

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

534



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
April 28, 2011

**SUBJECT:** Adoption of the 2011-2012 One Year Action Plan

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the 2011-2012 One Year Action Plan of the County's 2009-2014 Five-Year Consolidated Plan;
2. Authorize the Chairman of the Board of Supervisors to execute the CDBG Funding Approval Agreement (form HUD-7082), the HOME Funding Approval Agreement (form HUD-40093), and the ESG FY 2011 Local Government Grant Agreement for programs set forth in the 2011-2012 One Year Action Plan, with the approval as to form by County Counsel;

(Continued)

*Robert Field*

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

<b>SOURCE OF FUNDS:</b> Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and Home Investment Partnership Act (HOME)	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

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

APPROVE

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
 BY: ANITA C. WILLIS  
 DATE: 4-28-11  
 Departmental Concurrence

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

Prev. Agn. Ref.: 16.1 of 3/15/11

District: ALL

Agenda Number: 3.10

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**RECOMMENDED MOTION: (Continued)**

3. Authorize the Assistant County Executive Officer/EDA to sign the Application for Federal Assistance (SF-424) and Federal certifications for the CDBG, HOME, and ESG programs as set forth in the 2011-2012 One Year Action Plan;
4. Authorize the Assistant County Executive Officer/EDA, or designee, to modify project funding amounts in the Final 2011-2012 One Year Action Plan, through proportionate funding adjustments, in the event that the County's CDBG/ESG allocation is reduced by an amount not exceeding 35% from the 2010-2011 CDBG funding levels;
5. Approve and authorize the Assistant County Executive Officer/EDA or his designee to execute, subject to County Counsel approval, CDGB Sponsor's Agreements, CDBG Supplemental Agreements, and ESG Agreements by and between the County and the subrecipients in accordance with the approved 2011-2012 One-Year Action Plan; and
6. Authorize the Assistant County Executive Officer/EDA, or designee, to execute all non-substantial amendments to the 2011-2012 One Year Action Plan and as set forth in the Citizen Participation Plan.

**BACKGROUND:**

The 2011-2012 One-Year Action Plan identifies how the county will use its annual allocation of HUD's Community Planning and Development (CPD) funding to address the county's housing and community development needs identified in the 2009-2014 Consolidated Plan.

At this time, HUD's FY 2011 budget is being considered in Congress, consequently, HUD has not issued the CDBG allocation for the county's 2011-2012 program year. It is expected that CDBG funding will be reduced significantly from the 2010-11 funding levels. However, HUD has not waived or modified its submittal and processing requirements for One Year Action Plans. Therefore, the county's 2011-2012 One Year Action Plan was developed using 2010-2011 funding levels with the expectation that the One Year Action Plan will have to be subsequently modified to reflect decreased CDBG funding.

The estimated allocations for the county's 2011-2012 HUD-CPD funding are: \$9,500,000 for CDBG; \$3,287,919 for HOME; and \$460,000 for ESG. The county expects to utilize a minimum of 85% of these funds for activities that directly benefit low- and moderate-income persons.

In the event that the county's 2011-2012 CDBG allocation is reduced by more than thirty-five percent (35%) from the 2010-2011 level, staff will submit a modified 2011-2012 One Year Action Plan to the Board of Supervisors for approval and submittal to HUD.

No comments have been received since the March 15<sup>th</sup> Public Hearing regarding the 2011-2012 One-Year Action Plan of the 2009-2014 Five Year Consolidated Plan. The Agency recommends adoption of the 2011-2012 One-Year Action Plan and formal submittal to HUD. The Application for Federal Assistance (Standard Form 424) will be submitted to HUD together with the required certifications and project descriptions.

**FINANCIAL:**

The CDBG, ESG, and HOME programs are 100% federally-funded through HUD's CPD Programs. Portions of these grants include funding for administrative costs. No County General Funds will be used to administer these federal grants.

**ATTACHMENTS:**

1. 2011-2012 One Year Action Plan
2. Standard Form 424 for the CDBG, HOME, and ESG programs
3. Certifications for the CDBG, HOME, and ESG programs

**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input checked="" type="checkbox"/> <b>Construction</b> <input type="checkbox"/> <b>Non-Construction</b>		<b>2. DATE SUBMITTED</b> May 10, 2011	<b>Applicant Identifier</b> B-10-UC-06-0506
<input type="checkbox"/> <b>Pre-application</b> <input type="checkbox"/> <b>Construction</b> <input type="checkbox"/> <b>Non-Construction</b>	<b>3. DATE RECEIVED BY STATE</b>		<b>State Application Identifier</b>
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	<b>Federal Identifier</b>
<b>5. APPLICANT INFORMATION</b>			
<b>Legal Name:</b> County of Riverside		<b>Organizational Unit:</b> Department: Economic Development Agency	
<b>Organizational DUNS:</b> 064772721		Division: Community Services Division	
<b>Address:</b> Street: 3403 Tenth Street, Suite 500		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
City: Riverside		Prefix: Mr.	First Name: John
County: Riverside		Middle Name	
State: CA	Zip Code 92501	Last Name Thurman	
Country: United States of America		Suffix:	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 95-6000930		Phone Number (give area code) (951) 955-6693	Fax Number (give area code) (951) 955-9505
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> <b>Continuation</b> <input type="checkbox"/> <b>Revision</b> If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) County Other (specify)	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program): Community Development Block Grant 14-218		<b>9. NAME OF FEDERAL AGENCY:</b> US Department of Housing and Urban Development	
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> Riverside County		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Projected use of Community Development Block Grant Funds	
<b>13. PROPOSED PROJECT</b> Start Date: 07/01/2011    Ending Date: 06/30/2010		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 41st, 44th, 45th, 49th    b. Project 41st, 44th, 45th, 49th	
<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$ .00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$ .00	DATE:	
c. State	\$ .00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$ .00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$ .00	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
f. Program Income	\$ .00	<input type="checkbox"/> Yes if "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$ .00		
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>			
<b>a. Authorized Representative</b>			
Prefix Mr.	First Name Robert	Middle Name	
Last Name Field			Suffix
<b>b. Title</b> Assistant County Executive Officer/EDA		c. Telephone Number (give area code) (951) 955-4860	
<b>d. Signature of Authorized Representative</b>		e. Date Signed	

**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application		<b>2. DATE SUBMITTED</b> May 10, 2011	Applicant Identifier S-10-UC-06-0506
<input checked="" type="checkbox"/> Construction	Pre-application	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction		

**5. APPLICANT INFORMATION**

Legal Name: County of Riverside	<b>Organizational Unit:</b> Department: Economic Development Agency
Organizational DUNS: 064772721	Division: Community Services Division
<b>Address:</b> Street: 3403 Tenth Street, Suite 500	<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b> Prefix: Mr. First Name: John
City: Riverside	Middle Name
County: Riverside	Last Name Thurman
State: CA Zip Code 92501	Suffix:
Country: United States of America	Email: jthurman@rivcoeda.org

**6. EMPLOYER IDENTIFICATION NUMBER (EIN):**  
9 5 - 6 0 0 0 9 3 0

Phone Number (give area code) (951) 955-6693	Fax Number (give area code) (951) 955-9505
---	---

**8. TYPE OF APPLICATION:**  
 New  Continuation  Revision  
If Revision, enter appropriate letter(s) in box(es)  
(See back of form for description of letters.)  
Other (specify)

**7. TYPE OF APPLICANT:** (See back of form for Application Types)  
County  
Other (specify)

**10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:**  
TITLE (Name of Program):  
Emergency Shelter Grant  
1 4 - 2 3 1

**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:**  
Projected use of Emergency Shelter Grant Funds

**12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):**  
Riverside County

**13. PROPOSED PROJECT**  
Start Date: 07/01/2011 Ending Date: 06/30/2010

**14. CONGRESSIONAL DISTRICTS OF:**  
a. Applicant 41st, 44th, 45th, 49th b. Project 41st, 44th, 45th, 49th

**15. ESTIMATED FUNDING:**

a. Federal	\$	.00
b. Applicant	\$	.00
c. State	\$	.00
d. Local	\$	.00
e. Other	\$	.00
f. Program Income	\$	.00
g. TOTAL	\$	.00

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a. Yes.  THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON  
DATE:  
b. No.  PROGRAM IS NOT COVERED BY E. O. 12372  
 OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

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 Yes If "Yes" attach an explanation.  No

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**a. Authorized Representative**

Prefix Mr.	First Name Robert	Middle Name
Last Name Field		Suffix
b. Title Assistant County Executive Officer/EDA		c. Telephone Number (give area code) (951) 955-4860
d. Signature of Authorized Representative		e. Date Signed

**APPLICATION FOR  
FEDERAL ASSISTANCE**

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<input checked="" type="checkbox"/> <b>Construction</b>	Pre-application	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
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City: Riverside	Prefix: Mr.
County: Riverside	First Name: John
State: CA	Middle Name
Zip Code 92501	Last Name Thurman
Country: United States of America	Suffix:
	Email: jthurman@rivcoeda.org

**6. EMPLOYER IDENTIFICATION NUMBER (EIN):**

9 5 - 6 0 0 0 9 3 0

Phone Number (give area code) (951) 955-6693	Fax Number (give area code) (951) 955-9505
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**8. TYPE OF APPLICATION:**

**New**     **Continuation**     **Revision**

If Revision, enter appropriate letter(s) in box(es)  
(See back of form for description of letters.)

Other (specify)       

**7. TYPE OF APPLICANT:** (See back of form for Application Types)

County

Other (specify)

**10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:**

1 4 - 2 3 9

TITLE (Name of Program):  
HOME

**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:**  
Projected use of HOME Funds

**12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):**  
Riverside County

**13. PROPOSED PROJECT**

Start Date: 07/01/2011	Ending Date: 06/30/2010
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**14. CONGRESSIONAL DISTRICTS OF:**

a. Applicant 41st, 44th, 45th, 49th	b. Project 41st, 44th, 45th, 49th
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**15. ESTIMATED FUNDING:**

a. Federal	\$	.00
b. Applicant	\$	.00
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g. TOTAL	\$	.00

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DATE:

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Yes If "Yes" attach an explanation.     No

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**a. Authorized Representative**

Prefix Mr.	First Name Robert	Middle Name
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b. Title Assistant County Executive Officer/EDA	c. Telephone Number (give area code) (951) 955-4860	
d. Signature of Authorized Representative	e. Date Signed	

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

\_\_\_\_\_  
**Signature/Authorized Official**

Robert Field

\_\_\_\_\_  
 May 10, 2011

**Date**

\_\_\_\_\_  
 Assistant County Executive Officer/EDA

**Title**

\_\_\_\_\_  
 3403 Tenth Street, Suite 500, Riverside, CA 92501

**Address**

\_\_\_\_\_  
 (951) 955-4860

**Telephone Number**



## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2007, 2008, 2009 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its Activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

\_\_\_\_\_  
**Signature/Authorized Official**

Robert Field

\_\_\_\_\_  
May 10, 2011

**Date**

\_\_\_\_\_  
Assistant County Executive Officer/EDA

**Title**

\_\_\_\_\_  
3403 Tenth Street, Suite 500, Riverside, CA 92501

**Address**

\_\_\_\_\_  
(951) 955-4860

**Telephone Number**

## ESG Certifications

The Emergency Shelter Grantee certifies that:

**Major Rehabilitation/Conversion** – It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than major rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

**Essential Services and Operating Costs** – Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal, State, local, and private assistance.

**Matching Funds** – It will obtain matching amounts required under 24 CFR 576.51.

**Confidentiality** – It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

**Consolidated Plan** – It is following a current HUD-approved Consolidated Plan or CHAS.

**Discharge Policy** – It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

**HMIS** – It will comply with HUD's standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.

\_\_\_\_\_  
**Signature/Authorized Official**

Robert Field

\_\_\_\_\_  
May 10, 2011

**Date**

\_\_\_\_\_  
Assistant County Executive Officer/EDA

**Title**

\_\_\_\_\_  
3403 Tenth Street, Suite 500, Riverside, CA 92501

**Address**

\_\_\_\_\_  
(951) 955-4860

**Telephone Number**

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
**Signature/Authorized Official**

Robert Field

\_\_\_\_\_  
May 10, 2011

**Date**

\_\_\_\_\_  
Assistant County Executive Officer/EDA

**Title**

\_\_\_\_\_  
3403 Tenth Street, Suite 500, Riverside, CA 92501

**Address**

\_\_\_\_\_  
(951) 955-4860

**Telephone Number**

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:
7. Definition of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definition from these rules: "Controlled substance" means a controlled substance in Schedules I through V if the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations or non-Federal criminal statute involving the manufacture, distribution, dispensing, use or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. All "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients of subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

\_\_\_\_\_  
**Signature/Authorized Official**

Robert Field

\_\_\_\_\_  
May 10, 2011

**Date**

\_\_\_\_\_  
Assistant County Executive Officer/EDA

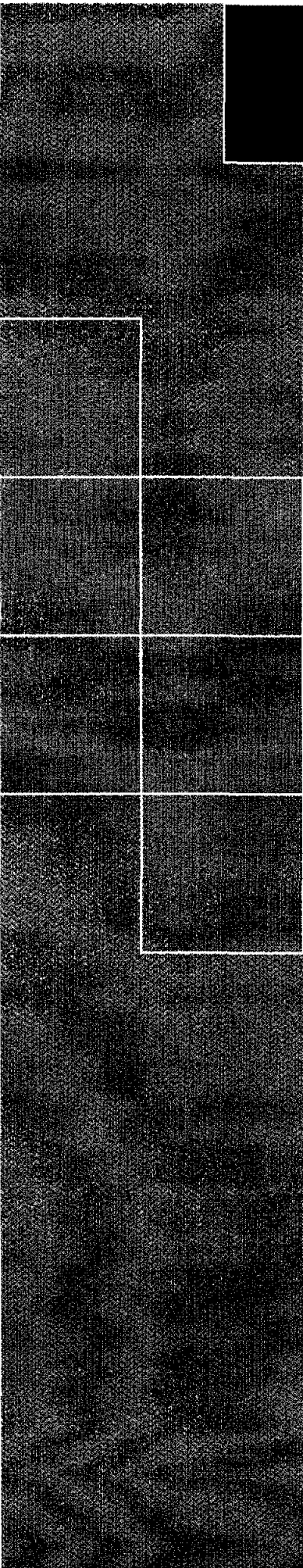
**Title**

\_\_\_\_\_  
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**Address**

\_\_\_\_\_  
(951) 955-4860

**Telephone Number**



**2011-2012  
One Year Action Plan  
of the  
2009-2014  
Consolidated Plan**

**COMMUNITY PLANNING AND DEVELOPMENT  
PROGRAMS  
(CDBG, ESG, AND HOME)**

**RIVERSIDE COUNTY  
ECONOMIC DEVELOPMENT AGENCY**



## EXECUTIVE SUMMARY

The annual One Year Action Plan (OYAP) provides a one-year strategy to accomplish the goals and objectives of the County's five-year Consolidated Plan (CP). The CP serves as the foundation of the County's performance measurement system of the Community Planning and Development (CPD) funded programs of the U.S. Department of Housing and Urban Development (HUD). The CPD programs include the following: Community Development Block Grant (CDBG); the Home Investment Partnership (HOME); and the Emergency Solutions Grant (ESG).

The Board of Supervisors adopted the 2009-2014 Five Year CP on March 31, 2009, and the Fair Housing Impediments Study on May 12, 2009. These plans outline the County's strategies and resources to create viable communities that offer decent affordable housing, a suitable living environment, and expanded economic development opportunities primarily for extremely low, very low, and low-income persons.

The activities the County will undertake to achieve its stated objectives are detailed in this document. The consolidated planning process is intended to achieve the following:

- a. To promote citizen participation in the development of local priority needs benefiting extremely low, very low, and low-income persons;
- b. To develop a One-Year Action Plan that will be the basis for assessment of performance; and
- c. To consult with public, private, and non-profit agencies on identifying needs and appropriate actions required to address the needs.

## ANTICIPATED FUNDS

The anticipated 2011-2012 HUD-CPD appropriations are: \$8,044,742 CDBG program; \$2,881,610 HOME program, including the Community Housing Development Organizations (CHDO); and \$541,837 ESG program. The County expects to utilize the CPD funds for activities that will benefit low- and moderate-income persons (at or below 80% of the Median Household Income). Additionally, the County anticipates receiving \$160,000 in *program income* generated through its revolving loan programs; however, the anticipated program income funds have not been allocated to specific projects in the 2011-2012 One Year Action Plan.

## SUMMARY OF PROPOSED ONE YEAR PLAN ACTIVITIES

**Community Development Block Grant:** The County received 150 proposals for the 2011-12 CDBG program year requesting a total of \$12,019,242. The proposed activities included public service, public facility improvements, rehabilitation, interim assistance, and others. The County will fund 99 activities for the 2011-2012 program year. Detailed descriptions of the activities can be found in Appendix C.



**CDBG Housing:** The Housing Division of the Economic Development Agency will use CDBG funds for the following housing rehabilitation programs:

Home Rehabilitation Program (HRP) loans	\$200,000
Senior Home Repair (SHR) loans and grants	\$200,000

**Emergency Solutions Grant:** The County received 13 proposals for the 2011-12 ESG program year requesting a total of \$813,099. The County will allocate the 2011-2012 ESG funds to thirteen (13) organizations for essential services, operation and maintenance, supportive services, and homeless prevention. Detailed descriptions of the activities can be found in Appendix C.

**HOME Program:** The Housing Division of the Economic Development Agency submitted four (4) proposals for the 2011-2012 HOME allocation:

HOME Admin	\$ 288,161
HOME New Construction	\$ 1,080,604
HOME Direct Ownership	\$ 1,080,604
HOME/CHDO Set-Aside	\$ 432,241

**General Management and Administrative Activities:** EDA will use \$1,937,746 of the County's 2011-2012 CPD allocation for the management and administration of the three (3) CPD-funded programs. Funds will be used for staffing, overhead, coordination, monitoring, and evaluation of the programs. A portion of the CDBG administrative allocation (\$144,895) will be used for Fair Housing activities.

Oversight of consolidated programs: Total \$1,937,746

CDBG	\$1,608,948
HOME	\$288,161
ESG	\$40,637

## I. Action Plan: One Year Use of Funds

### Introduction

The One Year Action Plan addresses community needs on an annual basis that are outlined in the Five-Year Consolidated Plan. It provides detailed information on the resources the County expects to receive and the activities to be undertaken to meet the priority needs. The primary objective of the County's CPD programs (CDBG, HOME, and ESG) is the development of viable urban communities by providing decent housing, a suitable living environment, and expansion of economic opportunities.

The County achieves the objectives of the CDBG program by utilizing and providing grant funds to local government agencies, cooperating cities, and non-profit organizations. These recipients use CDBG funds to construct public facilities, preserve and expand housing stock, stimulate the local economy, and provide public services.

The County receives an annual ESG allocation to assist, protect, and improve living conditions for the homeless. The County's annual allocation is used for Homeless Assistance and Prevention to support the maintenance and operations of emergency and homeless shelters, to provide essential services to the homeless, and to prevent homelessness.

There are currently thirteen (13) cities that participate in the County's CDBG program and receive an allocation based upon HUD's *Fair Share Formula*. The ESG and HOME funds are distributed to eligible activities on a case-by-case basis throughout the County.

Exhibit 1 - CDBG Allocations

District	Entitlement Allocation	City	Entitlement Allocation	City	Entitlement Allocation
First District	\$488,202	Banning	\$137,829	Lake Elsinore	\$180,284
Second District	\$663,711	Beaumont	\$95,023	La Quinta	\$145,833
Third District	\$670,196	Blythe	\$109,063	Murrieta	\$319,980
Fourth District	\$508,587	Canyon Lake	\$41,210	Norco	\$102,514
Fifth District	\$447,469	Cathedral City	\$230,602	*San Jacinto	\$141,456
		*Desert Hot Springs	\$106,531	Temecula	\$322,592
		Indian Wells	\$26,458		

\*Desert Hot Springs received 5-yr advancement

\*San Jacinto received 3-year advancement

The HOME Program is a Federally-funded grant program designed to provide decent, safe, and affordable housing, and alleviate rent burdens, homelessness, and deteriorating housing stock. HOME funds may be spent on tenant-based rental assistance, homebuyer assistance, acquisition, rehabilitation, and new housing construction. Funds are allocated by formula to participating jurisdictions. The program allows great flexibility with respect to the types of projects to be assisted (new construction or rehabilitation), the form and amount of financing, the types of housing, and the households assisted.

The American Dream Down payment Initiative (ADDI) Program will not be funded this program year. The ADDI Program is a Federally-funded program that EDA has used in the past to assist first-time homebuyers with closing cost assistance. EDA will continue administering the First-Time Home Buyers Program.

## **A. HOUSING AND COMMUNITY DEVELOPMENT RESOURCES**

The County anticipates receiving approximately \$11,468,189 in CPD funding for the 2011-2012 program year. Table 1 provides a detail of the CPD funding:

**Table 1  
Resources Available**

<b>Program</b>	<b>FY 11/12 Estimated Entitlement Allocation</b>	<b>Estimated Program Income</b>	<b>Total Available</b>
CDBG	\$8,044,742	\$60,000	\$8,104,742
HOME	\$2,881,610	\$100,000	\$2,981,610
ESG	\$541,837		\$541,837
<b>TOTAL</b>	<b>\$11,468,189</b>	<b>\$160,000</b>	<b>\$11,628,189</b>

### *Leveraging of CPD Funds*

The County expects to leverage the \$11,468,189 in 2011-2012 CPD funds with more than \$302,291,600 in other funding to assist in accomplishing the goals of the Five Year Consolidated Plan.

The largest source of leveraging for the CPD funds is the County's Redevelopment Agency. More than \$237,291,600 in tax increment and bond funds will be invested throughout the County's Redevelopment Project Areas. Projects include affordable housing (owner/rental), essential public facilities and improvements, public safety, and economic development.

The Emergency Shelter Grant program has a mandatory "matching grant" requirement for subrecipients. It is anticipated that the County's 2011-2012 ESG allocation of \$541,837 will leverage or "match" more than \$3,200,000 in Federal, State, and private resources.

In addition to the CPD grants, the Housing Authority receives Federal Rental Assistance Vouchers (Section 8) in the amount of \$65,000,000. Section 8 provides decent, safe, and affordable housing to the neediest households in Riverside County.

HOME Program regulations require a twenty-five percent (25%) non-Federal match for every HOME dollar expended. Funds set-aside for program administration and for Community Housing Development Organization (CHDO) technical assistance/capacity building are exempt from this matching requirement. The match must be met by the end of the Federal fiscal year in which the expenditure occurred. This requirement is not project-specific but rather program-wide.

The leveraging of public and private funds is critical to the success of HOME projects. In order to provide sufficient financial support, most HOME projects require layered funding. The following is a list of some of the anticipated funding sources that may be used in conjunction with HOME funds:

- Limited Partner Tax Credit Equity
- City's or County's Redevelopment Funds
- California Housing Finance Agency (CalHFA) funds
- California Department of Housing and Community Development Multifamily Housing Program (MHP) funds
- Federal Home Loan Bank Affordable Housing Program (AHP) funds
- U.S. Department of Agriculture
- California Department of Housing and Community Development Farm Worker Housing Grant Program
- Mental Health Services Act (MHSA) funds

The following exhibit summarizes the major resources available to leverage the County's CPD funding for FY 2011-2012:

#### Exhibit 2 – Leveraging Resources

Source	Leveraged Amount
Redevelopment Agency Funds	\$69,417,100 Low/Mod Housing Set-aside \$167,874,500 Community/Economic Development
Section 8	\$65,000,000
<b>TOTAL LEVERAGING AMOUNT</b>	<b>\$302,291,600</b>

## B. ACTIVITIES TO BE UNDERTAKEN

Table 2 summarizes the proposed use of CPD funds during FY 2011-2012 by general activity, funding amount, and percentage of total allocation. Appendix C of this One Year Action Plan provides detailed project or activity descriptions.

**Table 2**  
**Proposed Use of Funds**

Program Type	Dollars	% of Total
<b><i>CDBG Funds</i></b>		
CDBG Administration / (Fair Housing Administration \$144,895)	\$1,608,948	20.0%
Housing Programs	\$400,000	4.97%
Public Services	\$1,150,429	*14.30%
Public Facilities and Infrastructure Improvements	\$3,389,418	42.13%
Code Enforcement	\$1,075,000	13.36%
Interim Assistance	\$300,000	3.73%
Economic Development	\$120,947	1.51%
<b><i>Total:</i></b>	<b>\$8,044,742</b>	<b>100%</b>
<b><i>HOME Funds</i></b>		
HOME Administration	\$288,161	10.0%
Community Housing Development Organization (CHDO)	\$432,241	15.0%
HOME New Construction	\$1,080,604	37.5%
First Time Home Buyer Program	\$1,080,604	37.5%
<b><i>Total:</i></b>	<b>\$2,881,610</b>	<b>100%</b>
<b><i>ESG Funds</i></b>		
ESG Administration (5.0% Max)	\$40,637	7.50%
Homeless Assistance - Essential Services	\$162,551	30.0%
Homeless Assistance - Operating Costs	\$207,449	38.29%
Homeless Prevention	\$131,200	24.21%
<b><i>Total:</i></b>	<b>\$541,837</b>	<b>100%</b>

\* The County's maximum Public Service Activity allocation of \$1,220,586 is calculated based on (15%) of the "estimated" 2011-2012 CDBG allocation (\$8,044,742), plus an *estimated* amount of \$13,875, or 15% of prior year (10/11) Program Income (\$92,501), in accordance with 24 CFR Part 570.201 (e)(1). The County is currently below the maximum amount by \$70,157.

## C. RELATION TO STRATEGIC PLAN PRIORITIES

The County of Riverside's (2009-2014) Consolidated Plan identifies priority community development activities including affordable housing, job opportunities, public services, and public facilities. The following discussions show the relationship between these activities and the priority needs identified in the Consolidated Plan.

The 2009-2014 Consolidated Plan and One Year Action Plans do not identify priority target areas *per se* for allocation of CDBG funds. However, within each Supervisorial District and Cooperating City, priority is typically given to projects that benefit the greatest percentage of low/moderate-income persons, both as Low/Mod Area (LMA) or Low/Mod Clientele (LMC). Other factors affecting CDBG allocation priorities include project readiness, project sponsor capacity, number served, and leveraging of other resources. For the 2011-2012 One Year Action Plan, the County has allocated 100% of the funding to low/moderate-income persons.

### 1. Affordable Housing

#### Five-Year Consolidated Plan Affordable Housing Priorities:

The County has established the following five-year housing priorities for allocating CPD program resources:

*(1) Provide homeownership opportunities for first-time homebuyers and for the low- and moderate-income community.*

Homeownership may provide many benefits to families, children, and communities. There is a positive correlation to social stability, education, civic participation, and quality of life, according to "The Impact of Housing on Community: A Review of Scholarly Theories and Empirical Research" (Joint Center for Housing Studies of Harvard University, March 2006) and "Social Benefits of Homeownership and Stable Housing" (NATIONAL ASSOCIATION OF REALTORS®, January 2006). In the midst of rising foreclosures, first-time homebuyers are finding it more and more difficult to purchase a new home. Low- and moderate-income households stand to benefit from the County's down payment assistance programs.

*(2) Improve the conditions of substandard housing and substandard existing rental housing affordable to low-income families.*

As the County's housing inventory ages, maintenance and repairs become more critical. If homes fall into disrepair, residents may be subject to unsafe and unhealthful living conditions. If maintenance is neglected and ignored long enough, housing may become inhabitable, reducing the total number of units available within the County. Homes between 30 to 40 years old are especially at-risk since serious deterioration can be expected to occur if regular repair and maintenance have not been done. A decrease in the supply of housing is possible unless new units are constructed at a rate that exceeds the rate of deterioration of existing units. Maintaining older homes and ensuring that durable construction materials are used for new housing is important in maintaining the supply of housing in the County.

*(3) Address farm worker and migrant farm worker housing needs in Riverside County and in the Coachella Valley.*

The Labor Market Information Division of the State of California Employment Development Department identified an average of 15,100 farm labor jobs in Riverside County in 2005. Approximately half of that average (7,550) can be attributed to the Coachella Valley region. In a comprehensive survey among 525 farm workers, 72% were identified as living year-round in the

Coachella Valley. Approximately 88% lived in conventional housing situations including apartments, houses, and mobile homes. Over two-thirds were renters and live with family members. Among those interviewed, 2% identified that they lived in situations not meant for human habitation such as outdoors, cars, trailers on private property, or in converted garages.

***(4) Expand the affordable rental housing stock for low-income and special needs households.***

Based on cost burdened household data from Comprehensive Housing Affordability Strategy (CHAS) and coupled with Regional Housing Needs Assessment (RHNA) projections, there is a great need to expand affordable rental housing stock for low-income households, as well as special needs households including elderly, large families, HIV/AIDS and their families.

***(5) Shelter the homeless.***

According to the 2007 County of Riverside 10-Year Strategy to End Homelessness, prepared by the Institute for Urban Research and Development, on a given day throughout the County of Riverside, there are approximately 4,500 adults and children who are homeless. Of these, more than 60 percent live on the streets and nearly 40 percent live in shelters or transitional housing. Although HOME and RDA regulations prohibit the use of funds for the construction of shelters, the County seeks to develop and construct transitional to permanent housing for the homeless.

***(6) Stabilize declining neighborhood conditions due to foreclosures.***

As of October 21, 2008, there were more than 29,107 foreclosed properties (REOs) in the entire County of Riverside – nearly 3.8% of all housing units. When the “pre-foreclosure” and “units at auction” are included, the number of impacted housing units is nearly 52,000, or 7.0% of all housing units. At this time, the Riverside-San Bernardino MSA was the fourth most impacted region in the nation.

**Five-Year Affordable Housing Objectives:**

The County’s Specific Affordable Housing Objectives for the (2009-2014) period are addressed in the following discussion. The discussion includes the basis for assigning the priority; obstacles to meeting underserved needs, and proposed accomplishments that the County hopes to achieve over the next five years.

**1. Provide homeownership opportunities for first-time homebuyers and for the very low-, low- and moderate-income community.**

- a. First Time Home Buyer (FTHB) Program - HOME down payment assistance for very low and low-income households that have not owned homes within a three-year period.
- b. Mortgage Credit Certificate (MCC) - Tax credit for qualified households to reduce homeowner taxes and increase disposable income to allow the homeowner to afford higher housing costs given their income.
- c. HOME Program – Self-Help New Construction - HOME assistance for the development and construction of new single-family homes, typically through a Community Housing Development Organization’s (CHDO’s) mutual self-help construction program. In this situation, groups of qualified low-income first-time homeowners contribute in the building of each others’ homes under the skilled supervision of the developer.
- d. Redevelopment Agency for the County of Riverside (RDA) Infill Housing Program - RDA assistance for the development and construction of affordable single-family housing on previously vacant or blighted lots restricted to low-income households in the unincorporated areas of the County with emphasis within the County’s redevelopment project areas.

- e. RDA Single-Family New Construction - RDA assistance for the development and construction of affordable single-family homeownership opportunities for very low- and low-income households in the unincorporated areas of the County with emphasis within the County's redevelopment project areas.
- f. RDA Redevelopment Homeownership Program (RHP) - RDA down payment assistance for first-time homebuyers of low- to moderate-income to purchase homes in the unincorporated areas of the County with emphasis within the County's redevelopment project areas.

**FY 2011/2012 Program Objectives:**

2011/12 Program/Activity	2011/12 Geographic Distribution	2011/12 Proposed Accomplishments	5-Yr Proposed
First-Time Homebuyer	Limited to participating cities and unincorporated areas	10 Households	50
Mortgage Credit Certificate (MCC)	Limited to MCC participating cities and unincorporated areas	20 Households	100
HOME	Limited to County project areas and unincorporated areas	5 Households	25
RDA Infill Housing	Limited to RDA project areas and unincorporated areas	1 Household	5
RDA Single-Family New Construction	Limited to RDA project areas and unincorporated areas	5 Households	25
Redevelopment Homeownership Program (RHP)	Limited to County project areas and unincorporated areas	10 Households	50
<b>TOTAL</b>		<b>51 Households/Units</b>	<b>255</b>

**2. Improve the conditions of substandard housing and substandard existing rental housing affordable to low-income families.**

- a. Home Rehabilitation Program (HRP) - CDBG and RDA assistance for low-income homeowners to repair or improve the quality of their homes, to address health and safety issues in both interior and exterior areas of the home, housing quality standards (HQS) and, enhance the exterior appearance of their properties.
- b. Senior Home Repair (SHR) Program - CDBG and RDA assistance for extremely low-income and very low-income senior homeowners (62 years or older) or disabled persons of any age to repair or improve their homes to address health and safety issues exclusively.
- c. Enhanced Home Repair (EHR) Program - CDBG and RDA assistance for extremely low- and very low-income households for home repair or enhancements to address health and safety issues. This program is available to all homeowners regardless of age and it does not require a specific disability.



- d. Home Improvement Program (HIP) - CDBG and RDA assistance to improve the living conditions for low-, very low-, and extremely low-income owner-occupants of single-family homes whose scope of work goes beyond a non-substantial rehabilitation.
- e. Manufactured Home Replacement Program (MHRP) - RDA assistance to replace or improve ancillary or secondary infrastructure for low-, very low- and extremely low-income manufactured homeowners with dwelling units that have been identified or declared as substandard.
- f. Tenant-Occupied Home Rehabilitation Program (THRP) - RDA assistance for low-income tenant-occupied single-family residents to address health and safety issues in both interior and exterior areas of the home, HQS and enhance the exterior appearance of tenant-occupied properties.
- g. RDA Rehabilitation Projects - RDA assistance for rehabilitation of housing projects affordable to low- and moderate-income households in the unincorporated areas of the County with emphasis within the County's redevelopment project areas.

**FY 2011/2012 Program Objectives:**

2011/12 Program/Activity	2011/12 Geographic Distribution	2011/12 Proposed Accomplishments	5-Yr Proposed
Home Rehabilitation Program (HRP) CDBG FUNDED	Limited to participating cities and unincorporated areas	60 Households	300
Senior Home Repair (SHR) Program CDBG FUNDED	County-wide	60 Households	300
Enhanced Home Repair (EHR) Program	County-wide	1 Household	5
Home Improvement Program (HIP)	County-wide	1 Household	5
Manufactured Home Replacement Program (MHRP)	Limited to RDA project areas and unincorporated areas	1 Household	5
Tenant-Occupied Home Rehabilitation Program (THRP)	Limited to RDA project areas and unincorporated areas	1 Household	5
RDA Rehabilitation Projects	Limited to RDA project areas and unincorporated areas	5 Household	25
<b>TOTAL</b>		<b>129 Households</b>	<b>645</b>

**3. Address farm worker and migrant farm worker housing needs in Riverside County and in the Coachella Valley.**

- a. Mobile Home Tenant Loan (MHTL) Assistance Program - RDA assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. Match funds from the California Department of HCD Joe Serna, Jr. Farm Worker Housing Grant (JSJFWHG) Program are also available to qualified applicants.

- b. HOME Program - Farm worker Housing - HOME assistance for the development, construction, or rehabilitation of affordable housing for very low-income and low-income farm worker households.
- c. RDA - Farm worker Housing - RDA assistance for the development, construction, or rehabilitation of affordable housing for very low-income and low-income farm worker households.

**FY 2011/2012 Program Objectives:**

2011/12 Program/Activity	2011/12 Geographic Distribution	2011/12 Proposed Accomplishments	5-Yr Proposed
Mobile Home Tenant Loan (MHTL) Assistance Program	Limited to RDA project areas and unincorporated areas	10 Households	50
HOME Program - Farm Worker Housing	Limited to participating cities and unincorporated areas	10 Households	50
RDA - Farm Worker Housing	Limited to RDA project areas and unincorporated areas	10 Households	50
<b>TOTAL</b>		<b>30 Households/Units</b>	<b>150</b>

4. **Expand the affordable rental housing stock for low-income and special needs households.**
- a. HOME Program - Multi-family - HOME assistance for the development and construction of affordable rental housing for very low- and low-income households. Assisted units are restricted by a 55-year affordability covenant.
- b. RDA - New Construction - RDA assistance for the development and construction of affordable rental housing for very low- and low-income households in the unincorporated areas of the County with emphasis within the County's redevelopment project areas. Assisted units are restricted by a 55-year affordability covenant.

**FY 2011/2012 Program Objectives:**

2011/12 Program/Activity	2011/12 Geographic Distribution	2011/12 Proposed Accomplishments	5-Yr Proposed
HOME Program - New Construction, Multi-family	Limited to participating cities and unincorporated areas	40 Households	200
RDA - Multi-family	Limited to RDA project areas and unincorporated areas	40 Households	200
<b>TOTAL</b>		<b>80 Households/Units</b>	<b>400</b>

**5. Shelter the Homeless.**

- a. HOME/RDA - New Construction - RDA assistance for the development and construction of affordable and supportive housing for the homeless in partnership with the Department of Public Social Services. Homeless shelters are not permitted under this program.
- b. CDBG Public Service Activities - CDBG assistance to non-profit agencies that provide emergency shelters and supportive services for homeless persons.
- c. Emergency Shelter Grant (ESG) Activities - ESG assistance for selected non-profit agencies for emergency shelter and essential services for homeless persons.
- d. County Supported Single Room Occupancy (SRO) Housing - Supportive services and housing for homeless at La Hacienda Apartments (formerly Miles Ave SRO) and Geel Place (formerly Western Riverside SRO) located in Eastern Riverside County and Western Riverside County, respectively.

**FY 2011/2012 Program Objectives:**

2011/12 Program/Activity	2011/12 Geographic Distribution	2011/12 Proposed Accomplishments	5-Yr Proposed
HOME Special Needs New Construction	County-wide	10 Households	50
RDA Special Needs New Construction	Limited to RDA project areas and unincorporated areas	10 Households	50
<b>TOTAL</b>		<b>20 Households/Units</b>	<b>100</b>

**6. Stabilize declining neighborhood conditions due to foreclosures.**

- a. Neighborhood Stabilization Program (NSP) - NSP assistance for activities such as Acquisition, Rehabilitation, and Resale to First-Time Homebuyers; Acquisition, Rehabilitation, and Rental to very low-income persons; the Enhanced First-Time Home Buyer Program; and Acquisition and Rehabilitation of Foreclosed and Vacant Multi-family Properties, or the Construction of New Multi-family Rental Projects.

## FY 2011/2012 Program Objectives:

2011/12 Program/Activity	2011/12 Geographic Distribution	2011/12 Proposed Accomplishments	5-Yr Proposed
NSP - 1 Acquisition/Rehab/R esale	County-wide	50 Households	150
NSP - 2 Acquisition/Rehab/R ental	County-wide	3 Households	10
NSP - 3 Enhanced FTHB	County-wide	63 Household	190
NSP - 4 Acquisition/Rehab of Foreclosed and Vacant Multi-family or New Construction	County-wide	40 Household	120
<b>TOTAL</b>		<b>156 Households/Units</b>	<b>470</b>

**Table 3**  
**Summary of Affordable Housing Activities**  
**FY 2011-2012**

2011/12 Program/Activity	2011/12 Geographic Distribution	2011/12 Proposed Accomplishments	5-Yr Proposed
Provide Homeownership	County-wide	51 Households	255
Improve conditions of substandard housing	County-wide	129 Households	645
Farm worker housing needs	County-wide	30 Households	150
Expand affordable rental housing stock	County-wide	80 Units	400
Shelter the homeless	County-wide	20 Households	100
Stabilize declining neighborhood conditions due to foreclosure	County-wide	156 Units	470
<b>TOTAL</b>		<b>466 Households/Units</b>	<b>2,020</b>

It is very clear that given the extent and magnitude of the need for housing, as well as other community and economic development needs in Riverside County, it is imperative that the limited resources made available through the CPD programs be leveraged with other resources.

Many of the most successful affordable housing projects, community facilities, and public service programs use extensive leveraging.

Acceptable leveraging can be in the form of land; other Federal, State, or local government assistance; in-kind services; donations; waived, reduced, or deferred fees and other pre-development costs; private resources; reduced interest rates or other subsidized financing; etc.

## 2. Homelessness

### Five-Year Consolidated Plan Homelessness Priorities:

Homelessness is a concern that impacts the County as a whole. The County continues its support of many homeless shelters and programs that provide comprehensive and coordinated approaches to addressing the problem of homelessness.

The provision of shelter beds is the first step towards addressing homelessness and preventing its recurrence. Therefore, it is vital that new shelter beds be created by expansion/renovation of existing emergency shelters and construction of new emergency shelters.

The objective for funding these types of activities is to provide decent, safe, and sanitary housing by focusing on housing programs where the purpose of the program is to meet individual, family, or community needs. The outcome will be based on the Availability/Accessibility of these activities and services to low and moderate-income people, including persons with disabilities.

The Continuum of Care planning process identified the following significant gaps in service:

- The largest subpopulation of unsheltered homeless is single individuals; there are a total of 3,343 homeless individuals and only 612 are sheltered.
- There are 1,003 chronically homeless individuals on any given day in Riverside County which represents almost one third of all homeless individuals. Only 849 of these individuals are sheltered.
- There are 2,001 households containing a member who is categorized as severely mentally ill. Only 660 of these households are sheltered, 1,341 are unsheltered.
- There are 1,668 households containing a member with a chronic substance abuse issue; 667 are sheltered and 1,001 are unsheltered.

County-wide, based on the Continuum of Care planning process, the Department of Public Social Services has identified the need for additional beds/units in the following categories:

- Emergency Shelters: there are 568 emergency shelter beds available and a need for 1,567 beds to adequately shelter homeless individuals and families. Approximately 1,000 additional emergency shelter beds are needed to fill this gap.
- Transitional Housing: there are currently 881 transitional beds available to individuals and families countywide; 833 additional beds are needed to adequately meet the needs of persons requiring transitional housing services.

- **Permanent Supportive Housing:** there are 212 beds and a need for at least 1,211 to serve the County's disabled homeless population especially the needs of chronically homeless individuals.

Based on these needs, the Department of Public Social Services has set the following priorities for homeless activities:

1. The highest priority will be the development of permanent supportive housing for chronically homeless individuals.
2. The second highest priority will be the development of housing programs and supportive services to meet the mental health and substance abuse service needs of homeless individuals and families.
3. The third highest priority will be the development of homeless prevention and "housing first" programs to prevent low and extremely-low income families from falling into homelessness and significantly reduce the length of time homeless families reside in emergency and transitional housing programs.
4. Fourth, encourage the development of "one-stop" access centers that provide a variety of services including access to mainstream benefits under one roof.
5. Fifth, establish homeless street outreach teams in each supervisorial district to engage chronically homeless individuals in supportive services; respond to homeless individuals and families with immediate needs; and facilitate a seamless continuum of care which is capable of meeting the varied supportive service needs of the County's homeless residents.

The Department of Public Social Services has established chronically homeless persons as the highest need priority. The Riverside County *10 Year Strategy to End Homelessness* has called for the development of 500 units of permanent supportive housing dedicated to chronically homeless persons over the next five years. To facilitate this goal, all new projects seeking Continuum of Care funding must be permanent supportive housing projects. Additionally, new projects serving exclusively the chronic homeless population are ranked the highest in the consolidated application to HUD, and therefore, most likely to receive funding in the event that the application is not fully funded.

The Department of Public Social services will also: strengthen discharge planning with major institutions to limit the number of chronically homeless persons discharged into homelessness; increase the number of homeless street outreach teams engaging chronically homeless persons in supportive services; and increase the number of rental certificates available through the Shelter Plus Care program which provides housing and services to chronically homeless persons in a neighborhood of their choosing.

#### **5 Year Homelessness Objectives:**

During the last Five-Year Action Plan period the Department of Public Social Services coordinated a strategic planning initiative that included local government, public agencies, private agencies, homeless advocates, formerly homeless persons, and the business community to develop a ten year plan to end homelessness. This initiative culminated in the 2007 publication of the *Riverside County 10 Year Strategy to End Homelessness* which serves as the strategic plan for all homeless activities in the County of Riverside. The following Five Year Plan Objectives are consistent with this plan and unmet needs:

Preventing New Episodes of Homelessness

- Implement a county-wide homeless prevention strategy that includes utility assistance, deposit assistance, housing search assistance, landlord/tenant mediation, and short term rental subsidies designed to prevent at least half (50%) of the 7,000 homeless who become homeless each year from becoming homeless during the next five years.
- Establish county-wide protocols and procedures to prevent people from being discharged from public and private institutions of care into homelessness.

Ending Chronic Homelessness

- Expand street outreach programs throughout the County to bring social services directly to homeless persons in a more “assertive” way in order to 1) decrease the number of chronically homeless persons each year by at least 10%; and 2) help prevent additional persons from living on the streets for one (1) year or more.
- Create 150 additional shelter beds throughout the County for individuals living on the streets and encourage participation in a case management plan to reduce the length of time a person spends in emergency shelter.
- Create at least 500 units of permanent supportive housing for chronically homeless persons county-wide.

Addressing the Needs of Homeless Families

- Create 75 additional transitional housing units consisting of 225 beds to serve families who are living on the streets and encourage participation in a case management plan.
- Develop 1,500 units of permanent affordable housing for low- and moderate-income individuals who are homeless or at imminent risk of homelessness.
- Create a streamlined benefit applications system featuring a single application process for multiple programs in order to expedite enrollment and access to resources for homeless and those at-risk of homelessness.

Improve the Capacity of the Continuum of Care

- Engage full participation from all homeless prevention, emergency shelter, transitional housing, permanent supportive housing, and related supportive service programs in the County of Riverside’s Homeless Management Information System (HMIS).
- Create a Housing Trust Fund that receives ongoing dedicated sources of public funding to support the production and preservation of affordable housing; further fund homeless prevention activities; and provide ancillary funding for additional supportive services.

Discharge Planning Policies

- Ensure that all appropriate local and State government entities that discharge persons from publicly-funded institutions or systems of care participate in the Discharge Policy Committee

Permanent Supportive Housing

- Develop a “safe haven” program for chronically homeless adults that are seriously mentally ill and may have substance abuse issues.
- Develop multifamily housing for homeless individuals that are mentally ill and may have substance abuse issues.

The Emergency Solutions Grant (ESG) Program, formerly the "Emergency Shelter Grant", is linked to the *Continuum of Care* plan of assistance developed to prevent homelessness and enable homeless individuals and families to move toward independent living. The Emergency Solutions Grant provides unprecedented flexibility to confronting homelessness and consolidates HUD's existing competitive homeless programs into a single, streamlined program, the Continuum of Care Program.

The primary agency that coordinates the linkages between other groups to implement the County's "Ending Homelessness in Ten Years" Plan is the **Department of Public Social Services (DPSS)**, the "umbrella" anti-poverty agency for the County of Riverside. The goal is self-sufficiency accomplished by moving poor families out of poverty. DPSS interacts with people on many levels, thereby impacting their daily lives through child care, education, employment, training, health and human services, homelessness and housing. EDA will continue to work closely with DPSS in servicing the needs of homeless during the ensuing five years. This joint effort has worked successfully in the past and the County agencies pledge their continuing support of the endeavor.

FY 2011/2012 Programs and Activities:

**Table 4a**  
**Summary of Homeless Activities**  
**ESG Funded**

2011/12 Program/Activity	2011/12 Geographic Distribution	2011/12 Proposed Funding	2011/12 Proposed Persons to Serve	5 Year Proposed Persons to Serve
<b>Homeless Assistance: <u>Emergency Housing</u></b>	1 <sup>st</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup>	ESG - \$115,000	ESG - 1,270 Persons	ESG - 4,600 Persons
<b>Homeless Assistance: <u>Supportive Services</u></b>	CW	ESG - \$40,000	ESG - 10 Persons	ESG - 785 Persons
<b>Homeless Assistance: <u>Transitional Housing</u></b>	1 <sup>st</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup>	ESG - \$215,000	ESG - 1,163 Persons	ESG - 3,825 Persons
<b>Rapid Re-housing/Homeless Prevention</b>	CW & 4 <sup>th</sup>	ESG - \$131,200	ESG - 72 Persons	ESG - 0 Persons
<b>EDA Administration</b>		ESG - \$40,637		
<b>TOTAL</b>		<b>ESG - \$541,837</b>	<b>ESG - 2,515 Persons</b>	<b>ESG - 9,210 Persons</b>

Geographic Distribution: Refer to the map (Appendix e) District & Minority Concentration.



### 3. Homelessness Prevention and Rapid Re-Housing Program (HPRP)

The Homelessness Prevention and Rapid Re-Housing Program (HPRP) is one time special funding made available to the County through the American Recovery and Reinvestment Act of 2009 (federal stimulus funds). The County received an allocation of \$4,276,900 for up to three years to provide financial assistance and services to either prevent individuals and families from becoming homeless or to help those who are experiencing homelessness to be quickly re-housed and stabilized. The County has established the following budget for the local HPRP program:

<b>HPRP Estimated Budget Summary</b>			
	<b>Homelessness Prevention</b>	<b>Rapid Re-housing</b>	<b>Total Amount Budgeted</b>
Financial Assistance	\$1,492,056	\$1,400,000	\$2,892,056
Housing Relocation and Stabilization Services	\$564,115	\$564,115	\$1,128,230
<b>Subtotal</b> (add previous two rows)	<b>\$2,056,171</b>	<b>\$1,964,115</b>	<b>\$4,020,286</b>
Data Collection and Evaluation <sup>3</sup>			\$42,769
Administration (up to 5% of allocation)			\$213,845
<b>Total HPRP Amount Budgeted<sup>4</sup></b>			<b>\$4,276,900</b>

In September, 2009, the County entered into a "sub-grant" agreement with the Housing Authority of the County of Riverside (HACR) to implement and administer the Riverside County HPRP program. HACR has prior experience in serving homeless individuals and families and is an active member of the Riverside Continuum of Care. The Riverside County HPRP program began operations on October 1, 2009.

HPRP services are targeted to low-income and extremely low-income households that with temporary assistance can sustain housing on their own once HPRP assistance is discontinued. HPRP Services include financial assistance for housing, utility, and moving costs; housing case management services; housing location services; and linkages to other community resources. The County anticipates serving approximately 385 households with Homelessness Prevention services and 150 households with Rapid Re-housing services over the course of the funding period.

As of March 31, 2011, HACR has expended \$2,018,530 in HPRP grant funds which translates to a 48.41% expenditure rate. In addition to this financial assistance, program staff fielded over 7,500 public inquiry calls for housing assistance, processed 3,338 HPRP applications and assisted 613 households comprised of 1,954 family members.

HPRP program objectives over the course of the remainder of the grant include:

1. Increasing the number of homeless individuals and families assisted with HPRP funds;
2. Shortening the length of stay in an emergency shelter for entering shelter residents with income at or above SSI levels; and

3. Increasing outreach to high risk neighbors with residents who are facing "imminent homelessness."

#### 4. Economic Development

##### Five-Year Consolidated Plan Economic Development Priorities:

A primary objective for the County is commercial rehabilitation assistance and infrastructure improvements in designated commercial corridors as identified by the County as low- and moderate-income areas. The County has implemented an economic development strategic plan that utilizes a combination of public and private sector financing to stimulate economic development through the following:

- The acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings or real property.
- The provision of assistance (such as loans, grants, and technical assistance) to private non-profit business.
- Microenterprise assistance to facilitate economic development, including financial support (such as grants and loans), technical assistance, and counseling.

##### Five-Year Economic Development Objectives:

The County has access to Redevelopment Agency funding for community and economic development activities (direct and indirect assistance) within project areas throughout the County. The goal of the County is to provide economic incentives and assistance to attract businesses to strategic locations as a means of addressing poverty and promoting investment in low-income areas using private, local, State, and Federal investment funds.

##### Resources:

The County has identified the following resources that are potentially available over the next five years to implement these fundamental Objectives:

- US Department of Commerce, Economic Development Administration
- Community Development Block Grant (CDBG)
- Redevelopment Agency funding
- Coachella Valley State Enterprise Zone
- Industrial Development Bond funding
- Recycling Market Development Zone
- Desert Communities Federal Empowerment Zone
- Inland Empire Small Business Development Center (SBDC)
- Small Business Finance Corp-CDC
- Small Business Administration
- Tech Coast Angels
- Tri-Tech Small Business Development Center
- Workforce Investment Act (WIA)
- Foreign Trade Zones

- Southwest California EDC

The County's Economic Development objectives during the 2009-2014 Five-Year Consolidated Plan include the following:

- The Economic Development Division plans to authorize new industrial and commercial Fast Track projects to create full-time jobs, increase wages, and capital investment in land, buildings, and equipment;
- Partner with the state, universities, and community colleges to upgrade the skills of employees from manufacturing firms;
- Development and support of a technology transfer facility near the University of California, Riverside and other areas of the county;
- Assistance in finding property and buildings for businesses to locate into;
- Partner with cities, economic development corporations, utilities, and private corporations to promote the county as a location for business investment and job creation;
- Provide job seekers with employment, education and training services through the Workforce Development Centers;
- Offer vital business solution services by conducting a business assessment throughout the business community to provide needed incentives and benefits such as access to reliable workers and on-the-job and customized training; and
- Assist youth with academic, workforce preparation, career planning, and character development through the Youth Opportunity Centers.

#### FY 2010/2011 Programs and Activities:

**Table 5**  
**Summary of Economic Development Activities**  
**CDBG Funded**

2011/12 Program/Activity	2011/12 Geographic Distribution	2011/12 Proposed Funding	2011/12 Proposed Businesses to Serve	5 Year Proposed Businesses to Serve
ED - Direct Financial Assistance to For-Profit Businesses (18A)	CW	CDBG - \$100,000	1 - Businesses	2 - Businesses
ED - Micro-Enterprise Assistance (18C)	4 <sup>th</sup>	CDBG - \$20,947	14 - Businesses	0 - Businesses
<b>TOTAL</b>		CDBG - \$120,947	15 - Businesses	2 - Businesses

As listed in Section IA of this document, the County also has access to approximately \$167,874,500 of Redevelopment Agency Funding for community and economic development activities (direct and indirect assistance) within project areas throughout the County. These

programs help reduce unemployment, increase average wages, and provide basic vocational and employment training enabling targeted groups to become gainfully employed and economically self-sufficient.

The County has also implemented a Small/Intermediate Business Revolving Loan Fund (SMBRLF) using CDBG funds for the purpose of creating employment opportunities and the leveraging of non-CDBG resources.

It is anticipated that the first business to be assisted with the County's SMBRLF is *PHS-MWA Aviation Services* located in Temecula. PHS-MWA, or Pacific Hydraulic Systems/Motor Winding Associates, would receive a \$250,000 loan for relocation expenses, equipment, computers, and phone system for their newly leased facility in Temecula, adjacent to their existing facility.

PHS-MWA is a FAA certified repair station. The company is a full-service repair and manufacturing facility providing comprehensive repair support for all models of Airbus, Boeing, and Douglas commercial and military aircraft. The company provides products and services, including cargo systems, cargo power drive units, Oair chillers, galley inserts, electro-mechanical components, hydraulic systems, and landing gear components.

It is anticipated that PHS-MWA will create at least 8 new FTE positions with the CDBG funds, of which at least 5 will be filled by persons with low/moderate incomes.

## **5. Consolidated Plan Public Facility and Infrastructure Priorities**

### **Five-Year Consolidated Plan Public Facility Priorities:**

The County's public facility priorities are to construct, reconstruct, rehabilitate, or install public facilities and improvements for the primary benefit of low-income persons. Facilities include:

- Senior Centers
- Centers for the Disabled and Handicapped
- Facilities for Homeless and AIDS Patients (not operating costs)
- Youth Centers
- Neighborhood Facilities
- Parks and Recreational Facilities
- Child Care Centers
- Health Facilities
- Fire Station Improvements
- Facilities for Abused and Neglected Children
- Lead-based paint Removal
- Non-Residential Historic Preservation

### **Five-Year Consolidated Plan Infrastructure Priorities:**

To effectively identify and improve Riverside County's public infrastructure and to assist and benefit low-income persons through community and economic Development, the County will utilize organizations in the private and public sector to develop strategies to address the following:

- Flood Drain Improvements
- Water and Sewer Improvements

- Solid Waste Disposal Improvements
- Street Improvements
- Sidewalks
- Removal of Architectural Barriers

### **Five-Year Public Facilities Objectives:**

Public facility investments can increase access to support services and lead to better coordination among service providers. Objectives established to meet priority needs include:

- Provide or expand public facilities and community centers, to include those that serve special needs, such as child Care Centers, senior centers, youth centers, park and recreation facilities, neighborhood facilities, health facilities, facilities for abused and neglected children, and facilities for AIDS patients.
- Develop multi-agency, multi-service centers to deliver services more efficiently and effectively.

### **Five-Year Infrastructure Improvement Objectives:**

Maintain quality and adequate infrastructure, and ensure access for the mobility impaired. Objectives established to meet priority needs include:

- Construct, improve, or replace infrastructure such as curbs, gutters, sidewalks, water/sewer, and flood drains in lower-income areas to improve community health and safety.
- Provide street and sidewalk repairs to increase safety and access in lower-income neighborhoods.
- Increase community access through ADA improvements.

## **6. Community Development Block Grant Recovery Program (CDBG-R)**

Title XII of Division A of the American Recovery and Reinvestment Act of 2009 (Public Law 111-005, approved February 17, 2009) appropriated \$1 billion to carry out the CDBG program under Title I of the Housing and Community Development Act of 1974 on an expedited basis. The grant program under Title XII is commonly referred to as the CDBG Recovery (CDBG-R) program. Congress clearly intends that CDBG-R funds should primarily be invested in economic development, housing, infrastructure and other public facilities activities that will quickly spur further economic investment, increased energy efficiency, and job creation or retention. HUD strongly urged grantees to use CDBG-R funds for hard development costs associated with infrastructure activities that provide basic services to residents or activities that promote energy efficiency and conservation through rehabilitation or retrofitting of existing buildings. While the full range of CDBG activities is available to grantees, the Department strongly suggested that grantees incorporate consideration of the public perception of the intent of the Recovery Act in identifying and selecting projects for CDBG-R funding.

All of the projects selected by the County of Riverside to receive CDBG-R funds meet the requirements of Title XII of Division A and Section 1602 of the Recovery Act and are as follows:

**FIND Regional Food Distribution Center Improvements (CDBG-R 2)** The new 36,000 square foot food distribution center located within a recently constructed facility (finished February 2009) incorporates modern energy efficient features including insulation, glazing, lighting,

heating/cooling, and water conservation. The facility is fully-operational at this time with the CDBG-R funded improvements and fixtures in place. The more efficient design and layout of the food distribution center will result in reduced operation time of forklifts as well as reduced idling time of large trucks and other vehicles. In addition, the new facility will enable trucks and vans to be loaded or emptied in faster time resulting in the need for fewer vehicle trips. The new facility also has larger and more energy-efficient cooler and freezer areas/rooms thereby eliminating the need for older, stand alone units. The construction/installation activities resulted in the creation of 3.50 ARRA (full time equivalent - FTE) funded temporary construction jobs.

**Home Gardens Sidewalk and Pedestrian Safety Improvements (CDBG-R 3)** Basic sidewalk, curb, and gutter improvements will result in increased pedestrian safety and accessibility to the Home Gardens Library, Fire Station and Elementary School. Furthermore, rehabilitation of the existing roadway and gutter improvements will improve storm water drainage and safely convey storm water flows to proper storm drain facilities. It is anticipated that these construction activities associated with this basic infrastructure project will create (35) temporary construction jobs, such as cement mason, fence builder, laborer, operating engineer, as well as jobs in various construction related trades including surveying, geotechnical and material testing, and construction inspection. Construction of the sidewalk, curb, and gutter improvements began in January 2011. The project is more than 95% complete with minor work items remaining. The expected completion date is April 2011.

**Hemet Area Senior Services Center (CDBG-R 4)** The renovation and modernization of the Hemet Area Senior Services Center will incorporate various energy-saving upgrades including insulation, weatherization, lighting, and water conserving plumbing improvements. In addition, the landscaping will incorporate water conserving measures. It is anticipated that the project will create temporary jobs in various construction related trades including surveying, materials testing, and inspection. In addition, this new facility will provide for the increase and expansion of senior services at the main Senior Center. The expanded facility will allow for a (10-15%) increase in the number of seniors utilizing the Center. For many working families, adult day care is just as much of a financial burden as child care. Affordable adult care allows these families to seek and retain employment. The Bid Opening began January 26, 2011 for this project. Hamel Contracting, Inc was chosen as the lowest responsive bidder with a contract amount of \$1,738,168.00. The construction agreement, budget, and bid bonds have been reviewed by Agency Counsel. The documents were approved by the Board of Directors on April 12, 2011. Construction began April 18, 2011. The expected duration of the project is 120 calendar days.

## **7. Code Enforcement**

### **Five-Year Consolidated Plan Code Enforcement Priorities:**

Code Enforcement is a priority community development need, especially in the lower-income and blighted target areas throughout the County. Code Enforcement priorities consist of inspecting substandard structures that have been determined to be uninhabitable and pose a threat to public health and safety in deteriorated areas. Code enforcement together with public/private sector improvements is expected to reverse the decline in these areas. At this time, other resources are also being used for direct code enforcement activities including redevelopment agency and general funds.

**Five-Year Code Enforcement Objectives:**

The Code Enforcement division is responsible for enforcing over 15 County ordinances relating to public nuisances, zoning violations, and other issues relevant to the needs of the unincorporated communities. The goals of the Code Enforcement Division are: "to maintain enforcement responsiveness that reflects public needs and concerns regarding health and safety, and to provide uniform, effective, and timely code enforcement services to unincorporated Riverside County."

The County continues to provide comprehensive code enforcement programs through the Code Enforcement Department's Neighborhood Enforcement Teams. Code Enforcement is identified as a priority, especially in the lower-income and blighted target areas throughout the County. Code Enforcement priorities consist of inspecting substandard structures that have been determined to be uninhabitable and pose a threat to public health and safety in deteriorated areas. Code enforcement together with public/private sector improvements are expected to reverse the decline in these areas.

To further augment the County's Code Enforcement efforts, the County's Redevelopment Agency offers various programs within the thirty-six (36) Sub-Areas of the five (5) Project Areas throughout the County. These programs include facade improvements, graffiti abatement, demolition grants, public facilities, and affordable housing.

**FY 2011/2012 Programs and Activities:**

**Table 7**  
**Summary of Code Enforcement Activities**  
**CDBG Funded**

2011/12 Program/Activity	2011/12 Geographic Distribution	2011/12 Proposed Funding	2011/12 Proposed Projects/Persons	5-Yr Proposed
Code Enforcement (15)	City of Lake Elsinore & 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> & 5 <sup>th</sup>	\$1,075,000	6 Projects/ 100,210 Persons	5 Projects/ 90,070 Persons

Geographic Distribution: Refer to the map (Appendix e) District & Minority Concentration.

**8. Interim Assistance****Five-Year Consolidated Plan Interim Assistance Priorities:**

Limited improvements will be made to areas with determinable signs of physical deterioration when the improvements are intended to arrest deterioration prior to permanent improvements being made or when the activity will alleviate conditions threatening public health and safety. These include special neighborhood clean-up campaigns within low-income neighborhoods that remove bulky items, debris, and dangerous conditions within targeted communities.

**Five-Year Interim Assistance Objectives:**

At this time, the County is committing CDBG funds for a *Special Neighborhood Clean-Up Campaign* through the Community Improvement Program (CIP). CIP helps residents create a safer living environment, remove blight, and take an active role in the improvement of their community. The CIP works with communities and their leaders in their respective districts to provide educational materials and resources to residents including: community cleanups, Spanish/English workshops, school

assemblies, and community information fairs. They attend community meetings and participate with other County departments in answering questions and providing information on health and safety ordinances, job training, childcare, emergency assistance, and foreclosure prevention.

Residents regularly contact CIP for help in finding programs available for the removal of unwanted vehicles, mobile homes, and accumulated debris and rubbish. CIP Specialists not only work closely with residents but also with the Code Enforcement officers in the field to help with these issues. Partnering with many agencies, CIP refers residents to them for help as needed:

- Board of Supervisors' staffs
- Economic Development Agency
- Environmental Health
- Animal Services
- Office on Aging
- Adult Protective Services
- C.A.R.E. (Curtailling Abuse Relating to the Elderly)
- Riverside County Waste Management
- Community Centers/Leaders

CIP staff provides the resources and tools for residents so they can voluntarily comply with ordinances and their communities can continue to improve and thrive in a self-sufficient manner.

**FY 2011/2012 Programs and Activities:**

**Table 8  
Summary of Interim Assistance Activities  
CDBG Funded**

2011/12 Program/Activity	2011/12 Geographic Distribution	2011/12 Proposed Funding	2011/12 Proposed Projects	5-Yr Proposed
Interim Assistance	CW	\$300,000	1 Project/ 100,210 Persons	30 Projects 587,910 Persons

**9. Public Services**

**Five-Year Consolidated Plan Public Service Priorities:**

The main purpose is to provide the necessary financial and technical resources to support the establishment and expansion of a variety of public service activities for the primary benefit of low-income persons. Consistent with this objective, the following are the County's CP Public Service Priorities:

- General Public Services
- Senior Services
- Services for Disabled and Handicapped
- Legal Services



- Youth Services
- Transportation Services
- Substance Abuse Services
- Battered and Abused Spouses
- Employment Training
- Crime Awareness and Prevention
- Fair Housing Activities
- Tenant/Landlord Counseling
- Child Care Services
- Health Services
- Abused and Neglected Children
- Mental Health Services
- Screening for Lead-Based Paint and Lead Hazards Poisoning
- Subsistence Payments
- Homeownership Assistance
- Rental Housing Subsidies

#### **Five-Year Public Services Objectives:**

The County's overall objective is to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons and ensure access to programs that are related to a variety of social concerns. The County's five-year objectives are to establish, improve, and expand existing public services. The following are the specific five-year objectives:

- Services for at-risk youth
- Services for seniors, and disabled persons including transportation services
- Child care and services for abused and neglected children
- Services for victims of domestic violence and/or abuse.
- Health and substance abuse services
- Crime awareness/prevention
- Fair Housing activities including the education of consumers and property owners in landlord/tenant laws and responsibilities and implement the recommendations in the Analysis of Impediments to Fair Housing Choice.
- Operating costs for homeless/AIDS patients programs
- Employment services

**Table 10**  
**Summary of 2011-12 Proposed CDBG Projects to be Funded**

Program Type	Dollars	% of Total
<i>CDBG Funds</i>		
CDBG Administration / Fair Housing Administration (\$144,895)	\$1,608,948	20.00%
Housing Programs	\$400,000	4.97%
Public Services *(Includes four (4) Homeless activities-Table 4b)	\$1,150,429	*14.30%
Economic Development	\$120,947	1.51%
Public Facilities and Infrastructure Improvements	\$3,389,418	42.13%
Code Enforcement	\$1,075,000	13.36%
Interim Assistance	\$300,000	3.73%
<b>TOTAL</b>	<b>\$8,044,742</b>	<b>100%</b>

#### 10. Planning and Administration

CDBG Administration \$1,608,948 - The funding will provide staffing and overall program management, coordination, monitoring, and evaluation for the CDBG program.

Fair Housing Program \$144,895 (from County's CDBG Administration allocation) - Funds will be used to affirmatively further fair housing by providing a fair housing community outreach program to various groups, including, but not limited to, the following; farm workers, low income individual, tenants, homeowners, landlords, realtors, and County officials. Elements of the program will include anti-discrimination, landlord/tenant services, education-outreach activities, training/technical assistance, and enforcement-complaint screening.

HOME Admin \$288,161 - Funds will be used to provide staffing and overall program management, coordination, and monitoring/evaluation of the County's HOME program.

#### 11. County Back-Up Projects and Substantial Amendments

Economic development and public improvement projects often face unexpected delays due to the need to package multiple funding programs, compliance with federal bidding processes, and scheduling projects according to construction seasons. Projects may also prove to be infeasible after the initial stages due to cost and availability of financing. These delays and unexpected factors may impact the County's ability to expend CDBG, ESG, and HOME funds in a timely manner in order to anticipate potential delays in funded economic development and public improvement projects and potential program income, the County also considers funding the following:

**Mobile Community Services Outreach Program** - The County of Riverside will use CDBG funds in the amount of \$50,000 for a mobile outreach social services program targeting homeless

veterans, low-income communities, and other needy individuals. Programs to be provided will include veterans assistance, recreation, health care, employment services, and others.

**Table 11  
County Back-Up Projects**

Project	Estimated Costs	HUD Activity Code	National Objective	CDBG Regulation
Mobile Community Services Outreach Program	\$50,000	05	LMC	570.208(a)(2)(i)(B)

As funding becomes available, one or more of these projects will be activated. Approval of this Action Plan by the County's Board of Supervisors and by HUD will constitute approval of these back-up projects. No amendment to the FY 2011/2012 Action Plan will be needed.

### **Substantial Amendments**

The County of Riverside is required by HUD 24 CFR 91.505 (b) to identify criteria for determining whether a proposed action will be considered a "Substantial Amendment". The County defines the following as substantial amendments and will require public notice and provision of a public comment period:

- Changes in the use of CDBG funds from one eligible activity to another;
- A change in allocation priorities or a change in the method of distribution of funds;
- Carrying out an activity, using funds from any program covered by the plan, not previously described in the action plan; and
- A change in the purpose, scope, location, or beneficiaries of an activity.

### **Public notice and public hearing for substantial amendments**

Any proposed amendment that is considered a "substantial amendment" is subject to the Citizen Participation process, requires formal action by the Board of Supervisors, and approval by HUD. A thirty (30) day public notice is published to provide the opportunity for the public to review and comment on the proposed substantial amendments. The County will consider all comments or views received from the public concerning proposed substantial amendments in accordance with 24 CFR 91.105 (c)(3). A summary of these comments and views, including comments or views not accepted (and the reason why) shall be attached to the substantial amendment.

## **II. Other Actions**

### **A. PUBLIC HOUSING**

#### **Five-Year Consolidated Plan Public Housing Agency Priorities:**

The Housing Authority of the County of Riverside (HACR) owns and operates 469 public housing units within Riverside County. The physical condition of the public housing units varies however the HACR has plans to modernize selected units within the stock of public housing units. Examples of such modernization projects include the replacement of evaporative coolers

with centralized air conditioning, kitchen cabinet upgrades, door replacements, water heater replacements with on-demand units and improvement of thresholds, step downs and walkways to ensure compliance with the Americans with Disabilities Act.-. Planned improvements for the next fiscal year include the replacement of playground equipment at the Beaumont community, improvement of thresholds, step downs and walkways to ensure compliance with the Americans with Disabilities Act the Banning community and El Dorado Garden Apartments and kitchen remodels at the Thermal community.

As of December, 2010, there are 78,996 persons on the waiting list for public housing, and 52,893 persons on the waiting list for Section 8 tenant-based assistance. Based on the large numbers of families waiting for assistance, the HACR five-year goal is to:

- Apply for additional rental vouchers by annually competing for the U.S. Department of Housing and Urban Development (HUD) affordable housing funding available to Public Housing Authorities.
  - Reduce public housing vacancies.
  - Leverage private or other public funds to create additional housing opportunities.
- To this end, the HACR has successful collaborations with the City of Riverside as the project sponsor for the Housing Opportunities for Persons with AIDS (HOPWA) Program and a new Tenant Based Rental Assistance Program for the Homeless.

### **Section 8 and Public Housing Programs**

The Housing Authority of the County of Riverside administers and manages several programs to address the housing needs of residents county-wide. The annual estimated operating budget of \$101 million is allocated to fund Housing Authority projects and programs.

The Public Housing Program provides 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. The property units are operated and maintained by the Housing Authority with funding subsidies from HUD. The Rental Assistance Programs are tenant based utilizing Section 8 (Voucher) Rental Assistance Payments. The Section 8 (Voucher) program assists lower income households with rental assistance to provide an opportunity to live in affordable, decent, safe, and sanitary housing.

### **Five-Year Public Housing Agency Objectives:**

Strategies to serve extremely low-income, low-income, and moderate-income households, including those on the waiting list for Public Housing and Housing Choice Voucher programs:

- Expand the supply of assisted housing by applying for additional vouchers through HUD.
- Reduce public housing vacancies by increasing outreach efforts to potential applicants and strive to accomplish and maintain ninety-five percent occupancy.
- Leverage private or other public funds to create additional housing opportunities.
- Improve the quality of assisted housing by improving customer satisfaction survey score in the areas of communication, safety, and neighborhood appearance. Continue to use customer surveys to monitor and make improvements to the overall level of customer satisfaction.

- Conduct outreach efforts to potential landlords. The HACR coordinates a quarterly landlord briefing in which potential landlords are provided information on the benefits of renting their available units to voucher holders.
- Implement and expand special programs. HACR currently administers the following special needs programs:
  1. **HOPWA Program.** The City of Riverside is the Grantee of the HOPWA formula funding for both Riverside and San Bernardino County. The HACR as the Project Sponsor administers the HOPWA grant throughout Riverside County. The goal of the HOPWA program is to prevent homelessness for individuals and/or families that have AIDS/HIV, by providing long term rental assistance through the Housing Options Program and Short Term Rental, Mortgage and Utility Assistance through subcontractors in the community that serve this population (i.e.: Catholic Charities, Desert AIDS Project, Bienestar, etc). The Housing Options Program provides 90 units of permanent affordable housing via tenant based rental assistance to households at or below 80% of the Area Median Income.
  2. **Shelter Plus Care Program.** This program provides 110 units of permanent supportive housing for homeless persons with severe disabilities. Of these 110 units, more than half (64 units) are reserved for chronically homeless individuals to aid in the reduction of homelessness within the County. The Housing Authority partners with the Department of Mental Health, the City of Riverside's Homeless Street Outreach Team, and local HIV providers to ensure that all participants are provided with in-depth supportive services which foster self-sufficiency.
  3. **Court-Referral Program.** Families that have been identified as ones who would benefit from housing and would likely be successful in completing court programs and self-sufficiency programs are referred for Special Admission Vouchers to the HACR from Riverside Court Services. All families participate in our FSS program in order to enable them to become self-sufficient and free of government assistance.
  4. **Emancipated Foster-care Youth Program.** This program targets ten recently emancipated foster care youth, 18-20 years old. Youth will receive housing assistance, supportive services and will be enrolled in the family self sufficiency program, to give them the tools and opportunities to successfully transition from foster-care to independent, self-sufficient living.
  5. **Family Unification Program.** This program provides 300 Section 8 vouchers to families engaged in the child welfare system who lack adequate housing to be reunified with their children. The Department of Public Social Services identifies eligible families within their caseloads and refers such families to the Housing Authority for voucher issuance. Transitional supportive services are provided by the Department of Public Social Services in keeping with the family's reunification plan. The families also participate in the Housing Authority's Family Self Sufficiency Program to provide additional tools and resources which support family stability.
  6. **Tenant Based Rental Assistance Program.** This program is a pilot rapid re-housing and homeless prevention program funded through the City of Riverside. The TBRA program provides a twelve month transitional rental subsidy which assists homeless individuals and families to successfully transition to market rate housing. The City of Riverside's Homeless Street Outreach team and other local

providers provide intensive case management to prepare participants for economic self-sufficiency during the course of the twelve month program.

7. **Veterans Affairs Supportive Housing Program (VASH).** The VASH program which was implemented in October, 2009, is collaboration between the Housing Authority and the Loma Linda VA Medical Center to meet the housing needs of homeless veterans in Riverside County. The Housing Authority was allocated 155 Section 8 vouchers reserved exclusively for homeless veterans. The Loma Linda VA Medical Center refers eligible veterans and provides ongoing clinical support to ensure housing stability.

To improve the management and operation of the HACR's public housing developments, the asset management model was implemented in FY 2008. This asset management model eliminates the centralized functions and incorporates a property specific focus. Plans are underway to build offices and workshops for the Public Housing Property Managers to conduct normal daily duties and the Maintenance Workers to perform their daily work. Both central warehouses have been eliminated under this model. Services by the Public Housing Property Manager and the Maintenance Worker will be site specific and the HACR will no longer operate out of two centralized offices and warehouses. To date, five offices have been completed and the additional five offices will be completed in the next 18 months. On a quarterly basis information is gathered regarding the financial, physical, and management performance of each property. The reports detail move-outs, vacant unit turnaround times, lease renewals, unit work order status, and evictions. This information has been utilized to determine whether or not a property is performing according to standards. These quarterly reports are maintained by the Director of the HACR. If a property is identified as non-performing, staff then proceed to make recommendations that address the areas of non-performance. The HACR Fiscal department has been monitoring all fiscal and budget performances via monthly budgets vs. actual reports and financial statements. The HACR will continue to utilize the Capital Fund Program to modernize our units which includes those units identified as in need of restoration or revitalization.

#### **FY 2011/2012 Strategy to Encourage Home Ownership and Decline in Reliance:**

Through its Resident Opportunity and Self-Sufficiency (ROSS) Program, the Housing Authority seeks to facilitate the successful transition of residents from public housing residency to economic independence. This initiative builds upon the efforts of the local welfare plan and other self-sufficiency efforts of the Housing Authority and targets public housing residents who are receiving welfare assistance.

To assist families living in Affordable Public Housing, the Community Service, and Self-Sufficiency Requirement was reinstated. The Community Service and Self-Sufficiency Requirement is intended to assist adult public housing residents in improving their own economic and social well-being and give these residents a greater stake in their communities. The Community Service and Self-Sufficiency Requirement will allow residents an opportunity to "give something back" to their communities and facilitates upward mobility. The Family-Self Sufficiency Program (FSS) was established to assist Section 8 residents and enable families to gain economic independence from all governmental assistance. There are currently 444 participating families. To date, 198 FSS participants have achieved economic self-sufficiency and no longer require any form of rental and welfare assistance.

To assist first-time homebuyers, the Housing Authority has established a Homeownership Program (HP). The HP assists eligible participants in the Section 8 program that are also a part of the FSS Program. Outreach efforts have also extended to the residents of the Public Housing 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 EDA's First-Time Home Buyer Program (FTHB) and Mortgage Credit Certificate Program (MCC). There are currently 233 participants enrolled in the Homeownership Program. A total of 51 HP participants have purchased homes. 35 of the first-time homebuyers were from the FSS Program, 2 were from the Public Housing Program, and 14 were from the Section 8 Mortgage Voucher Program which allows a family to utilize their Section 8 voucher for a portion of their mortgage.

The Housing Authority actively promotes homeownership among all program participants. This promotion includes Homeownership Assessment Surveys which are mailed to Section 8 participants and posted on the Housing Authority's website. Those interested in homeownership complete the survey and return the completed survey to the Homeownership Coordinator. Once received the Homeownership Coordinator will review the survey and determine if the family has sufficient income to start the homeownership process which includes reviewing their credit worthiness. The Homeownership Coordinator works closely with each family to identify any barriers they may have in becoming homebuyers and sets up an individual service plan with each adult family member that identifies the barriers, the steps each adult family member needs to take to eliminate the barrier, and the time frame in which to do so.

## **B. LEAD-BASED PAINT HAZARD REDUCTION**

National studies estimate that 75 percent of all residential properties built prior to 1978 contain lead-based paint (LBP). In a special tabulation of homeowner and renter data utilizing HUD and Census 2000 data, referred to as the Comprehensive Housing Affordability Strategy (CHAS) Data gathered from the State of Cities Data System (SOCDS), there were a total of 198,419 renter and owner households at or below 80 percent median family income (MFI) in the County of Riverside. There were a total of 55,066 extremely low-income households ( $\leq 30\%$  MFI); a total of 57,357 very low-income households ( $> 30$  to  $\leq 50\%$  MFI); and a total of 85,996 low-income households ( $> 50$  to  $\leq 80\%$  MFI).

The Residential Lead-Based Paint Hazard Reduction Act of 1992 changed the federal approach for addressing LBP and increased the emphasis on prevention of childhood lead poisoning through housing-based approaches. The new strategy requires jurisdictions to focus on ways to implement practical changes in older housing units to protect children from lead hazards. Given the extent of lead poisoning in the County, high priority is assigned to reducing lead-based paint hazards.

*The following are programs or proposed actions to evaluate and reduce lead-based paint hazards in the County:*

**Lead-Based Paint Hazard Control Program.** The Riverside County Department of Public Health (DOPH) Office of Industrial Hygiene (OIH) administers the Lead-Based Paint Hazard Control Program throughout Riverside County. 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. The program activities primarily include inspection and testing of housing constructed prior to 1956 in target areas, hazard control treatments and abatement, blood lead screening, temporary relocation of families, and community outreach and education. To

identify potential households that may contain lead hazards, OIH conducts various community outreach activities at schools and other community events to grow awareness of the health risk of lead poisoning.

**Lead Hazard Inspections for County programs.** Lead-based paint containing up to fifty percent lead was in common use and available until the mid-1970's. In 1978, the Consumer Product Safety Commission banned the manufacture of paint for use of interior and exterior residential surfaces and furniture. It is a program goal for the County that all homes identified for rehabilitation under the County's CDBG, HOME or RDA-funded programs be submitted for lead hazard inspection if the home was built prior to 1956 and if there exists children of age 6 or under in the home. This includes any home that is being considered for the County of Riverside's First-Time Homebuyer Program (FTHB) if the same circumstances exist.

**Childhood Lead Poisoning Prevention Program.** As a further tool in the identification of the lead hazards in the home, the OIH operates California's 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.

**Lead Hazard Reduction Compliance and Enforcement Program.** In 2009, the OIH was awarded a 3 year, \$3,000,000 grant from the State of California for the Lead Hazard Reduction Compliance and Enforcement Program. The program's goal is to provide technical expertise in lead-based paint management. The OIH expects the program to be ongoing with additional funding through 2012.

**Lead Hazard Control Program.** State law, as implemented by Senate Bill 460, grants authority to local health departments to require the enforcement and prosecution of persons who refuse to abate lead hazards in housing occupied by low-income families with children. The Lead Hazard Control Program is funded under this grant and implements SB 460 which allowed changes to State health and housing laws to make creating lead hazards a crime.

**Fair Housing Council Lead-based Paint Awareness Hazard program.** The Fair Housing Council of Riverside County also administers a comprehensive lead-based paint awareness hazard program throughout the County. Their programs and services include outreach, education, information dissemination, training, and referrals.

**Lead Safe Training and HEPA Vacuum Lending Program.** OIH proposes to train Regional Occupational Program (ROP) construction students and the general public using HUD lead safe training modules. OIH purchased 5 commercial grade HEPA vacuums which are available to low-income residents who want to do their own interim control work. The residents are trained through the Lead Hazard Compliance Program.

**Lead Hazard Control Outreach.** The OIH has Memorandum of Understanding (MOU) and Support Letters with the following agencies: the Riverside County Economic Development Agency; the Housing Authority of the County of Riverside; the Desert Alliance for Community Empowerment; the cities of Riverside, Banning and Corona; and Community Action Partnership of Riverside County. The OIH sub-grants outreach services to the Center for Community Action and Environmental Justice and Fair Housing Council of Riverside. All of these partners distribute



program literature at service counters and promote Lead-based Paint Program services to their clients.

### **C. ADDRESSING OBSTACLES TO MEETING UNDERSERVED NEEDS**

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The primary objective of the County's CPD programs is the development of viable urban communities by providing decent, safe, and sanitary housing, and expanding economic opportunities principally for persons of low and moderate-income. The mission of meeting and addressing these community, social, and economic development needs of low-income persons and their communities is of paramount importance to the County. Unfortunately, there are barriers and challenges hindering the development and implementation of important programs intended to serve those most in need.

The most important step in addressing obstacles to community development is identification and evaluation. In Riverside County, obstacles for CPD-funded activities include language and culture, location and geography, limited resources, and program restrictions and regulations. The County and nearly all CPD sub-recipients have bilingual staff sensitive to cultural traditions, issues, and values. Furthermore, many of our public notices, including notifications of CPD funding cycles and upcoming Citizen Participation meetings, are published in Spanish.

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general lack of funding resources available to public and private agencies that serve the needs of low- and moderate-income residents. Both private foundations and public agencies have been impacted by the recent economic downturn. As noted previously, the amount of resources available to address social, community, and economic development goals pale in comparison to the recognized needs. To address this obstacle, the County strongly encourages its own agencies as well as cooperating cities and other sub-recipients to seek other resources, forge new partnerships and collaboratives, and to leverage additional funding whenever possible from local, State, Federal, and private sources. The County urges CPD-funded programs and services to be flexible, while at the same time to be as efficient and effective as possible to achieve expected performance outcomes.

Riverside County is geographically very large; many of the targeted lower-income communities are located in remote rural areas, in the suburban fringe, and within large urban settings. An effective tool used by the County is the community-based forum. These include the Community Councils, Municipal Advisory Councils, and County Service Area Advisory Boards. These non-elected public bodies provide ideal forums for residents and other stakeholders to express their concerns and assess community development needs. Also, the County and other organizations have the opportunity to directly discuss programs, plans, projects, etc., during these meetings.

### **D. REMOVING BARRIERS TO AFFORDABLE HOUSING**

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Barriers to affordable housing are frequently caused when the incentive to develop such housing is removed due to excessive development costs, governmental regulation, and community opposition. Some development costs are driven by economic conditions and other factors that affect the real estate market. These are often beyond the control of local government. Examples of private barriers include the cost of labor and materials, contracting fees, and the cost of land. However, other development

costs, such as project processing fees charged for planning and plan check services, fall under the control of local governmental agencies.

To some extent, federal and state environmental regulations, ultimately implemented at the local level, historically have added, and continue to add to the cost of development. However, public policy approved by local government to address community issues and concerns potentially affects the cost of all development projects through the adoption and implementation of ordinances, housing elements, land use plans, fee schedules, and development standards. The imposition of additional taxes on homeowners increases the cost of maintaining and living in a house or apartment and can be a barrier to home ownership, particularly for low- and moderate-income households. Moreover, public opposition over the location of affordable housing can be detrimental to a project once it enters the public hearing process and may result in the denial of the project.

The primary purpose of governmental regulation of land development is to guide development in an orderly fashion, ensure adequate provision of public services and facilities, protect existing development from incompatible land uses, and protect the health, safety, and welfare of the public. Government regulation is generally beneficial to the housing needs of the public, since the development review and approval process is necessary to insure decent and safe housing. However, government regulation of land development can become a constraint to the production of housing, particularly affordable housing, in the following ways:

1. Increases in development processing fees
2. Zoning that restricts or precludes residential development
3. Lengthy development review and approval process
4. Imposition of excessive development standards may increase the cost of residential development without creating a real benefit to the public.

The County uses a multi-faceted strategy to address barriers to affordable housing. Limited resources dictate that strategies be focused on the most effective tools possible. A major focus involves the use of both financial and processing assistance to maximize as many housing units as possible. This approach allows the County to quantify affordable housing production and make adjustments to development strategies as necessary.

Development fees and approval delays add to the cost of development. In addition, inflation can increase the cost of both materials and labor. These factors combined with negative public perceptions serve as a major disincentive to the construction of affordable housing and are seen as obstacles by qualified developers.

The County assistance includes implementation of the following programs:

- Project Ombudsman: This program involves the designation of a staff liaison or Ombudsman to work with affordable housing developers and their representatives.
- Gap Financing: Gap financing offers financial assistance in the form of grants; or below market-interest rate loans; and other favorable repayment terms.
- Fee Subsidies: Under certain circumstances, the County will subsidize the payment of development fees.

- Waivers of Development Mitigation Fees: Under County Ordinance Number 659 fee waivers can be granted for publicly subsidized affordable housing projects.
- Public Opposition as a Barrier to Affordable Housing: The County will continue to educate the public about the social and economic benefits of affordable housing.
- Fair Housing as a Barrier to Affordable Housing: The County will continue to affirmatively further fair housing county-wide.
- Tax Policies: The County keeps property taxes at a minimum and does not have a residential or business utility tax.
- Fast Track and Priority Processing: The intent of this program is to expedite the construction of affordable housing projects through all phases of the approval process.

## E. ACTIONS TO MITIGATE IMPEDIMENTS TO FAIR HOUSING

The County of Riverside, under the direction of the U.S. Department of Housing and Urban Development (HUD), has the responsibility to affirmatively further fair housing within the Urban County area. The County is committed to furthering fair housing choice for all residents regardless of race, color, national origin, ancestry, religion, sex, disability, familial status, marital status, source of income, sexual orientation, or any other arbitrary factor. The County contracts with the Fair Housing Council of Riverside, Inc. (FHCRC) to provide fair housing services such as, public fair housing educational, outreach, and referral activities, for Urban County residents.

The County updated its Fair Housing Impediments Study in FY 2009 pursuant to 24CFR 570.904(c)(1) of the CDBG regulations. The CDBG program is funded and administered by the federal government through the Department of Housing and Urban Development (HUD). The County continues to carry out its CDBG-funded program in accordance with civil rights certifications and civil rights requirements of the Act relating to equal employment opportunity, equal opportunity in services, benefits and participation, and is affirmatively furthering fair housing.

The federal Fair Housing Act of 1968 and Fair Housing Amendments Act of 1988 (42 U.S. Code 3601-3631) are federal fair housing laws that prohibit discrimination in all aspects of housing, such as the sale, rental, lease or negotiation for real property. The Fair Housing ACT prohibits discrimination based on race, religion and national origin. In 1988, the Fair Housing Act was amended to extend protection to familial status and people with disabilities (mental or physical). In addition, the Amendment Act provides for "reasonable accommodations" allowing structure modifications for persons with disabilities, if requested, at their expense, and sets housing code standards for new multi-family dwellings to accommodate the physically disabled.

### Fair Housing Impediments and Recommendations:

The 2009 Analysis of Impediments to Fair Housing choice Report (AI) presented the following potential impediments and recommendations:

Housing impediments are considered to be substantial barriers to fair housing choices for the affected individual/families because impediments potentially prevent access to a basic and vital need to housing. Impediments are known to produce multiple affects on a family's social structure,

enforce negativity, attack the quality of education, exacerbate health and safety problems through overcrowding, and stifle economic growth within communities.

In the past, impediments were primarily seen as race, color, national origin, religion, sex, familial status (presence of children), disabilities, age, marital status, and social economics. Today, FHCRC is seeing the creation of a new impediment due to the results of substandard lending practices within the housing/lending industry. With the impact of this county's high foreclosure rate, FHCRC expects to see an increase of homelessness due to low-income individuals being evicted from their apartments for those individuals who have a job but fell into the trap of purchasing property they could not afford.

This past year, FHCRC has continued to reduce housing injustice through intensified education and outreach activities resulting in an enhanced awareness of fair housing laws and outreach activities. The foreclosure crisis has also proven to be another dilemma for many throughout the County and has made a significant increase in calls for service. The following summary provides a synopsis of FHCRC's activities to further Fair Housing with the County of Riverside.

The following impediments and recommendations were revealed in the 2009 Fair Housing Impediment Study: (Note: Some of the recommended strategies may support already existing or proposed programs within Riverside County. These suggestions are still included to emphasize their importance.)

**Impediment 1: Lack of Affordable Housing**

*Recommendations:*

- Alleviate governmental constraints which add to the cost of housing and developer costs.
- Reduce the cost of housing to the consumer, be it rental or single-family homes, through the elimination of unnecessary governmental actions, policies and regulations.
- Increase the number of Agency funded affordable single and multifamily housing projects.

**Impediment 2: Lack of Available Housing**

*Recommendation:*

- Increase the number of Agency funded affordable single and multifamily housing projects.

**Impediment 3: Marketing and Viewing of Available Units**

*Recommendations*

- Rental property owners, managers, and realtors should be encouraged to provide written information to all applicants which include the listings of all available housing, standard information on the terms and conditions of the application process, posting Fair Housing informational signs and providing Fair Housing literature.

**Impediment 4: Rental Housing Qualification Criteria**

*Recommendation:*

- Encourage rental property owners, managers, and realtors to provide written information to all applicants which include the listings of all available housing, standard information on the terms and conditions of the application process, posting Fair Housing informational signs and providing Fair Housing literature.

**Impediment 5(a): Predatory Lending and Steering**

*Recommendation:*

- Provide homebuyer education, credit counseling, and fair housing counseling and awareness training to the 1st time home buyers and homeowners, particularly low income and very low income applicants.

**Impediment 5(b): Predatory Lending Practices**

*Recommendations:*

- Contract with the Fair Housing Council of Riverside County, Inc. to conduct audit testing.
- Continue to develop, expand and provide more education and outreach to housing providers, community organizations, and the general public requesting housing discrimination, fair housing laws, and services provided by the Fair Housing Council.
- Continue homebuyer education programs and ongoing education for participants in the first time homebuyer program that the Fair Housing Council offers.

**Impediment 6: Foreclosure Crisis**

*Recommendations:*

- Conduct audits periodically to determine the nature, extent and changes to housing discrimination throughout the audited cities.
- Increase foreclosure prevention counseling and mediation to the increasing number of homeowners who are experiencing financial hardships, mortgage delinquency and default due to adjustable rate loans that are resetting, predatory lending practices and sub-prime loans with climbing interest rates.

**Impediment 7: Unequal Treatment in Sale and Rental Housing**

*Recommendations:*

- Conduct audits periodically to determine the nature, extent, and changes in housing discrimination.
- Track complaints to determine the nature, extent and changes in housing discrimination throughout the audited cities.
- Enhance County and Fair Housing Council's anti-discrimination campaigns.
- Promote fair housing laws in rental housing, mortgage lending and real estate sales markets within the audited cities.
- Encourage rental property owners, managers, realtors and lending agents to provide written information to all applicants which includes the listing of all available housing, standard information on the terms and conditions of the application process, posting Fair Housing informational signs and providing Fair Housing literature.

**Impediment 8: Discrimination in Housing Accessibility**

*Recommendations:*

- Provide diversity through education, training, and outreach seminars.
- Continue to enhance community outreach activities and promote Fair Housing law and cultural diversity training.

**Impediment 9: Discrimination in Rates of Housing Loan Approvals**

*Recommendations:*

- Provide homebuyer education, credit and fair housing counseling, and awareness training to first -time home buyers and homeowners.
- Ensure that CDBG cooperating cities have an approved Housing Element that incorporates state mandated density rules into their respective zoning ordinances.

**Impediment 10: Potential impediments created through Housing Elements**

*Recommendations:*

- Ensuring that CDBG cooperating cities have an approved Housing Element that incorporates state mandated density rules into their respective zoning ordinances. (Not all CDBG Cooperating cities evaluated in 2009 study have an approved Housing Element)

**Impediment 11: Potential Impediments Created Through Land Use Controls**

*Recommendations:*

- Ensure that cooperating cities have an approved Housing Element.
- Continue to advocate zoning ordinances that provide Density Bonus projects, a wider range of zoning to meet affordable housing needs, and reduction in developer fees.
- Encourage cooperating cities to establish a wider range of zoning and specific plan implementation to meet affordable housing needs
- Encourage Cooperating Cities to develop zoning codes similar to Riverside County's Ordinance 346.

**Impediment 12: Cost of Housing as an Impediment to Fair Housing**

*Recommendations:*

- Alleviate governmental constraints including the reduction of developer fees
- Encourage each Cooperating City to develop a fast track/priority processing systems for affordable projects.
- Reduce the cost of housing to the consumer, be it rental or single-family homes, through the elimination of unnecessary governmental actions, policies and regulations

**Impediment 13: Shortfalls in the Fair Housing Council's Data Collection**

*Recommendation:*

- Continue to enhance the current tracking system to target the existence or lack of discriminatory practices and tailor specific remedies for problems discovered.

**Impediment 14: Discrimination Based on Disabilities**

*Recommendations:*

- Provide education and outreach to housing providers through seminars or community workshops increasing education regarding current law on discrimination against the disabled.
- Expand or explore the type of disability discrimination prevalent in certain communities and target the outreach appropriately. Future audits could include wheelchair testers and other protected class groups such as persons with AIDS and mentally ill person.
- Work in cooperation with and support the efforts of non-profit community service providers that assist disabled persons in locating suitable housing through information, referrals, and community education.
- Provide education and outreach to housing providers through seminars or community workshops in educating the current law on discrimination against the disabled.

**Impediment 15: Reluctance to Rent to Section 8 Recipients**

*Recommendation:*

- Provide information and counseling to new recipients of government rental subsidies to assist them in dealing with reluctant landlords and finding suitable housing.

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**All impediments will also be addressed by implementing the following recommendations:**

- Promoting fair housing laws in rental housing, mortgage lending and real estate sales markets.
- Continuing to develop anti-discrimination campaign and literature.
- Partnering with the FHC to increase fair housing, first time homebuyer education, and credit and counseling services.
- Broadening the understanding of the diversity of cultures through more education, training and outreach seminars, regarding fair housing laws and cultural sensitivity issues to rental property owners, property management companies and agents, as well as apartment owner associations and renters.

In addition, the EDA will further address impediments identified in the 2009 Fair Housing Study by increasing the number of County funded affordable single and multifamily housing projects and launching the Neighborhood Stabilization Program, thereby substantially addressing the County's need for increased housing.

## **F. ANTI-POVERTY STRATEGY**

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Poverty is defined by the Social Security Administration as the minimum income an individual must have to survive at a particular point in time. Although there are many causes of poverty, some of the "more pronounced" causes of poverty include the following:

- Low income-earning capability;
- Low educational attainments and job skills;
- Discrimination; and
- Person limitations (e.g. developmental and physical disabilities, mental illness, drug/alcohol dependency, etc.)

Some other important causes of poverty related to those mentioned above include: unemployment or underemployment; lack of affordable, decent housing; negative images of people who are recipients of assistance; the lack of available funding; and lack of policy and widespread community support for poverty issues (this includes the lack of additional federal and state funding programs to address the problem of poverty); unaffordable childcare and health care; age; cultural and language barriers; lack of behavioral changes of people in poverty; limited access to services; transportation difficulties; stress; and strained family relationships. All of these barriers make it hard for low-income families to obtain and maintain employment, and therefore housing and basic needs.

Although the many and varied solutions for the reduction or elimination of poverty appear endless, costly, and complex, the County employs a variety of strategies to help reduce the number of households with incomes below the poverty line, including efforts to stimulate economic growth and additional job opportunities. An example would be redevelopment and economic development activities that help create additional jobs. Economic development opportunities, such as higher paying jobs, are very important to low-income persons to gain economic self-sufficiency and live above the poverty level.

As described in the Homeless Strategic Plan section, the County works with DPSS, the "umbrella" anti-poverty agency for the County of Riverside, other jurisdictions, and area non-profits to provide emergency shelters, transitional housing, and the full range of supportive services required to assist this population in achieving economic independence. Along with programs designed to

provide job opportunities, the County provides counseling and assistance in obtaining benefits to qualified individuals and families.

The *Community Action Partnership (CAP)-Riverside County* is another division within the Department of Public Social Services (DPSS). CAP-Riverside is the County's Anti-Poverty Community Action Agency. They assist low-income residents in their efforts to become self-sufficient and have demonstrated their commitment to the principle of community self-help. Through well-planned programs, low-income people attain the assistance, skills, knowledge, and motivation necessary to achieve self-sufficiency.

The goal of the CAP Riverside is to end poverty by offering opportunities for the poor through:

- Education and Wealth Building
- Advocacy
- Community Organizing
- Capacity Building

Another effort, also coordinated by the County's Department of Public Social Services (DPSS), is the CalWORKs GAIN program which is designed to move welfare recipients from dependency to self sufficiency through employment, and to divert potential recipients from dependency.

EDD is also a key collaborator in the provision of job search readiness assistance and identification of local labor market trends. The Employment Development Department (EDD) implements and maintains CalJobs to provide job identification assistance throughout the County.

To the extent possible, the County plans to reduce the number of households with incomes below the Federal poverty level (extremely low-income households earning less than 30 percent of the AMI) through a combination of direct assistance and indirect benefit from neighborhood improvement activities. The County's Five-Year Consolidated Plan will support anti-poverty activities through the following:

- Rehabilitate substandard existing single-family or multi-family housing for income qualified owners or to owners who rent to income-qualified tenants.
- Provide increased affordable homeownership opportunities for low- and moderate - income households, including seniors and disabled.
- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled.
- Encourage economic development in low- and moderate-income areas.
- Provide comprehensive homeless prevention and transitional housing programs
- Provide Childhood Development, Child Care, and Youth Programs
- Encourage Substance Abuse Recovery and Counseling Programs



- Provide Job Training & Skills Development
- Provide Health Programs

The County will continue to strive to increase affordable housing collaborative efforts with public and private sector entities, numerous advisory agencies, Community Housing Development Organizations (“CHDOs”), lending institutions, as well as other service providers including Catholic Charities, Office on Aging, and Code Enforcement.

Efforts to increase the participation of the CDBG, HOME, Low-income Tax Credit, Federal, State and other local housing program sources will be directed at:

- Strengthening the housing service delivery system by working more closely with the Housing Authority and by collaborating with non-profit organizations;
- Integrating the redevelopment and community development block grant housing Programs;
- Increasing the involvement of the Desert Advisory Council and the Municipal Advisory Council (MAC); and
- Working more closely with identified Community Housing Development Organizations (“CHDOs”) as well as local city governments.

The following Riverside County EDA Housing Programs coordinate with other programs and services to produce and preserve affordable housing and meet the goals and objectives of the County’s Consolidated Plan and Redevelopment Housing Program:

- Home Ownership
- Mortgage Credit Certificate (MCC) - Intended for interested buyers and real estate salespersons, the MCC entitles qualified home buyers to reduce the amount of their federal income tax liability. This tax credit effectively increases the homebuyer's purchasing power, which helps them qualify for a mortgage.
- First-Time Home Buyer (FTHB) Program - (Temporarily Closed – see RHP) Downpayment and Closing Cost Assistance for qualified families to purchase a new home.
- Redevelopment Homeownership Program (RHP) - Downpayment assistance for first-time homebuyers of low to moderate income to purchase a home within the unincorporated areas of the County of Riverside and County Redevelopment Areas. For more information contact 1-(800) 909-0079.
- Neighborhood Stabilization Homeownership Program (NSHP) - The primary objective is to address the problem of abandoned and foreclosed homes in targeted areas within Riverside County. The Program is available to anyone who has not owned a home in the last three years, has an annual income that is not greater than 120% of the area median income as published by the U.S. Department of Housing and Urban Development (HUD), and is purchasing a foreclosed home in the County of Riverside. This Program provides purchase price assistance as a silent second loan in the amount of twenty percent (20%) of the purchase price of the home. EDA purchase price assistance will be secured by a deed of trust recorded in second position. The first loan must be a fully amortized, fixed rate; thirty-year mortgage.

The Program can also provide home repair assistance to the home purchased, incorporating energy-efficient improvements which will provide long-term affordability, increased sustainability and attractive housing and neighborhoods. Activities in the NSHP home repair assistance will include items such as curb appeal and landscaping after the close of escrow. However, all home repair items will be identified prior to closing. Total combined amount of purchase price assistance and home repair assistance cannot exceed \$75,000. NSHP Repair Assistance will be secured by a deed of trust recorded in third position, behind the first mortgage and second deed of trust for the purchase price assistance.

The MCC, FTTHB, and RHP programs may be combined with other homebuyer programs that are offered by participating cities, participating lenders, and homeownership counseling services by HUD approved providers.

- Mobile Home Tenant Loan (MHTL) Assistance Program - Loans for qualified mobile home/coach owners who are tenants of unpermitted mobile home parks.

### **Home Repair - Improving Conditions of Substandard Housing**

- Home Repair Program (HRP) -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 (HQS) and enhance the exterior appearance of their properties.
- Senior Home Repair (SHR) Program - The SHR Program provides one-time grants to qualified low-income senior homeowners (62 years or older) or low-income handicapped persons of any age to repair or improve their homes. The grant requires that the repairs and or enhancements address health and safety issues exclusively.
- Manufactured Home Replacement Program (MHRP) - MHRP provides assistance to low-income households for the replacement of existing substandard owner-occupied mobile homes and ancillary infrastructure improvements in the unincorporated areas of the County of Riverside and within County Redevelopment Project Areas. Assistance is provided in the form of a zero percent (0%) interest loan secured by a deed of trust against the property for an amount to replace the substandard unit inclusive of all related ancillary costs.

### **Housing Development - New Construction, Acquisition, and Rehabilitation**

- Home Investment Partnerships Act (HOME) Program - Intended for builders and developers, the HOME Program is designed to provide development of affordable housing to lower-income households, to expand the capacity of non-profit community housing development organizations (CHDOs), and to strengthen the ability of state and local governments to develop and implement affordable housing strategies towards local needs and priorities.
- Infill Housing Program - The Infill Housing Program, "Build 2005," is designed to promote the 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.
- Redevelopment Agency (RDA) Housing Projects - On an ongoing basis, the RDA solicits proposals from builders and developers to expand affordable housing opportunities for low-income and special needs households in the unincorporated areas of the County of Riverside and within County Redevelopment Project Areas. RDA Housing Application.

- NSP-2 for Acquisition, Rehabilitation and Rental of foreclosed and bank-owned single-family homes.
- NSP-4 for Acquisition and Rehabilitation of foreclosed and vacant multi-family properties, or the construction of new multi-family rental projects.

### Rental Assistance

- Section 8 Housing Choice Voucher Program – The Section 8 rental voucher program provides rental assistance to help low and moderate income families afford decent, safe, and sanitary rental housing.
- Affordable Public Housing – low-income family rental housing in Riverside County.

## G. INSTITUTIONAL STRUCTURE

### 1. Public Institutions

#### County Agencies:

The County of Riverside, EDA will implement the 2009-2014 Consolidated Plan and FY 2011/2012 Action Plan through the following agencies and organizations:

**Riverside County Economic Development Agency (EDA):** EDA serves as the lead agency in coordinating and monitoring the use of federal funds and is responsible for the administration of all HUD CPD programs for Riverside County. CPD program administration is structured by dividing the County into Supervisorial Districts (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup>). Individual staff members have been assigned to work in each of these areas and participate in a variety of activities at the local level.

**The Redevelopment Agency (RDA):** The RDA is a separate legal entity administered by the EDA and is charged with the responsibility of coordinating activity within the County's five (5) redevelopment project areas and thirty-six (36) sub-areas throughout the County. The RDA provides resources through its tax increment and bond proceeds to address numerous health and safety issues; economic development, facade improvements, graffiti abatement, demolition grants, affordable housing, public facilities, and public safety.

**The Housing Authority (HA) of the County of Riverside** is empowered under the State Housing Authority Laws to provide safe and sanitary housing for low-income persons. The HA provides the following programs: Section 8 Rent Subsidy Program (8,235 vouchers), Public Housing Program (469 units), a Family Self-Sufficiency (FSS) program (Section 8 participants), Housing Opportunities for Persons With Aids (HOPWA), the Shelter Plus Care program in partnership with Mental Health Department, and also works with the Child Protective Services Division of the Department of Public Services assisting 227 families with children.

**The Department of Public Social Services (DPSS)** is the "umbrella" anti-poverty agency for the County of Riverside. The goal is self-sufficiency accomplished by moving poor families out of poverty. DPSS interacts with people on many levels, thereby impacting their daily lives through child care, education, employment, training, health and human services, homelessness, and housing. EDA works closely with DPSS in serving the needs of the homeless.

The Continuum of Care Homeless Assistance Program is administered by DPSS. The program provides assistance to non-profit sponsors to develop transitional and permanent housing to provide supportive services to homeless persons. The initial goal is to reduce homelessness within the county by 50% during the first five years of implementation of the developed strategy. This initial goal will be promoted throughout the county in order to encourage support from a wide-range of community stakeholders including businesses, community service groups, corporations, faith-based agencies, for-profit agencies, local government, neighborhood groups, non-profit organizations, and private foundations. Planning to end homelessness approach involves focusing new and existing tools and resources on three sub-populations of homeless persons that encompasses all homeless and at-risk of becoming homeless person within the County. The three sub-populations of focus by DPSS will include:

- Chronic Homeless Persons;
- Episodic Homeless Persons; and
- Person at-risk of Becoming Homeless

EDA will continue to work closely with DPSS in servicing the needs of homeless during the ensuing five years. This joint effort has worked successfully in the past and EDA pledges its continuing support of the endeavor.

**The Community Improvement Program (CIP):** The goals of the CIP division, under the umbrella of the Economic Development Agency, are: "to maintain enforcement responsiveness that reflects public needs and concerns regarding health and safety, and to provide uniform, effective, and timely code enforcement services to unincorporated Riverside County." CIP uses CDBG funds to provide interim assistance including the removal of accumulated trash, to low-income communities.

**Code Enforcement:** The County continues to provide various Housing Code Enforcement/Rehabilitation Programs through the Code Enforcement Division, under the umbrella of the Transportation and Land Management Agency. This Division is responsible for enforcing over 15 County ordinances relating to public nuisances, zoning violations, and other issues relevant to the needs of the unincorporated communities. Code Enforcement currently uses CDBG funds to pay for costs associated with the enforcement of local codes.

### Participating Cities

The following cities participate in the County's CPD program and are responsible for delivering specific programs and activities in their communities:

- |                               |            |
|-------------------------------|------------|
| a. City of Banning            | District 5 |
| b. City of Beaumont           | District 5 |
| c. City of Blythe             | District 4 |
| d. Canyon Lake                | District 3 |
| e. City of Cathedral City     | District 4 |
| f. City of Desert Hot Springs | District 5 |
| g. City of Indian Wells       | District 4 |

- |                          |            |
|--------------------------|------------|
| h. City of La Quinta     | District 4 |
| i. City of Lake Elsinore | District 1 |
| j. City of Murrieta      | District 3 |
| k. City of Norco         | District 2 |
| l. City of San Jacinto   | District 3 |
| m. City of Temecula      | District 3 |

## 2. Major Nonprofit Organizations

This section provides a sampling of the many non-profit organizations that provide viable and essential services to low-income residents.

### Senior Services

Family Service Association of Western Riverside County  
Wildomar Senior Leisure Community

### Youth Services

Corona-Norco Family YMCA  
Boys and Girls Club of Southwest County

### Homeless Services

Operation Safe House, Inc.  
Path of Life Ministries  
Lutheran Social Services

### Handicapped Services

Include Me, Inc.  
New Vision

### Domestic Violence

Alternatives to Domestic Violence  
Safe Alternatives for Everyone

### Health Services

Michelle's Place, Breast Cancer Resource Center  
Martha's Village and Kitchen

## 3. Community Development Housing Organizations (CHDO)

The County is required to allocate a minimum of 15% of its HOME funds for use by certified Community Housing Development Organizations (CHDOs) for new construction, acquisition, and/or rehabilitation of affordable rental housing. CHDOs are required to recertify with the County annually to be eligible to apply for HOME funds. To recertify, CHDOs must meet the guidelines defined in Section 92.2 of the HOME final rule, 24 CFR part 92. In allocating CHDO funds, the County requires CHDOs to direct their activities towards low- and moderate-income households. These activities include providing affordable housing for low-income households and appropriate housing for elderly and disabled households. The County is in compliance and anticipates exceeding the 15% threshold.

Coachella Valley Housing Coalition is currently certified as a CHDO by the County.

#### 4. Actions to Address Gaps in Delivery System

Addressing the community, social and economic development needs of low- and moderate- income people throughout Riverside County is a comprehensive and overwhelming undertaking. No one agency or organization alone can successfully accomplish the task. The formation of sustainable partnerships and collaboration is essential. These efforts bring more than just leveraged financial resources to a project; they provide additional experience, knowledge, information, facilities, strategies, and other valuable resources. The County encourages a system for sharing resources and a network through which this information may be provided.

Consequently, the County has developed and implemented the 2009-2014 Five-Year Consolidated Plan and subsequent Action Plans through such public, nonprofit, and private sector partnerships and collaboration. These efforts have been instrumental in meeting the wide-range of community development needs in the County. The County will continue to encourage and support the formation of these joint efforts for projects and activities that create viable, self-sufficient communities; decent, affordable housing; a suitable living environment; and expanded economic development opportunities for low-income persons.

The delivery system required for the provision of essential community development services and programs is comprehensive and complex. This system is further complicated by the geographical challenges of the County. The distance between communities and cities contributes to the impediments encountered by private, non-profit, and County agencies attempting to provide public services to low-income residents. With the number and variety of participants in the delivery system it can be difficult to establish priorities and to allocate resources.

The distance between communities is compounded at times by the difficulty of coordination among the various government agencies and the private sector. This lack of communication can create service delivery problems for providers and residents alike and may increase the possibility of a client falling through the gaps and not receiving the services required.

The following issues have been identified:

- Geographic location of governmental, private, and non-profit agencies
- Communication gaps between the private and public sectors
- Lack of public awareness of services and needs
- Local politics and agendas
- Local policies and procedures
- Institution barriers (service area and competition for limited funding source)
- Under utilization of non-profit agencies as partners

- Language barriers
- Community apathy
- Funding policies on programs
- Cultural views, belief, and acceptance of government assistance

The County will continue to take specific actions to overcome these obstacles by using all available resources such as, annual meetings with service providers and improving communication by posting notices and information on websites.

## **H. COORDINATION**

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The County continues to expand its relationships with a variety of groups and agencies in an effort to better meet the needs of the community. Addressing the community, social, and economic development needs of low- and moderate- income people throughout Riverside County is a comprehensive and daunting undertaking. No one agency or organization alone can successfully accomplish the task. The formation of sustainable partnerships and collaboration is essential. These efforts bring more than just leveraged financial resources to a project; they provide additional experience, knowledge, information, facilities, strategies, and other valuable resources.

Consequently, the County has developed and implemented the 2009-2014 Five-Year Consolidated Plan and subsequent Action Plans through such public, nonprofit, and private sector partnerships and collaboration. These efforts have been instrumental in meeting the wide-range of community development needs in the County. The County has taken the initiative to develop more opportunities and will continue to encourage and support the formation of these joint efforts for projects and activities that will create viable, self-sufficient communities; decent, affordable housing; a suitable living environment; and expanded economic development opportunities for low-income persons.

## **I. PROGRAM SPECIFIC REQUIREMENTS**

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### **1. Community Development Block Grant (CDBG)**

#### **Funding Available**

Riverside County's CDBG allocation for Fiscal Year 2011-2012 is \$8,044,742. These funds will be leveraged to assist in the development of viable urban communities, provide decent housing, to encourage a suitable living environment, and to expand economic opportunities, primarily for persons of low- and moderate - income. The funds are distributed between the five Supervisorial Districts and 13 cooperating cities using a "fair-share" formula, which is based on a formula that accounts for population levels, overcrowding, and poverty. (See Exhibit 1 for allocation details). Additionally, the County anticipates receiving \$60,000 in program income.

The commitment of CDBG funds for housing programs in the County varies year-by-year. Specific programs identified in the 2011-2012 program year include the Housing Rehabilitation Program, Enhanced Senior Home Repair, and Fair Housing Administrative Services.

### **Basis for Allocating Investments and Assigning Priorities**

The overall priority for the Action Plan is to use these Federal funds to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. The national objectives and performance outcome measurement system established by HUD are the basis for assigning priorities to needs for which funding may be allocated.

In order for an activity or project to be eligible for funding, it must qualify as meeting one of the three national objectives of the program:

- 1) Principally benefit (at least 51%) low and moderate income persons;
- 2) Aid in the prevention of slums or blight; or
- 3) Meet community development needs having a particular urgency.

The objective and outcome that will be achieved is included in each of the planned activities and is identified using the following numbering system that ties to the Community Planning and Development Performance Measurement System developed by HUD.

The primary objective of the CDBG program is to develop viable urban communities, based on this intent it must be determined which of the following three objectives best describe the purpose of an activity:

- Provide decent housing;
- Provide a suitable living environment; and/or
- Expand economic opportunities, principally for lower income persons.

Each activity must also meet specific performance outcomes that are related to at least one of the following:

- Availability/Accessibility;
- Affordability; or
- Sustainability (Promoting Livable or Viable Communities)

In addition to national objectives and performance measurements, the County must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the County's service delivery system. The County received input through outreach efforts helping to prioritize funding for community facilities, community services, homeless facilities and services, housing, economic development, and public improvements. Projects are reviewed and funding allocations are made based upon the above criteria, including the projects ability to reach and serve the areas and persons with the greatest need.



## Application Process

The County's annual CPD cycle starts in the late summer-early fall. A general funding availability notice is published county-wide. On-line Application notices are sent to all current recipients, previous applicants, and any and all organizations submitting a request. All Cooperating Cities are also sent a notice stating when they should have a similar application available on their individual web-sites. The on-line application provides applicants with application due dates, anticipated funding amounts, application submittal procedures, and any programmatic changes.

Upon receipt, an application is reviewed and thoroughly evaluated for completeness, eligibility, national objective, and the projects ability to reach and serve the areas and persons with the greatest need. Other criteria include project readiness, innovation, leveraging, and cost-benefit analysis.

The application is then rated using criteria such as: quality of program design; % leveraging; % benefit to Low/Mod persons; and priority community development need.

Next, the applications are evaluated based on the following broad principles:

A community that values diversity; respects culture, ethnic and individual differences; and provides equal opportunity and access to services.

A community where youth and children can thrive and succeed, with adequate education, healthcare, and nutrition.

A community that has a labor force able to secure and maintain employment.

A community that provides senior citizens and disabled persons with the support needed to secure, to function independently, and to contribute to the community.

A community that has an adequate supply of affordable housing distributed throughout the community.

The County is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with less than 50 percent of the area median income, particularly those with extremely low incomes (less than 30 percent of area median income), are priorities.

The County has established priorities for allocating CPD funds based on a number of criteria, including: the established need; urgency of the need; cost efficiency; eligibility of activities/programs; funding program limitations; capacity and authority for implementing actions; consistency with countywide goals policies, and efforts; identified gaps in service; availability of other funding sources to address specific needs; comments and correspondence from interested agencies and organizations; and feedback from the general public.

Based on a comprehensive needs assessment, priority ranking was assigned to each category of housing and community development needs according to the following HUD criteria:

**High Priority:** Activities to address this need are expected to be funded with CPD funds during the five-year period.

**Medium Priority:** If CPD funds are available, activities to address this need may be funded during the five-year period.

**Low Priority:** The Urban County will not directly fund activities using CPD funds to address this need during the next five-years

**No Such Need:** The Urban County finds there is no such need for activities or the need is already substantially addressed.

The Cooperating Cities follow a similar process and submit their final funding allocations to EDA for review and incorporation into the proposed One Year Action Plan.

The proposed One-Year Action Plan is prepared and a public hearing is held.

The applications and funding recommendations are then submitted to the Board of Supervisors for consideration. Upon final funding allocations, the final One Year Action Plan is prepared and submitted to the Board of Supervisors for approval. The One-Year Action Plan is then submitted to HUD at least 45 days prior to the start of the program year.

## 2. HOME

### Funding Available

Riverside County's anticipated HOME allocation for Fiscal Year 2011-2012 is \$2,881,610. The proposed allocation of HOME funds is as follows: \$1,080,604 new Construction, \$1,080,604 for direct homeownership, \$432,241 for CHDO set-aside, and \$288,161 for administration costs. The County will not be receiving American Dream Down payment Initiative (ADDI) program funds for this program year. Additionally, the County anticipates receiving \$100,000 in HOME program income the upcoming year.

### HOME Match Requirements

The HOME regulations require a 25% match for all HOME funds used. The match requirement is applicable only to those HOME funds expended for eligible activities associated with specific projects. HOME funds used for administrative and planning costs, Community Housing Development Organizations (CHDOs) operating expenses, and capacity building of CHDOs is exempt from the match requirement.

The 25% match requirement for HOME projects is met either by contractual obligation of the project sponsor or by Riverside County's accumulated match funds. The County will also encourage contributions from various entities with non-federal funds that are earmarked for affordable housing activities.

### Recapture Provisions

For acquisition of existing housing, the County has elected to employ the recapture of funds option described in the HOME Regulations at 24 CFR 92.254(a)(5)(ii).

If a HOME assisted housing unit is sold or otherwise transferred during the required affordability period, the County will recapture HOME funds from the net proceeds of the sale of the property.

The net proceeds of the sale shall be determined as the sales price minus the senior loan repayment and closing costs. Recaptured funds will be recycled through the County's HOME Investment Partnership fund in order to assist other HOME eligible activities.

#### **HOME Program Specific Requirements**

The County of Riverside will only use the forms of investment described in 24 CFR 92.205(b). Also, the County has no plans to use HOME funds to refinance existing debt secured by multifamily housing that is to be rehabilitated with HOME funds as described in 24 CFR 92.206(b).

The County of Riverside has incorporated into its HOME agreements the requirement that all developers adopt affirmative marketing procedures and requirements. The County encourages the use of different forms of media to solicit applicants and to inform the public of Federal fair housing laws; these include local newspapers, local radio stations, community contacts, written communication to fair housing, and other groups.

In order to ensure inclusion of minority business enterprises and women business enterprises, the County's HOME agreements require that an acceptable minority outreach program be established. Also, as part of a pre-construction conference, the County will strongly emphasize to the developers and contractors the importance of hiring and utilizing minority business enterprises and women business enterprises to the maximum extent possible.

#### **First-Time Home Buyers (FTHB) Program**

The First-Time Home Buyer (FTHB) Program provides HOME funds for down-payment assistance to low and very low-income households that have not owned homes within a three-year period. The program is available for households with an annual income that is no greater than 80% of the area median income as published by HUD. The FTHB Program provided 20% of the purchase price with a 15-year affordability period as a "silent second" loan.

Properties that were acquired using Riverside County NSP 1 funds are not eligible for FTHB assistance. Foreclosed, bank-owned properties in NSP target areas are not eligible for FTHB assistance until the exhaustion of NSHP funds occurs in an effort to expend NSHP funds in NSP target areas.

#### **Recapture Provisions of Homebuyer Assistance**

For acquisition of existing housing by homebuyers, the County has elected to employ the recapture of funds options described in the HOME Regulations at 24 CFR 92.254(a)(5)(ii).

Assistance to homebuyers will be structured as silent second loans, with all payments of principal and interest deferred until sale, transfer or refinancing. If the housing is sold or otherwise transferred during the required affordability period, or if the property is no longer the assisted household's primary residence, the County will recapture HOME funds from the net proceeds of the sale of the property. The net proceeds of the sale shall be determined as the sales price minus senior loan repayment and closing costs. Recaptured funds will be recycled through the County's HOME Investment Partnership fund in order to assist other HOME eligible activities.

#### **Redevelopment Homeownership (RHP) Program**

The Redevelopment Homeownership (RHP) Program provides RDA funds for downpayment assistance to very low, low and moderate income households that have not owned homes within a three-year period. The program is available for households with an annual income that is no greater than 120% of the area median income as published by HUD. The RHP Program provided

20% of the purchase price with a 15-year affordability period as a "silent second" loan. Properties that were acquired using Riverside County NSP 1 funds are not eligible for RHP assistance. Foreclosed, bank-owned properties in NSP target areas are not eligible for RHP assistance until the exhaustion of NSHP funds occurs in an effort to expend NSHP funds in NSP target areas.

### **First-Time Homebuyer Counseling**

In order to be eligible for participation in the First-Time Home Buyer Program, prospective purchasers must complete the minimum requirement of an eight (8) hour Community Homebuyer's Education Seminar, approved by any HUD authorized homebuyer counseling agency. Homebuyers are required to complete this prior to receiving assistance. Online Homebuyer Education is not accepted.

### **Neighborhood Stabilization Program**

The County of Riverside will distribute the NSP funds by targeting areas with the "greatest need" within the NSP Program Area in accordance with the requirements of Section 2301(c)(2) of Housing and Economic Recovery Act of 2008. The County will comply with the "greatest need" targeting requirements by prioritizing the distribution and use of NSP funds to those neighborhoods and communities with the:

- Highest percentages of home foreclosures;
- Highest percentages of homes financed by sub-prime mortgage related loans; and
- Areas most likely to experience a significant rise in the rate of home foreclosure (Predicted 18 month underlying problem foreclosure rate).

NSP funds will continue to be used in four (4) primary activities:

- NSP1 - Acquisition, rehabilitation, and resale to first-time homebuyers
- NSP2 - Acquisition, rehabilitation, and rental, to low income persons;
- NSP3 - Neighborhood Stabilization Homeownership Program (NSHP); and
- NSP4 - Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental projects.

### **NSP 1 ACQUISITION, REHABILITATION, AND RESALE TO FIRST-TIME HOMEBUYERS**

The County of Riverside will acquire and rehabilitate foreclosed, or abandoned (for at least 90 days) single family homes and sell them to income-eligible first-time homebuyers. The County will partner with various public and private non-profit organizations to carry out this activity, including, but not limited to the Housing Authority of the County of Riverside. The final sales price will not exceed the cost of acquisition, rehabilitation, and resale. Acquisitions will average at least 1% below the current market appraised value as determined within sixty (60) days of the date of the purchase offer. Homes may be purchased in bulk from a single seller. The eligible home buyers must not have owned a home in the previous three (3) years, have a household income that does not exceed 120% median and attend a HUD certified home buyer counseling session.

### **NSP 2 ACQUISITION, REHABILITATION, AND RENTAL OF AFFORDABLE UNITS**

The County of Riverside may acquire and rehabilitate foreclosed, abandoned (for at least 90 days) single family homes and rent them to households earning not more than 120% of the County area median income. The County will partner with various public and private non-profit organizations to carry out this activity, including, but not limited to the Housing Authority of the County of Riverside. Acquisitions will average at least 1% below the current market appraised value as

determined within sixty (60) days of the date of the purchase offer. Homes may be purchased in bulk from a single seller.

### **NSP 3 NATIONAL STABILIZATION HOMEOWNERSHIP PROGRAM (NSHP)**

The County of Riverside will offer a financing mechanism to eligible first-time home buyers to enable them to directly acquire foreclosed single family homes using NSP funds. The Neighborhood Stabilization Homeownership Program (NSHP) provides assistance to low, moderate and, middle income households that have not owned homes within a three-year period. The program is available for households with an annual income that is no greater than 120% of the area median income as published by HUD. The NSHP program provides 20% of the purchase price with a 15-year affordability period as a "silent second" loan plus an optional rehabilitation component to enhance the physical appearance of the home and remove all health and safety concerns to satisfy the Housing Quality Standards (HQS). The rehabilitation will strategically incorporate modern, green-building, and energy-efficiency improvements thereby providing increased sustainability and attractiveness of housing and neighborhoods. The total amount of assistance for each home will not exceed \$75,000 (which includes both purchase price assistance and rehabilitation).

Properties that were acquired using Riverside County NSP 1 funds are not eligible for NSHP assistance.

A variety of media will be used to inform the public and potential homebuyers of the homebuyer assistance program including the website: [www.rchomelink.com](http://www.rchomelink.com). Brochures in English and Spanish will be distributed to businesses, schools, and other public areas. The County will partner with community organizations, employment centers, fair housing groups, lenders, and housing counseling agencies which will be in the forefront of disseminating information about the NSHP program

### **NSP 4 ACQUISITION AND REHABILITATION OF FORECLOSED AND VACANT MULTI-FAMILY PROPERTIES, OR THE CONSTRUCTION OF NEW MULTI-FAMILY RENTAL PROJECTS**

The County will partner with various public and private development organizations to provide for the redevelopment or new construction of affordable multi-family rental projects. The County will use and operate this allocation of NSP funds in a form compatible with the use of HOME funds to the extent that NSP and HOME regulations do not contradict.

All designated NSP units will be reserved and affordable to households earning less than fifty percent (50%) of the area median income. The County will require and monitor a regulatory agreement to ensure an affordability period of at least fifty-five (55) years.

NSP funds will be eligible for use in any aspect of development including land acquisition, soft development costs, and hard construction costs.

#### **Recapture Provisions of Homebuyer Assistance**

For acquisition of existing housing by homebuyers, the County has elected to employ the recapture of funds options described in the HOME Regulations at 24 CFR §92.254(a)(5)(ii).

Assistance to homebuyers will be structured as silent second loans, with all payments of principal and interest deferred until sale, transfer or refinancing. If the housing is sold or otherwise

transferred during the required affordability period, or if the property is no longer the assisted household's primary residence, the County will recapture NSHP funds from the net proceeds of the sale of the property. Recaptured funds will be recycled through the County's NSP fund in order to assist other NSP eligible activities.

NSHP funds will be recaptured from the net proceeds of the sale of the property. The net proceeds of the sale shall be determined as the sales price minus senior loan repayment and closing costs.

### 3. Emergency Solutions Grant (ESG) Program

The Emergency Solutions Grant (ESG) program, formerly the "Emergency Shelter Grant", is closely aligned with the *Continuum of Care* plan of assistance designed to prevent homelessness and enable homeless individuals and families to move toward independent living. The new Emergency Solutions Grant signifies a shift in Federal funding to homeless prevention and re-housing efforts, as well as the traditional emergency shelter and outreach activities.

Homeless Prevention originally became an eligible ESG activity category in FY 1989 - adding a new population and a new dimension to the program. More currently, on May 20, 2009, President Obama signed into law the Homelessness Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. The Act provides unprecedented flexibility to confronting homelessness and consolidates HUD's existing competitive homeless programs into a single, streamlined program, the Continuum of Care Program. The new ESG program will provide for flexible prevention and rapid re-housing responses to homelessness-similar to the stimulus HPRP program--so that veterans and others who are either at risk, or who literally become homeless, may receive assistance.

Eligible prevention and re-housing activities include:

- Rental assistance/arrears for short-and medium-term housing (tenant-based or project-based) –Rental assistance for final month at location;
- Security and utility deposits;
- Utility payments
- Housing relocation or stabilization services such as housing search, mediation, or outreach to property owners;
- Moving cost assistance;
- Legal services;
- Credit repair; and
- Other activities related to stabilization and re-housing.

To help prevent the incidence of homelessness in a community, ESG funds can also be used to support a variety of the traditional shelter and outreach activities, including:

- Activities relating to emergency shelter for the homeless, such as renovation, major rehabilitation, or conversion of a building for use as emergency shelter for the homeless;
- Homeless Assistance which applies to the provision of essential services directly to the homeless persons , such as case management; and
- Payment of maintenance and operation expenses (including administration but excluding staffing cost), such as rent, repair, security, fuel, equipment, insurance, utilities, and furnishings.

### Funding Available

The County has allocated the \$541,837 2011-2012 ESG funds to thirteen (13) organizations/projects for essential services, operation/maintenance, supportive services, and homeless prevention costs associated with the shelters for the homeless. Eligible recipients include nonprofit and public agencies. The County ESG grant is matched far in excess of the required minimum amount. (100%)

**Table 14**  
**ESG - Compliance with Funding Caps**

Agency	Essential Services	Operating Costs	Homeless Prevention	Admin	Total
EDA Administration				40,637	\$40,637
Whiteside Manor	\$15,000	\$40,000			\$55,000
Shelter From the Storm	\$15,000	\$25,000			\$40,000
Martha's Village & Kitchen	\$20,000	\$45,000			\$65,000
Alternatives to Domestic Violence	\$7,000	\$8,000			\$15,000
Path of Life Ministries	\$10,000	\$40,000			\$50,000
Lutheran Social Services-Amelia	\$5,000	\$10,000			\$15,000
Lutheran Social Services-Genesis	\$5,000	\$10,000			\$15,000
Operation SafeHouse, Inc- Thousand Palms (Desert)	\$25,000				\$25,000
Operation SafeHouse, Inc- Riverside	\$25,000				\$25,000
Valley Restart Shelter, Inc.	\$10,000	\$15,000			\$25,000
Catholic Charities Riverside			\$15,000		\$15,000
Rapid RE-Housing (HPRP)			\$116,200		\$116,200
Emergency Fund	\$20,000	\$20,000			\$40,000
<b>Total</b>	<b>\$157,000</b>	<b>\$213,000</b>	<b>\$131,200</b>	<b>\$40,637</b>	<b>\$541,837</b>
% of Total	28.98%	39.31%	24.21%	7.5%	100%
Funding Cap	30%			7.5%	

**Geographic Distribution:** Refer to the map (Appendix e) District & Minority Concentration

## Actions to End Chronic Homelessness

The County of Riverside has determined chronically homeless persons are the highest need category within the homeless population. To ensure that the Continuum of Care has adequate resources to effectively engage chronically homeless individuals, the 10 Year Strategy has called for the following activities: expanded homeless street outreach teams to identify and engage individuals who are persistently homeless; additional emergency shelter beds which are linked to intensive case management for the chronically homeless persons; and 500 additional units of permanent supportive housing. The County is committed to provide a range of services to address homelessness which will enable the homeless population to move steadily toward independent living. The best approach for alleviating homelessness will be through a community-based process that provides a comprehensive response to the diverse needs of homeless persons.

### Discharge Coordination Policy

EDA, together with the ESG and CDBG sub-recipients, will continue to cooperate and collaborate with other organizations to develop and implement a comprehensive, County-wide *Uniform Discharge Coordination Policy and Practices (DCPP)*. The DCPP is developed for the purpose of connecting the homeless and those persons threatened with homelessness with supported housing and community-based resources. The overall objective of the DCPP is to reduce the number of persons being released and discharged into homeless shelters, unsuitable accommodations, or homelessness.

## J. MONITORING

In accordance with HUD CPD program regulations, the County continually monitors all CPD-funded sub-recipients and their activities. The County's CPD Program Monitoring Policies were developed and adopted in April 2006, through Administrative Program Notice 2006.01, to ensure compliance with 24 CFR 570.502 (CDBG), 24 CFR 576.61 (ESG), and 24 CFR Part 85.40 (a).

HUD regulation 24 CFR Part 85.40 (a) provides for the general program monitoring responsibilities of the County in the administration of the HUD-funded CPD programs.

*Monitoring by grantees:* Grantees are responsible for managing the day-to-day operations of grant and sub grant supported activities. Grantees must monitor grant and sub grant supported activities to assure compliance with applicable Federal requirements and that performance goals are being achieved. Grantee monitoring must cover each program, function, or activity.

The County has identified two separate yet related components of effective CPD Program monitoring: internal (EDA) and external (Sub-recipients). Internal monitoring encompasses the actions, procedures, and performance of EDA staff - the CSD staff assigned to CDBG and ESG as well as staff assigned to the Housing Ownership and Rehabilitation Division. External or sub-recipient monitoring is directed at those organizations or entities receiving CDBG or ESG funding. These include the cooperating cities and their sub-recipients, Sponsors (non-profits), and County Agencies.

Monitoring activities of sub-recipients are carried out through the following methods:



- Federal Regulatory Compliance – Staff ensures that all CPD funded activities comply with applicable Federal regulations including environmental clearance, labor compliance, procurement procedures, affirmative action, equal opportunity, and fair housing.
- CPD-Funded Project Review – Adherence to community priority needs as set forth in the Five-Year Consolidated Plan. Staff reviews and analyzes all proposed CPD projects.
- Contracts and Agreements – As contracts are written strict controls are placed on the use of funds. County Counsel and staff ensure that all contracts between the County and CPD sub-recipients and sub-tier contracts contain the necessary language detailing HUD and County requirements.
- Project Reporting – Performance measures are established as part of the agreement. CPD sub-recipients are required to submit a report on the programs ability to meet an “overall benefit” requirement on a monthly, quarterly, and annual basis. This enables staff to monitor the effectiveness of the funded projects.
- On-site Visits – EDA staff conducts on-site monitoring visits annually for technical and financial oversight, including progress of the sub-recipient’s work plan, performance schedule, and budget. Maintaining a staff liaison with the recipient eliminates potential problems and resolves performance problems before they become major issues. Site visits include, but are not limited to: monitoring recipients for compliance with the terms and conditions of the executed contract;; assuring that recipients account for proper use and accounting of program income; assuring that recipients submit required organizational audits; assuring recipient’s requests for reimbursement are submitted in a timely manner and in the proper format; and assuring recipients are maintaining current files and records. A *site visit/monitoring sheet*, with findings, is completed by staff, and placed in the project file. If a recipient is found in violation, written notification of findings is provided to the sub-recipient. A follow-up monitoring visit(s) is conducted, if necessary.

The County’s performance as it is related to the Consolidated Plan is discussed in detail in the Consolidated Annual Performance Evaluation Report (CAPER).

- HOME Project Monitoring:  
Each agreement for the use of HOME funds for affordable housing projects is approved by the Riverside County Board of Supervisors and is governed by the HOME agreement which sets forth the guidelines for each project. The majority of HOME agreements require the delivery of HOME project compliance reports on an annual basis. These reports are reviewed on a semi-annual basis for compliance using the HOME agreement requirements and HOME regulations.

In addition to the review of annual compliance reports, compliance staff also conducts yearly site visits. The level of a site visit is based upon program requirements, regulatory agreements, and the use of a risk assessment tool. Staff also facilitates annual Monitoring Technical Assistance Workshops, which are geared towards property owners and property management company personnel to address monitoring requirements and compliance concerns.

## K. CITIZEN PARTICIPATION

### 1. Citizen Participation Process

The County sought and encouraged community-wide participation in the development of the 2011-2012 One Year Action Plan through a community and resident outreach and participation process. To foster community outreach, the County utilized its Citizen Participation Plan which establishes policies and protocols for community outreach and citizen involvement for the use of CPD funds. It was determined that the most appropriate and effective methods to obtain input from residents, service providers, and other interested persons concerning community development needs, issues, and opportunities was through:

1. Citizen Participation Meetings
2. Comprehensive Community Needs Assessment Survey (Incorporated into the Consolidated Plan development process)
3. Urban County Participating Cities

A *Notification of Funding Availability* was published in September 2010 for the CDBG and the ESG programs. From October 2010 through November 2010, the County initiated its Citizen Participation (CP) process by notifying cooperating cities, community members, and public/private sector agencies of the 2011 CPD Program Year. The agency conducted several Citizen Participation Public Meetings throughout the County's CPD program area. Public meetings were held in Cabazon, Ripley, North Shore, and Mead Valley. These communities represent some of the larger unincorporated communities in the County with concentrations of low/moderate income households, minority households, excessive poverty rates, and other community development needs. The public meetings were held at times and locations convenient for potential and actual program beneficiaries. Citizens were invited to attend the meetings to learn about the programs and services available to them, express their views on their community's housing and community development needs, prioritize community needs, and comment on prior program performance. Prior to the Public Meetings, a County-wide notice was published in a newspaper of general circulation and made available on the County of Riverside- Economic Development Agency's website announcing the purpose, date, time, and location of the meetings.

During the CP meetings, staff discuss the anticipated CPD allocations; priority community, social, and economic development needs; and accomplishments. This is an essential part of the planning process for the future use of CPD funds. CP meetings were also held in the cooperating cities to report on past CPD performance, request citizen input in identifying housing and community development needs, and comment upon proposed funding allocations.

The principal stakeholders in the Citizen Participation process are:

- A. The citizens
- B. Community Councils and Municipal Advisory Councils act as the forum for communication between the County and the citizens.
- C. The County Board of Supervisors, who must approve the Federal Grant application and all substantial reprogramming decisions.
- D. Economic Development Agency staff.
- E. Activity sponsors.

As part of the Consolidated Plan development process, the County developed and distributed a comprehensive Housing and Community Development Needs Assessment survey for residents,

service providers, and other stakeholders to solicit community opinions and concerns. The survey was distributed throughout the County and was made available in English and Spanish and was also available on-line.

The survey incorporated seven general needs categories: Community Facilities, Community Services, Infrastructure, Employment and Commuting, Childcare, Economic Development, and Accessibility. Within each category, various subcategories were defined such as Senior Citizen Centers under the Community Facilities category and Health Services under the Community Services category. Respondents were asked to rate each using high, medium, low, or no-need. The survey provided residents the opportunity to identify community needs that could be addressed through CPD programs, as well as to assign priority among these needs.

As stated earlier, the development of the Consolidated Plan is intended to be a collaborative process; therefore, the County sought the assistance from its thirteen (13) participating cities in the development of the County's Consolidated Plan. As a participating city in the Urban County CDBG program, each cooperating city was strongly encouraged to facilitate and support the participation of all residents in the identification and assessment of community development needs by conducting a comprehensive survey, public meetings, and public hearings within their cities.

The Citizen Participation process is necessary to ensure adequate citizen involvement in the determination of Riverside County's community needs and investment in housing, homelessness, community development, and economic development for the five-year Consolidated Plan period. The prioritization and investment decisions are a result of collective efforts and serve to identify immediate and long range needs and objectives.

## 2. Summary of Comments Received

On March 15, 2011 the Public Hearing was held before the Board of Supervisors to hear public comments regarding the proposed 2011-2012 One-Year Action Plan. Representatives from thirty (30) organizations made presentations seeking CDBG or ESG funds. Nine (9) organizations submitted their presentations in writing.

### III. Administration - General

Project:	CDBG Administration	\$1,464,053
Project:	Fair Housing	\$ 144,895
Project:	ESG Administration	\$ 40,637
Project:	HOME Admin	\$ 288,161
<b>Total CPD Administration</b>		<u>\$1,937,746</u>

[General Program Administration, Section 570.206]

CDBG Admin \$1,464,053- The funding will provide staffing and overall program management, coordination, monitoring, and evaluation for the CDBG program.

ESG Admin \$40,637- The funding will provide staffing and overall program management, coordination, monitoring, and evaluation for the ESG Program.

Fair Housing Program \$144,895- Administrative funds will be used to affirmatively further fair housing by providing a fair housing community outreach program to various groups, including, but not limited to, the following: farm workers; low income individuals; tenants; homeowners; landlords; realtors; and County officials and staff. Elements of the program will include anti-discrimination and landlord/tenant services, and will include the following:

- 1) Education-outreach activities during April's National Fair Housing Month, literature distribution, seminars, workshops, and counseling.
- 2) Training and technical assistance-literature enhancement, training and seminars on Fair Housing matters and elimination of impediments, and testing.
- 3) Enforcement-complaint screening, investigations, enhancement of enforcement efforts, audits, and elimination of non-conforming impediments to free housing choice.

HOME Admin \$288,161 - Funds will be used to provide staffing and overall program management, coordination, and monitoring/evaluation of the County's HOME program.

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**PUBLIC NOTICE**

**RIVERSIDE COUNTY  
COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS (CDBG, HOME, ESG)**

**PROPOSED 2011-2012 ONE YEAR ACTION PLAN OF  
THE 2009-2014 CONSOLIDATED PLAN**

The Riverside County Economic Development Agency hereby notifies concerned members of the public, pursuant to 24 CFR 91.105(e), that the County of Riverside Board of Supervisors will hold a public hearing on the Proposed 2011-2012 One Year Action Plan of the 2009-2014 Consolidated Plan, on March 15, 2011, at 1:30 p.m., in the Board of Supervisors' Chambers, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> floor, Riverside, CA. The public may present oral or written comments during the public hearing.

Furthermore, the public may review the Proposed 2011-2012 One Year Action Plan beginning February 10, 2011. Comments on the Proposed Action Plan may be submitted to the addresses below until 9:00 AM on March 15, 2011.

The Proposed One Year Action Plan can be viewed by the public at the following location:

Riverside County Economic Development Agency-Community Services Division  
3403 10<sup>th</sup> Street Suite 500, Riverside, CA 92501  
(951) 955-8916

Riverside County Economic Development Agency-Indio  
44-199 Monroe Street Suite B, Indio, CA 92201  
(760) 863-2650

The Proposed One Year Action Plan can also be viewed on-line at: [www.rivcoeda.org](http://www.rivcoeda.org)

It is anticipated that the Board of Supervisors will approve and adopt the final 2011-2012 One Year Action Plan at its regular meeting of May 3, 2011. The 2011-2012 One Year Action Plan will then be forwarded to the U.S. Department of Housing and Urban Development on or about May 15, 2011.

**EXECUTIVE SUMMARY.** The primary objective of the County's CPD programs is the development of viable urban communities by providing decent housing, a suitable living environment, and expansion of economic opportunities, principally for persons of low and moderate incomes. The One Year Action Plan is a portion of the Consolidated Plan that must be updated annually. It provides detailed information on the resources the County expects to receive and the activities to be undertaken to meet the priority needs identified in the Consolidated Plan. At the completion of the Citizen Participation process and after comments have been received, the County will prepare and submit the final 2011-2012 One Year Action Plan of the Five Year Consolidated Plan to the U.S. Department of Housing and Urban Development. This is anticipated to occur on May 15, 2011.

**ANTICIPATED FUNDS.** Anticipated allocations to be received through the FY 2011-12 HUD appropriations are: \$9,500,000 for the Community Development Block Grant (CDBG) program; \$3,287,919 for the Home Investment Partnership (HOME) program, including the Community Housing Development Organizations (CHDO) program; and \$460,000 for the Emergency Shelter Grant (ESG) program. The County expects to utilize eighty-five percent (85%) of the

CPD funds for activities that will benefit low and moderate-income persons.

**SUMMARY OF PROPOSED ONE YEAR PLAN ACTIVITIES.** The County received 148 proposals for the 2011-12 CDBG funding totaling \$10,749,152.59. The proposed activities included public service, public facility improvements, rehabilitation, interim assistance, and others. Housing assistance proposals include: Home Rehabilitation Program (HRP) loans and Senior Home Repair (SHR) loans and grants (\$500,000). Emergency Shelter Grant Program requests totaled \$1,156,379.00. HOME program proposals include: HOME New Construction (\$1,232,969); HOME Direct Ownership (\$1,232,969); HOME/CHDO Set-Aside (\$493,189); and HOME administration (\$328,792). Proposals for County-Wide Public Facility activities totaled \$800,000. Combined (HOME, CDBG, ESG) general management and administrative activities include oversight of consolidated programs (\$2,269,000).

**DISPLACEMENT.** Planned activities will be designed to minimize the displacement of persons. The provision of relocation benefits to displaced persons and replacement of low-and moderate-income housing units that are demolished or converted to another use as a result of CDBG funded activities will be consistent with the County's Anti-Displacement and Relocation Assistance Plan and provisions of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended.

**CITIZEN PARTICIPATION AND COMMENTS.** The County of Riverside initiated the 2011-2012 CPD Funding cycle in September 2010 with the publishing of the *Notification of Funding Availability* (NOFA) for the CDBG Program and ESG program. The County initiated the *Citizen Participation Process* in October 2010 with the notification of residents, Cooperating Cities, non-profit organizations, service providers, public agencies, and other stakeholders, of the 2011-2012 CPD Funding cycle. The Citizen Participation Process consisted of public meetings in unincorporated communities to receive input from residents and others to identify and assess economic, community, housing, and social development needs in the communities.

**PARTICIPATING COMMUNITIES.** The 2009-2014 Consolidated Plan will cover the unincorporated areas of the County and the following Cooperating Cities: Banning, Beaumont, Blythe, Cathedral City, Canyon Lake, Desert Hot Springs, Indian Wells, Lake Elsinore, La Quinta, Murrieta, Norco, San Jacinto, and Temecula.

**IMPLEMENTATION.** The goals for the 2011-2012 One Year Action Plan of the Consolidated Plan include: creating affordable housing for those of very low, low, and moderate-income; providing home ownership opportunities for first-time buyers; improving conditions of substandard housing and rental housing; addressing farm worker housing needs; ensuring the availability of emergency shelters to address the needs of the homeless; creating housing opportunities for the elderly, especially the frail elderly; creating supportive housing or shelter for persons afflicted with HIV/AIDS; creating rental assistance through subsidy programs; providing short-term shelter for the mentally ill homeless; creating a suitable living environment by improving public facilities and services; and providing economic development opportunities for low- and moderate- income families.

If you have any questions or require additional information about the County's CPD programs, the Citizen Participation process, public hearings, or other information, please contact EDA at (951) 955-8916, (800) 984-1000, or [ewilson@rivcoeda.org](mailto:ewilson@rivcoeda.org).

John Thurman,  
EDA Development Manager - CDBG/ ESG Programs