were marketed to low income individuals within the communities.

Benefit to Low and Moderate Income Persons

Although the increase in the number of completed projects and funds expended (outlined in Table 3A) provide a positive indicator that the County continues to make an impact on the identified needs, the increase in the numbers served throughout the County also measure the fulfillment of the priority goals. During the reporting year, 95% of Riverside County's CDBG expenditures provided a benefit to low and

SELF EVALUATION

moderate-income persons. The average for the three-year reporting period to date is 98.6%, which is higher than the minimum 70% requirement and demonstrates that Riverside County is constantly seeking ways to further the purposes of the CDBG Program.

The County expended \$370,423 in assistance to 10 emergency shelters and two emergency cold weather shelters, which provided service to a total of 9,435 unduplicated homeless persons. This year the County has experienced a tremendous increase in actual numbers served. This is further evidence that the County goal of developing viable communities for low and moderate-income persons by leveraging resources and collaborating with other local agencies is working to better stretch the available resources. The County has increased its capacity and become more efficient in providing housing and community development services. Although limited resources are a barrier which may have a negative impact on fulfilling the outlined priority goals, the County continues to work toward the overall implementation of all of its outlined priorities.

Citizen Participation

Citizen Participation in the County's annual performance report, the CAPER, is mandatory. It is fostered through a series of opportunities for County citizens to provide input including a public hearing which was held on September 27, 2005.

All residents are given reasonable access to information and records regarding the CAPER. Copies of the CAPER are available at the Economic Development Agency upon request. Copies may be requested in person or by mail. Program records maintained on file, requiring research and compilation are provided within a reasonable time period upon receipt of a written request, which specifically states the information desired.

Prior to submitting the CAPER to HUD, a notice is published indicating that copies of the CAPER are available for public review. The draft CAPER and the Final CAPER are available for review at the offices of the Economic Development Agency.

No comments were received on the CAPER.