

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

895



FROM: Economic Development Agency

SUBMITTAL DATE:
August 31, 2011

SUBJECT: Public Hearing on the 2010-2011 Consolidated Annual Performance Evaluation Report (CAPER) for the U.S. Department of Housing and Urban Development (HUD) CPD Funded Programs

RECOMMENDED MOTION: That the Board of Supervisors conduct a public hearing to obtain views and comments of citizens on the HUD-funded CPD programs and the annual submission of the 2010-2011 CAPER.

BACKGROUND: On May 4, 2010, the Board adopted the 2010-2011 One Year Action Plan of the 2009-2014 Consolidated Plan for the County's HUD-funded CPD programs. Pursuant to 24 CFR Part 91.520, the County must prepare and submit to HUD an annual report of the progress that has been made toward accomplishing the goals set forth in the Five-Year Consolidated Plan. The programs covered under the CAPER are Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Shelter Grant (ESG). The CAPER is required to be submitted to HUD within ninety (90) days of completion on the program year. Further, 24 CFR 91.105 requires the County to conduct a minimum of two public hearings at separate stages of the program year. The County has elected to hold one of these public hearings during the preparation on the CAPER.

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

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

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*

County Executive Office Signature Jennifer L. Sargent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone
Date: September 13, 2011
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

9.15

Prev. Agn. Ref.: 16.1 of 4/6/2010; 16.4 of 5/4/2010 | **District:** ALL | **Agenda Number:**

Departmental Concurrence

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

**NOTICE OF AVAILABILITY FOR
PUBLIC REVIEW AND COMMENT
AND NOTICE OF PUBLIC HEARING**

**2010-2011 COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

NOTICE IS HEREBY GIVEN pursuant to the provisions of 24 CFR Part 91.105 of the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Programs, the County of Riverside has prepared and made available for public review and comment the Draft Consolidated Annual Performance and Evaluation Report (CAPER) for the 2010-2011 Program Year. This draft report contains assessments by the County on the use of CDBG, HOME, and ESG funds allocated to the County and other sub-recipients to carry-out projects or activities within Riverside County.

Copies of the Draft 2010-2011 Consolidated Annual Performance and Evaluation Report (CAPER) are available for public review and comment starting 8:00 AM on August 11, 2011, through 5:00 PM September 12, 2011, at offices of the Riverside County Economic Development Agency, located at: 3403 10th Street, 5th Floor, Riverside, CA 92501, and on the EDA website at www.rivcoeda.org.

In order for comments to be included in the County's report to HUD, all comments relative to the CAPER or the County's CPD programs must be submitted in writing to the Riverside County Economic Development Agency no later than 5:00 PM on September 12, 2011 (no late postmarks accepted).

A public hearing regarding the CAPER and the CPD programs will be held on Tuesday, September 13, 2011, at 9:30 A.M., at the meeting of the Riverside County Board of Supervisors, 4080 Lemon St., 1st Floor, Riverside, CA 92501. The public may present oral or written comments concerning the CPD programs during this public hearing.

More information may be obtained by contacting the Riverside County Economic Development Agency: (951) 955-8916; Toll Free at 1-800-984-1000; Fax (951) 955-9505; or via email eawilson@rivcoeda.org.

The Desert Sun
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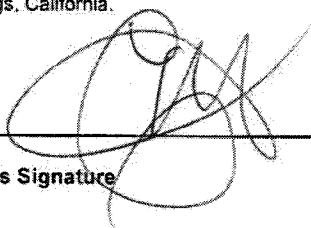
I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: The Desert Sun

8/24/2011

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 24th day of August, 2011 in Palm Springs, California.



Declarant's Signature

No 2850
NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND COMMENT AND NOTICE OF PUBLIC HEARING
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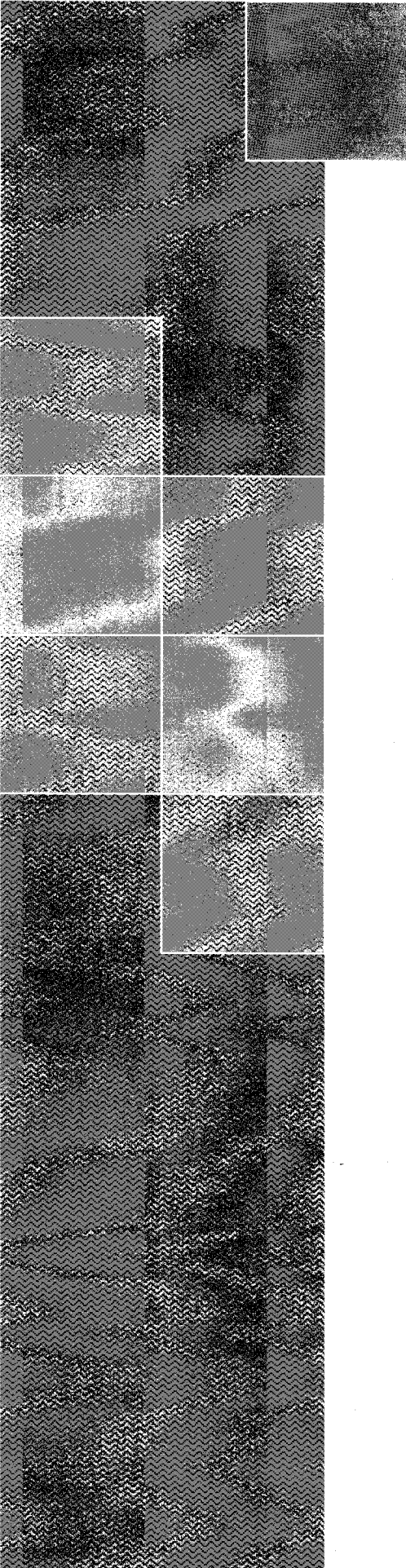
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More information may be obtained by contacting the Riverside County Economic Development Agency: (951) 955-8918; Toll Free at 1-800-984-1000; Fax: (951) 955-9505; or via email esawilson@rivcoeda.org.

Published: 8/24/11



CONSOLIDATED
ANNUAL
PERFORMANCE
AND
EVALUATION
REPORT

JULY 1, 2010 - JUNE 30, 2011

RIVERSIDE COUNTY
ECONOMIC DEVELOPMENT



County of Riverside

Consolidated Annual Performance Evaluation Report

Program Year 2010-2011

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Executive Summary

This is the Consolidated Annual Performance Evaluation Report for the County of Riverside's HUD CPD-funded programs (CDBG, ESG, and HOME) during the reporting period July 1, 2010, through June 30, 2011.

The 2010-2011 HUD-CPD appropriations were: \$9,621,208 CDBG program; \$3,265,475 HOME program, including the Community Housing Development Organizations (CHDO); and \$390,003 ESG program.

The County expended \$13,544,170 in CPD program funding during the 2010-2011 program year that includes \$9,609,064 in CDBG funds, \$3,567,680 in HOME, and \$367,426 in ESG funds.

The County continuously implements comprehensive efforts towards the reorganization of its administration of the CPD-funded programs including new and effective management controls, reporting, program monitoring, performance measures, and policies and procedures.

I. General Assessment

The County of Riverside receives an annual allocation of Community Planning and Development (CPD) funding from the U.S. Department of Housing and Urban Development (HUD) to undertake housing and community development activities. The County is an Urban County under the Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) programs and a Participating Jurisdiction under the Home Investment Partnership Program (HOME). The County of Riverside operated these programs in the unincorporated areas of the County and within thirteen (13) cooperating cities.

In March of 2009, the County adopted a five-year (2009-2014) Consolidated Plan that identified the County's economic, housing, and community development needs and establishes objectives to address those needs. The Consolidated Plan is a comprehensive planning document that identifies the County's overall needs for affordable and supportive housing as well as economic and community development. The Strategic Plan section of the document outlines a five-year strategy for the use of available resources to meet identified needs. Each year of the five-year plan, the County adopts a One-Year Action Plan to further implement the goals and objectives of the Consolidated Plan.

This Consolidated Annual Performance Evaluation Report (CAPER) was prepared in accordance with applicable HUD requirements. It provides a narrative summary of the performance and accomplishments during the 2010-2011 Program Year. This document represents a comprehensive and consolidated year-end report of the County's use of CDBG, ESG, and HOME Programs.

This performance report will summarize the short-term goals and objectives set forth in the 2010-2011 One Year Action Plan and present a comprehensive analysis of the County's performance and accomplishments relative to those goals and objectives. Furthermore, this report will evaluate the performance and accomplishments of the five year 2009-2014 Consolidated Plan and present a progress report on how effective the County has been in meeting its projected long-range goals and objectives.

A. Leveraging Housing and Community Development Resources

As a large county, the County of Riverside has rural, suburban, and urban communities with substantial housing and community development needs. Consequently, the County emphasizes the leveraging of its CDBG, HOME, and ESG entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds. The table below indicates the resources leveraged by the County for housing and homeless activities. The largest source of leveraging for the CDBG program is the County's Redevelopment Agency which expended more than \$101,000,000 of redevelopment agency funds within the unincorporated areas of the County during the 2010-2011 program year. Projects included: Fire Stations,

Sheriff Stations, Libraries, Street Improvements, Drainage/Flood Control, Clearance, Acquisition, Affordable Housing, Farm Worker Housing, Parks/Recreational Facilities, Schools, Community and Senior Centers, and Economic Development.

SUMMARY OF HOUSING RESOURCES

Program	2010-2011 Allocation	2010-2011 Funds Available	Total Funds Expended	Percent Expended	Number Assisted
Formula Grant Programs:					
CDBG (HRP ¹ , SHR ² , HIP ³)	\$425,000	\$425,019	\$382,759	90.0%	36
HOME (including CHDO ⁴)	\$3,265,745	\$5,389,926	\$3,772,478	70.0%	130
ESG ⁵	\$390,003	\$390,003	\$367,426	100%	1,278
Other Funding Sources:					
Section 8 Vouchers, Mainstream, Moderate Rehabilitation	78,262,953	\$78,262,953	\$74,845,573 ⁶	96%	8,795
Public Housing	\$3,035,885	\$3,035,885	\$3,089,258	102%	469
Capital Fund Program	\$740,965	\$1,380,991	\$83,072 ⁷	6%	N/A
HOPWA ⁸ Rental Assistance	\$1,092,174	\$1,092,174	\$1,092,174	100%	991
Shelter Plus Care Program(S+C) Housing Authority	\$1,016,191	\$1,016,191	\$1,016,191	100%	1,435
Farm Worker Housing Grant	\$1,500,000	\$3,345,000	\$360,000	10.7%	31
Mortgage Credit Certificate	\$4,680,275	\$4,359,946	\$2,330,292	53.4%	92
HUD-Funded Continuum of Care ⁹ (CoC) DPSS	\$8,145,473	\$8,145,473	\$6,331,516	77.7%	3059 ¹⁰
Supportive Housing Program (SHP) DPSS	\$6,954,802	\$6,954,802	\$5,144,450	73.9%	2909 ¹¹
Shelter Plus Care Program (S+C) DPSS/HA	\$1,190,671	\$1,190,671	\$1,187,671	99.7%	150 ¹²
HCD ¹³ Emergency Housing Assistance Program (EHAP) DPSS	\$270,053	\$270,053	\$0	0%	N/A
FEMA Emergency Food & Shelter Program (EFSP) DPSS	\$1,278,587 ¹⁴	\$1,278,287	\$0	0%	N/A

¹ HRP: Home Rehabilitation Program.

² SHR: Senior Home Repair.

³ HIP: Home Improvement Program.

⁴ CHDO: Community Housing Development Organization.

⁵ ESG: Emergency Shelter Grant.

⁶ HUD required the HA to utilize reserve funds for FY 10-11 Section 8 Program expenses.

⁷ The Capital fund allotment for FY 10-11 includes ARRA funds which the HA has three years to expend.

⁸ HOPWA: Housing Opportunities for People With AIDS.

⁹ Grant periods for awards under the annual NOFA do not align with FY therefore a FY for CoC HUD funded programs include grants from more than one NOFA award year.

¹⁰ As reported in Annual progress Reports (APRs) received in FY 10/11.

¹¹ As reported in APRs received in FY 10/11.

¹² As reported in APRs received in FY 10/11.

¹³ HCD: Housing and Community Development.

¹⁴ EFSP grant period 11/10 through 10/11. Phase 29 Funds announced on 07/15/2011.

B. Assessment of Five-Year Goals and Objectives

The 2010-2011 CAPER provides a general assessment of activities undertaken during the year by the County and sub-recipients to address priorities, goals, and objectives identified in the 2009-2014 Consolidated Plan. The CAPER further describes actions taken to affirmatively further fair housing, provide affordable housing, address the Continuum of Care, and leverage resources. The remaining sections of the CAPER address specific accomplishments in the CDBG, HOME, and ESG programs during 2010-2011, the second year of implementing the goals and objectives of the 2009-2014 Consolidated Plan.

1. Affordable Housing

2009-2014 Consolidated Plan priorities for affordable housing are:

1. Provide homeownership opportunities for first-time homebuyers and for the low- and moderate-income community;
2. Improve the conditions of substandard housing and substandard existing rental housing affordable to low-income families;
3. Address farm worker and migrant farm worker housing needs in western Riverside County and in the Coachella Valley;
4. Expand the affordable rental housing stock for low-income and special needs households;
5. Provide shelter to the homeless; and
6. Stabilize declining neighborhood conditions due to foreclosures.

Priority #1: Provide homeownership opportunities for first-time homebuyers and for the low- and moderate-income community

Program	2009-2014 Objectives/ FY 2009/2010 Objectives	FY 2010/2011 Accomplishments
First Time Home Buyer (FTHB) Program	5-Year: 50 households FY 10/11: 10 households	During the FY 2010-2011: <ul style="list-style-type: none"> • The County provided down-payment assistance to 23 low-income households and expended a total of \$643,352 in HOME FTHB funds. • Assisted 3 extremely low-income households, 4 very low-income households, and 16 low-income households. • 1 household purchased a new home and 22 households purchased existing homes. • The average assistance per household was \$27,972. • The average home purchase price was \$163,530. • The average first mortgage loan was \$129,871. • 4 of the households used FTHB down-payment assistance to purchase foreclosed homes. • 3 low-income household from the Housing Authority Family Self Sufficiency (FSS) Program were assisted with FTHB down-payment assistance to purchase a home.
Neighborhood Stabilization Program (NSP) NSP-1 Acquisition/Rehab/Resale of foreclosed and bank-owned Single-Family properties	5-Year (2009-2014): 150 FY 10/11: 30	During the FY 2010/2011: <ul style="list-style-type: none"> • Since inception of the program, the County obligated 100% or \$34,649,564 for the first primary activity of acquisition, rehabilitation, and resale to moderate income households. \$16,313,204 in program income has been generated and \$7,370,000 of the program income has been obligated for additional NSP-1 activities. • A total of 192 homes have been acquired, of these, 45 homes were acquired this year. • A total of 81 homes have been resold to moderate-income households, of these, 76 were resold this year. A total of 32 homes have been resold to very low-income households, of these, 26 were resold this year and of the 26, one was sold to an extremely low-income household.
Neighborhood Stabilization Program (NSP) NSP-3 Neighborhood Stabilization Homeownership Program (NSHP, formerly Enhanced FTHB)	5-Year: 190 households FY 10/11: 38 households	During the FY 2010-2011: <ul style="list-style-type: none"> • The County provided NSHP assistance to 16 low-, moderate-, and middle-income ("LMMI") households and expended a total of \$871,652 in NSHP funds; \$664,205 of that total was for purchase price assistance and \$207,447 of that total was for optional, minor rehabilitation (rehab). • 3 low-income households were assisted and 13 moderate-income households were assisted. • 7 households used the optional rehab component. • The average home purchase price was \$212,252. • The average first mortgage loan amount was \$174,023 • The average purchase price assistance per household was \$41,513 • The average rehab component was \$29,635.

Neighborhood Stabilization Program (NSP) NSP-3-1 Acquisition/Rehab/Resale of foreclosed and bank-owned Single-Family properties	5-Year (2009-2014): 150 FY 10/11: 30	During the FY 2010/2011: <ul style="list-style-type: none"> The County obligated 100% or \$7,000,000 of the entire allocation of \$7,000,000 for the primary activity of acquisition, rehabilitation, and resale to LMMI first-time homebuyers. A total of 8 properties were acquired. NSP3-1 affordable housing developers are continuing to identify and acquire properties for this activity.
Redevelopment Homeownership Program (RHP)	5-Year: 50 households FY 10/11: 10 households	During the FY 2010-2011: <ul style="list-style-type: none"> The County provided RHP assistance to 14 low-moderate income households and expended a total of \$626,616 in RHP funds. 13 households purchased existing homes. None of the households purchased new homes. The average home purchase price was \$226,738. The average first mortgage loan was \$184,297. The average RHP assistance per household was \$44,758. 3 low-moderate income households used RHP down-payment assistance to purchase foreclosed homes.
American Dream Down-payment Initiative (ADDI) Program	5-Year: 10 households FY 10/2011: 2 households	During the FY 2010-2011: <ul style="list-style-type: none"> The County did not receive ADDI funding and therefore no closing cost and/or down-payment assistance to any households during the reporting period.
Individual Development Account (IDA)	5-Year: 25 households FY08/09: 5 Households	During the FY 2010-2011: <ul style="list-style-type: none"> The County contributed CDBG funds to the Dept of Community Action's IDA program to assist participants that are saving for down-payment and closing costs.
Mortgage Credit Certificate (MCC)	5-Year: 100 households FY 10/11: 20 households	During the FY 2010-2011: <ul style="list-style-type: none"> A total of 124 MCC's were issued for a total use of \$3,281,465 in tax credit; 2 extremely low-income households were assisted, 17 very low-income households were assisted, 74 low-income households were assisted and 31 moderate-income households were assisted.; The average MCC assistance per homebuyer was \$26,463. The average home purchase price was \$203,262. The average first mortgage loan amount was \$176,423.
Home Investment Partnerships Act (HOME) Program – Self-Help Housing Projects	5-Year: 25 households FY 10/11: 5 households	During the FY 2010-2011: <ul style="list-style-type: none"> Planning and entitlements underway for 11 single-family mutual self-help homes in the City of Desert Hot Springs (<i>Sunset Springs Self-Help Project</i>).
Redevelopment Agency for the County of Riverside (RDA) Infill Housing Program	5-Year: 5 households FY 10/11: 1 household	During the FY 2010-2011: <ul style="list-style-type: none"> Construction is complete for 10 single-family homes located on scattered sites in the unincorporated community of and Mesa Verde (<i>Ripley/Mesa Verde Infill Housing Project</i>). 10 RDA-assisted units will be restricted to first time homebuyers and low-income households for a period of 45 years. 3 out of the 10 homes

		<p>have been sold.</p> <ul style="list-style-type: none"> • Construction underway for 3 single-family homes located in the unincorporated community of Rubidoux (<i>37th and Wallace Infill Housing Project</i>). The RDA-assisted units will be restricted to first time homebuyers and low- to moderate-income households for a period of 45 years upon completion. Construction is anticipated to be completed by September 2011. • In the entitlement process for 2 single-family homes located in the unincorporated community of Mira Loma (<i>Mira Loma Infill Housing Project</i>). The RDA-assisted unit will be restricted to first time homebuyers and low-income households for a period of 45 years. • Planning is underway for a single family home located in the unincorporated community of Rubidoux (<i>Molino Way Infill Project</i>). The home will be restricted to low or moderate income households who are first time homebuyers. • Construction underway for 2 single family homes in the unincorporated community of Rubidoux (<i>Pontiac Infill Project</i>). The homes will be restricted to low-income households for a period of 45 years.
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<p>Redevelopment Agency for the County of Riverside (RDA)</p> <p>Low and Moderate Income Housing Set-Aside Fund – Single-family Housing Projects</p>	<p>5-Year: 5 households</p> <p>FY 10/11: 1 household</p>	<p>During the FY 2010-2011:</p> <ul style="list-style-type: none"> Completed construction of 45 single-family homes utilizing developer’s self-help program (<i>Valencia Self-Help Homes</i>). All 45 homes will remain affordable to low-income households for a period of 45 years. Of the 45 families assisted 17 families were very low income and 8 families were extremely low income. Completed entitlements and construction is underway for 291 single-family homes located in the unincorporated community of Mecca (<i>Nuestro Orgullo Homes</i>). Approximately 83 RDA-assisted units will be restricted to low and very low-income households. In the planning and entitlement stages of property located in the unincorporated community of Glen Avon (<i>Mission Village SF (formerly, Glen Avon Housing Project)</i>). A for-profit developer is continues to acquire, rehabilitate, and resale single-family foreclosed homes in unincorporated areas throughout Riverside County (<i>RDA-1</i>). To date, a total of 20 homes have been acquired and rehabilitated to date and 15 of the homes have been sold. All units will be restricted to household incomes less than 120% of the area median income for Riverside County for 45 years. On-going acquisition, rehabilitation, and resale of single-family foreclosed homes in unincorporated areas throughout Riverside County (<i>RDA-1</i>). 7 homes were acquired and rehabilitated; and 14 homes were sold. To date, a total of 20 homes have been acquired and rehabilitated to date and 15 of the homes have been sold. All units will be restricted to household incomes less than 120% of the area median income for Riverside County for 45 years.
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First-Time Home Buyer (FTHB) Program: The 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 provides 20% of the purchase price with a 15-year affordability period as a “silent second” loan. A variety of media were used to inform the public and potential homebuyers of the homebuyer assistance program. Brochures in English and Spanish were distributed to businesses, schools, and other public areas. Community organizations, realtor associations, employment centers, fair housing groups and housing counseling agencies were also informed.

For FY 2010-2011, the FTHB Program assisted a total of 23 first-time homebuyer households and expended a total of \$643,352 in FTHB HOME funds. 3 extremely low-income household, 4 very low-income households, and 16 low-income households were assisted. 1 household purchased a new home and 22 households purchased existing homes. The average assistance per household was \$27,972. The average home purchase price was \$163,530. The average first mortgage loan was \$129,871. 4 of the households used FTHB down-payment assistance to purchase foreclosed homes. 3 low-income household from the Housing Authority of the County of Riverside (“HACR”) Family Self Sufficiency (“FSS”) Program were assisted with FTHB down-payment assistance to purchase a home. None of the households used FTHB down-payment assistance and ADDI for closing cost towards the purchase homes. FTHB projects were located throughout the County. 2 households purchased a home in Eastern Riverside County and 21 households purchased

homes in Western Riverside County. 3 of the assisted homes were in the 1st Supervisorial District, 2 homes were in the 2nd Supervisorial District, 11 homes were in the 3rd Supervisorial District, 2 homes were in the 4th Supervisorial District, and 5 homes were in the 5th Supervisorial District.

Neighborhood Stabilization Program (NSP): Title III of Division B of the Housing and Economic Recovery Act, 2008 (“HERA”) was signed by the President George W. Bush on July 30, 2008. Section 2301 - Emergency Assistance for the Redevelopment of Abandoned and Foreclosed Homes is referred to as the Neighborhood Stabilization Program (“NSP”). On September 26, 2008, HUD announced that the County of Riverside would receive \$48,567,786 as part of the first round of the NSP. These targeted funds are being used to acquire foreclosed homes, rehabilitate properties, and offer purchase price assistance to low-, moderate-, and middle-income (“LMMI”) first-time homebuyers, or rental to very low-income households.

NSP funds are being used for the following primary activities, plus administration: (NSP-1) Acquisition, rehabilitation, and resale to first-time homebuyers - \$34,649,564 plus an additional \$7,370,000 of program income; (NSP-2) Acquisition, rehabilitation, and rental to very low-income persons - \$204,000; (NSP-3) Neighborhood Stabilization Homeownership Program purchase price assistance - \$2,181,120; (NSP-4) Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental project \$7,677,316; and (NSP-5) NSP administration costs not to exceed 10% of the NSP grant - \$4,855,786 and 10% of the program income.. The NSP-1 activity has generated \$16,313,204 in program income.

The following activities were completed during the reporting period:

NSP-1, Acquisition, Rehabilitation, and Resale of foreclosed and bank-owned single-family properties: The County completed its commitment and obligation of its initial allocation for this activity. The NSP-1 activity has also generated 16,313,204 in program income. The current allocation for the primary activity of acquisition, rehabilitation, and resale of foreclosed and bank-owned single-family properties within specific NSP target areas in the County Riverside to moderate-income households is \$34,649,564 plus an additional \$7,370,000 of the program income. Since the inception of the program, a total of 192 homes have been acquired for rehabilitation and resale. Of these, 45 homes were acquired during the reporting period. Since the inception of the program, 81 homes have been resold to moderate-income households. Of these, 76 were resold during the reporting period. Since the inception of the program, 32 homes were resold to very low-income households. Of these, 26 were resold during the reporting period. 1 of the 26 homes was resold to an extremely low-income household.

NSP-3, Neighborhood Stabilization Homeownership Program (NSHP): NSHP provides NSP funds in the form of purchase price assistance with optional rehabilitation and repair assistance to low-, moderate-, and middle-income (“LMMI”) first-time homebuyer households to purchase bank-owned, foreclosed properties within specific NSP target areas in Riverside County. NSHP is available for households with an annual income that is no greater than 120% of the area median income as published by HUD and must not have owned homes within the past three-year period. NSHP provides 20% of the purchase price with a 15-year affordability period as a “silent second” loan with an optional “silent third” loan with the same terms for minor rehabilitation and repair for a total not to exceed \$75,000.

For FY 2010-2011, the County provided NSHP assistance to 16 LMMI first-time homebuyer households and expended a total of \$871,652 in NSHP funds. Of that total, \$664,205 was used for purchase price assistance and \$207,447 was used for minor home rehabilitation (rehab). 3 low-income households and 13 moderate-income households were assisted. The average home purchase price was \$212,252. The average first mortgage loan was \$174,023. The average NSHP purchase price assistance per household was \$41,513 and the average rehab assistance per household was \$29,635. NSHP projects were located throughout the County. 1 home assisted was in the 1st Supervisorial District, 1 home was in the 2nd Supervisorial District, 10 homes were in the 3rd Supervisorial District, 2 homes were in the 4th Supervisorial District, and 2 homes were in the 5th Supervisorial District.

NSP-3-1, Acquisition, Rehabilitation, and Resale of foreclosed and bank-owned single-family properties: The County committed and obligated 100% or \$7,000,000 of the entire allocation of \$7,000,000 to various affordable housing developers for first primary activity of acquisition, rehabilitation, and resale of foreclosed and bank-owned single-family properties within specific NSP3 target areas in the County of Riverside to very low income and moderate-income households. A total of 8 properties were acquired for rehabilitation and resale with additional properties to follow throughout the next fiscal year.

Redevelopment Homeownership Program (RHP): RHP provides RDA funds for down-payment assistance to low- and moderate-income households that have not owned homes within a three year period. RHP is available for households with an annual income that is not greater than 120% of the area median income as published by the California Department of Housing and Community Development ("HCD"). RHP provides 20% of the purchase price with a 45 year affordability period as a "silent second" loan.

For FY 2010-2011, The County provided RHP assistance to 14 households and expended a total of \$626,616 in RHP funds. 2 low-income households and 12 moderate-income households were assisted. 13 households purchased existing homes and one household purchased a new home. The average home purchase price was \$226,738 and the average first mortgage loan was \$184,297. The average RHP assistance per household was \$44,758. 3 households used RHP down-payment assistance to purchase foreclosed homes. RHP projects were located throughout the County. 4 assisted homes were in the 1st Supervisorial District, 4 homes were in the 2nd Supervisorial District, 5 homes were in the 3rd Supervisorial District, and one home was in the 4th Supervisorial District. No homes were assisted in the 5th Supervisorial Districts.

American Dream Down-payment Initiative (ADDI) Program: The ADDI Program provides down-payment and/or closing cost assistance towards the purchase of a home. A maximum of \$10,000 or 6% of the purchase price, whichever is greater, is provided for non-recurring closing cost assistance to eligible FTHB Program applicants. For FY 2010-2011, no ADDI assistance was provided. HUD did not fund ADDI for FY 2010/2011.

Individual Development Account (IDA): Individual Development Account (IDA): The Individual Development Account program encourages participants in asset building by providing tools for the long-range goal of home-ownership. CDBG funds are matched to other funding sources enabling the low/moderate income participants to pay the required down payment and closing costs.

Mortgage Credit Certificate (MCC): MCC was authorized by Congress in the 1984 Tax Reform Act as a means of providing housing assistance to families of low- and moderate-income. MCC offers qualified applicants with incomes up to 115% of the State median income to take an annual credit against their federal income taxes of up to 15% of the annual interest paid on the applicant's primary mortgage. Through the tax credit, the homeowner's federal income taxes are being reduced by the amount of the credit therefore increasing their disposable income and allowing the homeowner's to afford higher housing costs given their income. For a homeowner with a MCC, this benefit of 15% of the annual mortgage interest will be a direct federal tax credit, resulting in a dollar-for-dollar reduction of the annual federal income tax liability. The remaining 85% of the annual mortgage interest will continue to qualify as an itemized tax deduction.

For FY 2010-2011, a total of 124 MCC's were issued for a total tax credit of \$3,281,465. The average home purchase price was \$203,262. 2 extremely low-income households, 17 very low-income households, 74 low-income households, and 31 moderate-income households were assisted. The average MCC assistance per homebuyer was \$26,463. 38 homebuyers assisted in the 1st Supervisorial District, 34 homebuyers assisted in the 2nd Supervisorial District, 37 homebuyers assisted in the 3rd Supervisorial District, 1 homebuyer assisted in the 4th Supervisorial District and 14 homebuyers assisted in the 5th Supervisorial District.

Home Investment Partnerships (HOME) Program: HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. The County of Riverside has been an active Participating Jurisdiction (PJ) since the inception of the HOME

Program in 1992. The overall goals of the HOME program are: (1) To provide decent affordable housing to lower-income households; (2) Expand the capacity of nonprofit housing providers; (3) Strengthen the ability of state and local governments to provide housing; and (4) Leverage private-sector participation.

HOME Program – Self-Help Housing Projects: Self-Help homes are built through a partnership with a non-profit affordable housing developer, a Community Housing Development Organization (CHDO), and the CHDO's mutual self-help construction program. The mutual self-help construction method enables groups of qualified low-income families to become first-time homeowners by requiring each family to contribute in the building of each others' homes under the skilled supervision of the developer. Families working together earn "sweat-equity" towards the down-payment of their homes.

The following projects are currently underway:

1. Sunset Springs Self-Help Project, Desert Hot Springs: In June 2011, the County approved an agreement with a non-profit housing developer that provided \$152,000 for the development and construction of 11 single-family mutual self-help homes. The project will consist of 9 four-bedroom and 2 three-bedroom homes and will be sold to low-income households who are first-time homebuyers. The total development cost for the project is approximately \$1,721,000. The homes will have an affordability restriction for at least 20 years. The project is under construction and is anticipated to be completed by January 2013.

RDA Infill Housing Program

Redevelopment Agency for the County of Riverside ("RDA") Infill Housing Program: The Infill Housing Program is designed to promote the development of affordable single-family housing on previously vacant or blighted lots. The program requires new homes to be sold as affordable owner-occupied housing to low-income households. Developments are funded with and are restricted to the unincorporated areas of the County with emphasis within the County's redevelopment project areas.

The following projects are currently underway:

2. Ripley/Mesa Verde Infill Housing Project: In September 2006, the RDA approved a Development Agreement with a non-profit affordable housing developer that provided a grant for \$408,000 for the construction of 10 single-family homes. The project consists of 5 three-bedroom and 5 four-bedroom single-family homes on scattered vacant lots in the communities of Ripley and Mesa Verde as affordable homeownership opportunities to low-income families. The total development cost for the project is approximately \$1,871,500. All ten homes will be restricted to low-income first-time homebuyer households with an affordability restriction for a period of at least 45 years. All ten homes completed construction in 2008. 3 homes have been sold and 7 homes remain to be sold. The Developer is marketing the homes aggressively, however the soft market has made it difficult to sell.

3. 37th and Wallace Infill Housing Project, Rubidoux: In July 2005, the RDA approved a Disposition and Development Agreement ("DDA") with a non-profit affordable housing developer to transfer land owned by the RDA, purchased for \$72,000, and provide a loan of \$45,000 in RDA Housing Set-Aside funds for the development of 3 new single-family homes. The loan was amended to \$310,000 in September 2008. The project consists of 1 three-bedroom and 2 four-bedroom homes on vacant land at the corner of 37th and Wallace in the unincorporated community of Rubidoux. The estimated total development cost for the project is \$1,015,000. All 3 homes will be restricted to low- to moderate-income first-time homebuyer households with an affordability restriction for a period of at least 45 years. The project is currently under construction and is expected to be completed by September 2011.

4. Mira Loma Infill Housing Project: In June 2006, the RDA approved a DDA with HACR to transfer land owned by the RDA, purchased for \$65,000, and provide a grant of \$350,000 in RDA Housing Set-Aside funds for the development of up to 2 new single-family homes. The Mira Loma Infill Housing Project was

developed on vacant land located between Bellegrave Avenue and 48th Street in the unincorporated community of Mira Loma. The homes will be restricted to low-income first-time homebuyer households with an affordability restriction for a period of at least 45 years. The project is currently undergoing a lot-split and entitlements. It is anticipated that the project will be constructed by 2013.

5. Molino Way Infill Project: In May 2011, the RDA approved a DDA with HACR to transfer land owned by the RDA and provide assistance in the amount of \$173,000 for the development and construction of a single-family home in the unincorporated community of Rubidoux. The total construction cost is approximately \$332,557. The home will be restricted to low and moderate-income households who are first-time homebuyers for a period of 45 years. The project is anticipated to be completed by July 2013.

6. Pontiac Infill Project: In December 2010, the RDA approved a DDA with Habitat for Humanity Riverside, Inc. to transfer RDA owned land and provide assistance in the amount of \$55,000 for the development and construction of 2 single-family homes in the unincorporated community of Rubidoux. The total construction cost is approximately \$434,220. The homes will be restricted to low-income households for a period of 45 years. The project is anticipated to be completed by September 2011.

RDA Low and Moderate Housing Fund – Single Family Housing Projects

RDA Low and Moderate Income Housing Fund (RDA Housing Set-Aside Fund): The Housing Division of the RDA continues to solicit proposals from developers to expand affordable housing opportunities for low-income and special needs households. Both rental and ownership housing projects with affordability restrictions to low-income households qualify for funds under this program.

The following new construction activity has been completed:

1. Valencia Self-Help Project, Mecca: The Valencia Self-Help Homes Project Completed construction of 45 single-family homes utilizing developer's self-help program. All 45 homes will be affordable to low-income households for a period of 45 years. Of the 45 families assisted 17 families were very low income and 8 families were extremely low income. A total of \$1,000,000 of RDA funds was contributed to the project for construction costs and as a subsidy to the families. Total development budget was \$6,966,580 with permanent financing coming from USDA, CalHome, Joe Serna and AHP. 45 single-family homes utilizing the developer's mutual self-help program. The project was completed in January 2011.

The following new projects are currently underway:

2. Nuestro Orgullo Homes, Mecca: In June 2007, the County provided \$1,500,000 in RDA funds to a non-profit affordable housing developer for the development of approximately 291 single-family homes through the developer's self-help housing program. The project is located on 60 acres of vacant land in the unincorporated community of Mecca. The project proposes approximately 87 three-bedroom homes and 204 four-bedroom homes. Other funding sources include \$52,999,993 in USDA Section 502 loans; a FWHG of \$1,500,000; buyer sweat-equity in the amount of \$6,984,007; a loan of \$444,000 from the HCD CalHome Program; and \$1,000,000 from Affordable Housing Program (AHP). The total development cost is estimated to be \$64,428,000. A total of approximately 83 RDA-assisted units will be restricted to lower income households and 44 of those units will be reserved for very low-income households for a period of 45 years. The project has received entitlements and is expected to commence construction in July 2012.

3. Mission Village Single Family (formerly Glen Avon Property), Glen Avon: The RDA acquired land in the unincorporated community of Glen Avon off Mission Boulevard between Pedley Road and Bellegrave. In June 2011, an Exclusive Negotiating Agreement/Pre-Development Loan for \$618,000 was approved for a for-profit developer to entitle a single family detached housing project restricted to low and moderate income

households. The project for the property has been conceptually approved and is commencing entitlements. It is anticipated that the project will be fully entitled by December 2012.

4. RDA-1 Acquisition, Rehabilitation and Resale of Foreclosed Single-Family Homes, Unincorporated Areas of the County: The RDA has committed \$3,000,000 with a for-profit developer for the acquisition, rehabilitation and resale of vacant, foreclosed and bank-owned single-family homes to qualified low- and moderate-income first-time homebuyers within the Jurupa Valley Redevelopment Project Area. In April 2010, the RDA provided an additional \$1,500,000 to expand the project to include all unincorporated areas of the County of Riverside. To date, a total of 20 homes have been acquired and rehabilitated; 15 homes have been sold to homeowner occupancy (low-income households with a 45-year affordability period); 3 homes are in escrow to be sold; and 2 are listed for sale on the market. The remaining homes are anticipated to be sold to owner occupancy by October 2011. More homes are being sought for acquisition and rehabilitation for the next fiscal year.

Priority #2: Improve the conditions of substandard housing and substandard existing rental housing affordable to low-income families

Program	2009/2014 Objectives/ FY 2010/2011 Objectives	FY 2010/2011 Accomplishments
Home Rehabilitation Program (HRP)	5-Year: 300 FY 10/11: 60	During the FY 2010/2011: <ul style="list-style-type: none"> • A total of 44 HRP projects were completed; • 8 HRP projects were completed using CDBG Funds with a total expenditure of \$118,130. • 36 HRP projects were completed using RDA Funds with total expenditure of \$644,789. • The total expenditure for HRP projects was \$762,919. • The average assistance per unit was \$17,339; and • Of the 44 completed HRP projects, 12 were extremely low-income, 16 were very low-income, and 16 were low-income.
Senior Home Repair (SHR) Program	5-Year: 300 FY 10/11: 60	During the FY 2010/2011: <ul style="list-style-type: none"> • 72 Senior Home Repair Projects (SHR) were completed; • 20 were completed utilizing CDBG funding, for a total of \$100,956; • 52 were completed utilizing RDA funding, for a total of \$281,585; • The total expenditure of funding for the SHR program was \$382,541 with an average assistance of \$5,313; and • Of the 72 completed projects, 25 of the homeowners assisted were extremely low-income, and 47 were very low-income.
Enhanced Home Repair (EHR) Program	5-Year: 5 FY 10/11: 1	During the FY 2010/2011: <ul style="list-style-type: none"> • 6 EHR projects were completed. • 5 were completed using RDA funds for a total of \$28,921. • 1 was completed utilizing CDBG funding, for a total of \$6,000. • The total expenditure for EHR projects was \$34,921 • The average EHR assistance was \$5,820; and • Of the 6 completed projects, 3 were very low-income, and 3 were extremely low-income.
Home Improvement Program (HIP)	5-Year: 5 FY 10/11: 1	<ul style="list-style-type: none"> • During the FY 2010/2011 HIP project was completed using RDA funds. A total of \$75,000 was expended to provide assistance for an extremely low income household.
Manufactured Home Replacement Program (MHRP)	5-Year: 5 FY 10/11: 1	During the FY 2010/2011: <ul style="list-style-type: none"> • A total of \$4,375 was expended to provide assistance for a very low income household.

Tenant -Occupied Home Rehabilitation Program (THRP)	5-Year: 5 FY 10/11: 1	During the FY 2010/2011: • No THRP projects were completed.
Neighborhood Stabilization Program (NSP)	Various	Completed activities for NSP are reported under Priority # 6.
Redevelopment Agency for the County of Riverside (RDA) Low and Moderate Income Housing Set-Aside Fund – Rehabilitation Projects	5-Year: 25 FY 10/11: 5	During the FY 2010-2011: • Completed acquisition and construction is underway for 13 multi-family rental properties totaling 45 units (<i>Orange Blossom Lane</i>). Acquisition and rehabilitation is complete for 11 properties. Rehabilitation for the remaining property is anticipated to be complete by December 2011. • Completed acquisition of the site for a new mobile home park, which will include new infrastructure and amenities (<i>100 Palms Resort</i>). Commencing the environmental clean-up, relocation activities, abatement and ultimately construction. • Completed acquisition of a 57-unit mobile home site and has relocated all the residents for a new 80-unit multifamily affordable housing complex (<i>Desert Meadows, formerly Date Palm Mobile Home Park</i>). The project has been entitled and the start of construction is anticipated to commence by November 2011.
Redevelopment Agency for the County of Riverside (RDA) Low and Moderate Income Housing Set-Aside Fund – Emergency Housing Response Program Tenant Based Rental Assistance		During the FY 2010-2011: • A total of \$28,797 expended assisted 4 families; • A total of \$1,278,736 assisted 68 families since program inception. The total allocation was \$1,450,000.

Home Rehabilitation Program (HRP): HRP provides one-time grants of up to \$20,000 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), handicapped accessibility improvements, and enhance the exterior appearance of their properties. During FY 2010-2011, 8 projects were completed using CDBG Funds, with a total expenditure of \$118,130, and 36 projects were completed using RDA Funds, with a total expenditure of \$644,789. A total of 44 projects were completed using both CDBG and RDA funds. The total expenditure for HRP projects was \$782,918. The average assistance per unit was \$17,336. A total of 12 households assisted were extremely low-income, 16 were very low-income, and 16 were low-income. All HRP-assisted units are restricted to low-income households for a period of 10 years.

Senior Home Repair (SHR) Program: SHR provides one-time grants of up to \$6,000 to qualified extremely low-income and very low-income senior homeowners (62 years or older) or extremely low-income and very low-income disabled persons of any age to repair or improve their homes. The grant requires that the repairs address health and safety issues and handicapped accessibility improvements. During the fiscal year 2010-2011, of the total SHR projects, 20 SHR projects were completed with CDBG funding, for a total of \$100,956 and 52 projects were completed with RDA funding, for a total of \$281,585. A total of 72 SHR projects were completed with a total expenditure of \$382,541 with an average assistance of \$5,313. A total of 25 households assisted were extremely low-income, and 47 were very low-income. In collaboration to support and process applications, the Riverside County Office on Aging agreed in a Memorandum of Understanding (MOU) to undertake and assist with community development activities utilizing CDBG funds for the purpose of SHR. For FY 2010-2011, 515 phone calls were received, 252 received calls were not eligible, and 263 completed applications for the SHR Program. A total of 22 completed applications were sent from District 1; 21 from District 2; 145 from District 3; 59 from District 4; and 16 from District 5.

Enhanced Home Repair (EHR) Program: The EHR Program provides one-time grants up to \$6,000 to extremely low-income and very low-income households for home repair or enhancements to address health and safety issues. The program is available to all homeowners regardless of age and it does not require a specific disability. During the fiscal year 2010-2011, 1 EHR project was completed using CDBG funds with a

total expenditure of \$6,000. 5 EHR projects were completed using RDA Funds, with a total expenditure of \$28,921. The average per unit expenditure was \$5,820. Of the 6 completed projects, 3 assisted very low income families and 3 assisted extremely low income families.

Home Improvement Program (HIP) Loan: HIP is an auxiliary program to the HRP. The primary purpose of HIP is to improve the living conditions of low-income homeowners. HIP provides 0% interest loans for essential repairs to low-, very low-, and extremely low-income owner-occupants of single-family homes whose scope of work goes beyond a non-substantial rehabilitation. During the 2010-2011 fiscal year, one HIP project was completed.

Manufactured Home Replacement Program (MHRP): MHRP provides financial assistance to manufactured home owners for dwelling units that have been identified or declared substandard. The MHRP utilizes RDA funds to provide assistance to low-, very low-, and extremely low-income households for the replacement and ancillary infrastructure improvements of existing substandard owner occupied mobile homes located in the unincorporated areas of the County or within redevelopment project areas as defined by the RDA. Assisted units are restricted by a 45 year affordability covenant. During FY 2010-2011, one MHRP project was completed. A total of \$4,375 was expended to provide assistance for a very low income household.

Tenant-Occupied Home Rehabilitation Program (THRP): THRP provides assistance to tenant-occupied single-family residents. Assistance is in the form of a completely deferred loan with a maximum assistance of 25% of the after rehabilitation value of the home. The loan has a term of 10 years and annual interest rate of zero percent (0%). The affordability covenant also requires control of the rents to remain affordable to low-income tenants. THRP addresses both interior and exterior of home for health and safety issues, HQS and allows property owners to enhance the exterior appearance of tenant occupied properties. All THRP-assisted units are restricted to low-income households for a period of 10 years. During FY 2010-2011, there were no THRP projects completed.

Neighborhood Stabilization Program (NSP): Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) was signed by the President on July 30, 2008. Section 2301 - Emergency Assistance for the Redevelopment of Abandoned and Foreclosed Homes is referred to as the Neighborhood Stabilization Program. On September 26, 2008, HUD announced that the County of Riverside would receive \$48,567,786 as part of the first round of the NSP. These targeted funds are being used to acquire foreclosed homes, rehabilitate properties, and offer purchase price assistance to low-, moderate-, and middle-income ("LMMI") first-time homebuyers, or rental to very low-income households. The NSP-1 activity has generated \$16,313,204 in program income.

NSP funds are being used for the following primary activities, plus administration: (NSP-1) Acquisition, rehabilitation, and resale to first-time homebuyers \$33,649,564 plus an additional \$7,370,000 in program income; (NSP-2) Acquisition, rehabilitation, and rental to very low-income persons \$204,000; (NSP-3) Neighborhood Stabilization Homeownership Program purchase price assistance \$2,181,120; (NSP-4) Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental project \$7,677,316; and (NSP-5) NSP administration costs not to exceed 10% of the NSP grant - \$4,855,786 and 10% of the program income. The NSP-1 activity has generated \$16,313,204 in program income.

Neighborhood Stabilization Program 3 (NSP-3): HERA was signed by the President on July 30, 2008. Section 2301 - Emergency Assistance of the Redevelopment of Abandoned and Foreclosed Homes is referred to as the Neighborhood Stabilization Program. The American Recovery and Reinvestment Act of 2009 provided a second round of NSP funds, NSP-2. A third round of NSP funding, NSP-3, provided an additional allocation of funds under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Act) and on October 19, 2010 HUD announced that the County of Riverside would receive \$14,272,400 as part of NSP-3 funds. These targeted funds are being used to acquire foreclosed

homes, rehabilitate properties, and offer purchase price assistance to LMMI first-time homebuyers, or rental to very low-income households.

NSP funds are being used for the following primary activities, plus administration: (NSP-3-1) Acquisition, rehabilitation, and resale to first-time homebuyers \$7,000,000; (NSP-3-4) Acquisition, rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental project \$5,845,160; and (NSP-3-5) NSP administration costs not to exceed 10% of the NSP grant, which is \$1,427,240 and 10% of the program income.

The following activities were completed during the reporting period:

Completed projects for all NSP activities are reported under Priority # 6.

RDA Low and Moderate Housing Fund – Rehabilitation Projects

The following projects are underway

1. Orange Blossom Lane (formerly Marine Drive), Valle Vista: In April of 2008, the RDA provided \$3,300,000 in RDA funds to an affordable housing non-profit developer for the acquisition and rehabilitation of 7 multi-unit rental properties along Orange Blossom Lane, formerly known as Marine Drive, in the unincorporated community of Valle Vista. Additional funding for acquisition included bank loan in the amount of \$1,235,000. In September of 2008, the RDA provided an additional \$2,760,000 to acquire and rehabilitate 5 additional multi-unit rental properties. In April of 2011, the RDA provided an additional \$685,000 to acquire and rehabilitate 1 additional fourplex rental property. The project includes a total of 13 multi-unit properties including a total of 45 units. Rehabilitation for the remaining property is anticipated to be complete by December 2011.

2. 100 Palms Resort Acquisition, Oasis: The RDA purchased the 100 Palms Resort which is located in the unincorporated area of the County for the purpose of carrying out its obligation to eliminate blight and providing safe and decent affordable housing to its residents. The mobile home park was purchased in May 2008 for \$2,212,286. The RDA has relocated the residents that were living in the park and demolished all structures on the site. Relocation costs were approximately \$1,498,340. The RDA issued a Request for Qualification and Proposal on March 2009, for the development of an affordable housing project on the property and a developer was selected as the most responsive and qualified developer for the site. On February 2010 the RDA approved a \$450,000 loan for pre-development expenses related to entitlements and environmental cleanup of the site. The proposed project is in the planning stage and currently undergoing entitlements. The start of construction is anticipated to commence in 2012, pending financing approval.

3. Desert Meadows (formerly Date Palm Mobile Home Park), Indio: The RDA purchased the Date Palm Mobile Home Park which is located outside the city limits of Indio in the unincorporated area of the County for the purpose of carrying out its obligation to help eliminate blight and providing safe and decent affordable housing to its residents. The mobile home park was purchased in August 2007 for \$1,900,000. The RDA has relocated the residents that were living in the park and demolished all structures on the site. The RDA provided \$997,400 for expenses related to entitlements for a new 80-unit affordable housing complex with numerous amenities. An additional loan in the amount of \$7,900,000 to fill financing gap related to construction. The estimated total budget for the project is \$22,000,000. The project has been entitled. The start of construction is anticipated to commence by November 2011, pending financing approval.

RDA Low and Moderate Housing Fund – Emergency Housing Response Program

Emergency Housing Response Program (EHRP): EHRP was created to assist income qualified households displaced by emergencies, such as the Esperanza Fire, with temporary tenant based rental

assistance. Limited to unincorporated areas of the County, HACR administers the program with an initial fund allocation of \$1,250,000 to provide families displaced by natural disaster or government action with a maximum of 24 months of rental assistance. An additional \$200,000 was allocated for new total of \$1,450,000. A total of \$1,278,736 has been expended and assisted 68 families since the inception of the program. A total of \$28,797 was expended during the 2010-2011 fiscal year assisting 4 families.

Priority #3: Address Farm Worker and Migrant Farm Worker Housing Needs in Western Riverside County and in the Coachella Valley.

Program	2009-2014 Objectives/ FY 2010/11 Objectives	FY 2010/11 Accomplishments
Mobile Home Tenant Loan (MHTL) Assistance Program	5-Year: 50 FY 10/11: 10	During the FY 2010-2011: <ul style="list-style-type: none"> • A total of 17 MHTL projects were completed with a total expenditure of \$645,030 in RDA funds; • Joe Serna, Jr. Farm Worker Housing Grant (Joe Serna Grant) funds were utilized as match to RDA funds. A total of \$135,000 of Joe Serna Grant funds were expended for 9 projects.
Fee Land Mobile Home Loan (FLMHL) Program	No goals have been established as this program is new.	During the FY 2010-2011: <ul style="list-style-type: none"> • A total of 25 FLMHL projects were completed with a total expenditure of \$1,475,843 inclusive of abatements in CalHome funds.
HOME Program – Farm worker Housing Projects	5-Year: 50 FY 10/11: 10	During the FY 2010-2011: <ul style="list-style-type: none"> • Completed entitlements and construction is pending financing approval for an 85-unit farm worker housing complex in the City of Indio (<i>Fred Young Farmworker Apartments</i>). 41 units will be restricted to households whose incomes do not exceed 50% of the area median income. 9 of the 41 HOME units will be restricted to households whose incomes do not exceed 30% of the area median income.

<p>Redevelopment Agency for the County of Riverside (RDA) Low and Moderate Income Housing Set-Aside Fund – Farm worker Housing Projects</p>	<p>5-Year: 50 FY 10/11: 10</p>	<p>During the FY 2010-2011:</p> <ul style="list-style-type: none"> • Completed construction of a 52-space mobile home rental park (<i>Paseo de los Héroes Mobile Home Park II</i>) in the community of Mecca. 25 units will be reserved for very low-income households for a period of 55 years. Of the 25 RDA-assisted units, 11 will be reserved for extremely low income households. • Completed acquisition, rehabilitation, and conversion of 76 rental units from a transitional migrant facility into a permanent multi-family for farm worker rental housing facility in the unincorporated community of Ripley (<i>Desert Rose Apartments, formerly Ripley Farm Worker Center</i>). All 76 units are set-aside for the benefit of low-income domestic farm labor and their families for a period of at least 55 years. The project is now completely leased up. • Completed construction of 45 single-family homes utilizing developer's self-help program (<i>Valencia Self-Help Homes</i>). All 45 of the homes will be affordable to low-income households for a period of 45 years. Of the 45 families assisted 17 families were very low income and 8 families were extremely low income. • Completed entitlements and construction is underway for 291 single-family homes located in the unincorporated community of Mecca (<i>Nuestro Orgullo Homes</i>). Approximately 83 RDA-assisted units will be restricted to low and very low-income households. • Underway predevelopment of (<i>100 Palms Resort</i>) in the community of Oasis. • Underway construction of a 398-space mobile home park (<i>Mountain View Estates</i>) in the community of Oasis. 90 mobile home park spaces will be set aside for very low-income households for a period of 55 years. • Underway acquisition and demolition of ten substandard and dilapidated housing structures located in the unincorporated area of the Eastern Coachella Valley (<i>Middleton Crossings, Thermal</i>) Acquisition and relocation of the residents was the first step toward overall improvements that will benefit the entire community. Actions planned for next fiscal year include submitting for entitlements to Planning and applying for financing of the proposed project. • Acquisition was completed in an effort to develop the property, which is located in the unincorporated community of Thermal (<i>Hernandez Mobile Home Park</i>). • Construction is underway for a 180 space (plus 1 managers unit) mobile home park located in the unincorporated community of Mecca (<i>Los Vinedos Mobile Home Park</i>). This first phase is anticipated to be complete by December 2011. • Acquisition and relocation of the residents were completed in an effort to develop the property, which is located in the unincorporated community of Thermal (<i>Villalobos Mobile Home Park</i>). Commencing entitlements and applying for financing.
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Mobile Home Tenant Loan (MHTL) Program: MHTL was established to improve substandard living conditions of mobile home owners living in un-permitted mobile home parks. This program provides financial assistance to mobile home owners by providing a zero percent (0%) interest loan in an amount up to \$40,000. The funds from the loan are used to purchase a unit that will replace the existing substandard unit

and will be installed in a permitted site. As a supplement to the MHTL loan, HCD's Joe Serna, Jr. Farm Worker Housing Grant (Joe Serna Grant) Program was utilized to provide a matching source of funds up to \$25,000.

For FY 2010-2011, MHTL assisted a total of 17 households with a total expenditure of \$645,030 in RDA funds. 8 households were very low-income and 9 households were extremely low-income. The average MHTL RDA expenditure per unit was \$37,943.

During the 2010-2011 fiscal year, \$1,500,000 in Joe Serna Grant funds was awarded to RDA in December 2010. Of the 17 households assisted with MHTL, 9 were farm worker households assisted with a total of \$135,000 in Joe Serna Grant match funds.

The abatement of the existing substandard owner-occupied units is a requirement of the MHTL Program. During the fiscal year 2010-2011, \$69,700 in RDA funds was expended to demolish those units.

Fee Land Mobile Home Loan (FLMHL) Program: FLMHL was established to improve substandard living conditions of mobile home owners living in un-permitted mobile home parks within the Torres Martinez Desert Cahuilla Indians (TM) tribal boundaries. The FLMHL program is modeled after the existing Mobile Home Tenant Loan Program and provides a loan in an amount up to \$60,000.

For FY 2010-2011, FLMHL assisted a total of 25 households with a total expenditure of \$1,475,843 in CalHome funds. 19 households were very low-income and 6 households were extremely low-income. The average FLMHL CalHome expenditure per unit was \$59,034.

The abatement of the existing substandard owner-occupied units is a requirement of the FLMHL Program.

Polanco Park Rehabilitation: A formal agreement was approved by the RDA Board of Supervisors between the RDA and Desert Alliance for Community Empowerment ("DACE") on July 14, 2009 to maximize the financial opportunities available to mobile home park owners and facilitate the rehabilitation of their unpermitted mobile home parks. Further, it would improve the housing conditions of low-income farm worker households who are tenants of substandard and un-permitted mobile home parks in the unincorporated areas of the Coachella Valley in the County of Riverside. The improved housing conditions are achieved by providing financing for the rehabilitation of these agricultural housing facilities, typically 12-spaces or less, operating throughout unincorporated areas of the Coachella Valley and by providing the technical assistance required to accomplish the rehabilitation of these parks.

HOME Program – Farm worker Housing Projects

No farm worker housing projects were completed during the reporting period.

The following project is underway:

1. Fred Young Farmworker Apartments, Indio: In June 2011, the County provided \$1,000,000 in HOME funds to a non-profit affordable housing developer for the Phase I development of a 85 rental unit (including 1 on-site manager unit) farm worker housing complex for families in the City of Indio. The Phase I portion of the development is approximately 7.52 acres of vacant land adjacent to the existing Fred Young Farm Labor Center (apartments), which currently houses farm worker tenants. It is anticipated that the current tenants of the Fred Young Farm Labor Center will ultimately be relocated to the new development. The project proposes 12 one-bedroom units, 33 two-bedroom units, 28 three-bedroom units, and 11 four-bedroom units. The project will also consist of various amenities that include a community room, pool, laundry facilities, picnic areas, basketball courts, and community/vegetable gardens. Other funding sources include a \$1,000,000 grant from the State of California Housing and Community Development Department Joe Serna Jr. Farmworker Housing Grant Program (JSJFHGP), a \$3,359,952 loan from the United States

Department of Agriculture (USDA) Rural Development, a \$5,000,000 loan from the City of Indio Redevelopment Agency (Indio RDA), a Deferred Developer Fee of \$302,400, and the balance of \$11,474,717 from tax credit proceeds and developer equity. The total development cost is estimated to be \$21,137,069. A total of 41 units will be designated as HOME-assisted units limited to households whose incomes do not exceed 50% of the area median family income; 9 of the 41 HOME-assisted units will be limited to households whose incomes do not exceed 30% of the area median family income. The HOME-assisted units will be restricted for a period of at least 55 years from the issuance of Certificate of Occupancy. The project has received entitlements and is expected to commence construction in March 2012, pending financing approval.

RDA Low and Moderate Housing Fund – Farm worker Housing Projects

The following projects were completed:

2. Paseo de los Héroes Mobile Home Park II, Mecca: RDA funds in the amount of \$1,525,000 were provided for the development of a 52-space mobile home rental park located on 10 acres of vacant land in the unincorporated community of Mecca. The project includes 11 two-bedroom, 33 three-bedroom, and 8 four-bedroom units with a community building that will also house a computer lab, office, and full kitchen. The estimated development cost for the project is \$19,256,018 and includes permanent financing from RDA, USDA, Joe Serna Jr. Farm Worker Housing Grant Program, owner equity, general partner equity, and tax credit equity. A total of 25 RDA-assisted units will be reserved for very low-income households with an affordability period of at least 55 years. Of the 25 RDA-assisted units, 11 of them will be reserved for extremely low income households. Construction was completed in May 2010.

3. Desert Rose Apartments (formerly Ripley Farm Worker Center), Ripley: In November 2005, the RDA approved a Rehabilitation of Real Property Agreement with the HACR. The Ripley Farm Worker Center Project is an acquisition, rehabilitation and conversion of a transitional migrant facility into a permanent multi-family and farm worker rental housing facility that is located in the unincorporated community of Ripley. The facility will consist of 76 rental housing units and 1 on-site manager's unit. The project has a mix of 4 studios, 9 one-bedroom, 39 two-bedroom, 20 three-bedroom, and 4 four-bedroom units. The total development cost for the project is approximately \$11,860,000. The project received funding from a FWHG of \$3,000,000 from HCD; a HACR equity contribution of \$360,000; and RDA grants totaling \$8,500,000. All 76 units will be set-aside for the benefit of low-income domestic farm labor and their families for a period of at least 55 years. The project was completed in September 2008. In May 2009, a 2nd Amendment was approved providing for an additional \$200,000 to be used to expedite the lease-up of the units. As of June 2011, all the funds from the 2nd Amendment has been expended and the project is fully leased up.

4. Valencia Self-Help Project, Mecca: The Valencia Self-Help Homes Project Completed construction of 45 single-family homes utilizing developer's self-help program. All 45 homes will be affordable to low-income households for a period of 45 years. Of the 45 families assisted 17 families were very low income and 8 families were extremely low income. A total of \$1,000,000 of RDA funds was contributed to the project for construction costs and as a subsidy to the families. Total development budget was \$6,966,580 with permanent financing coming from USDA, CalHome, Joe Serna and AHP. 45 single-family homes utilizing the developer's mutual self-help program. The project was completed in January 2011.

The following construction activities are currently underway:

5. Nuestro Orgullo Homes, Mecca: In June 2007, the County provided \$1,500,000 in RDA funds to a non-profit affordable housing developer for the development of approximately 291 single-family homes through the developer's self-help housing program. The project is located on 60 acres of vacant land in the unincorporated community of Mecca. The project proposes approximately 87 three-bedroom homes and 204 four-bedroom homes. Other funding sources include \$52,999,993 in USDA Section 502 loans; a FWHG of

\$1,500,000; buyer sweat-equity in the amount of \$6,984,007; a loan of \$444,000 from the HCD CalHome Program; and \$1,000,000 from Affordable Housing Program (AHP). The total development cost is estimated to be \$64,428,000. A total of approximately 83 RDA-assisted units will be restricted to lower income households and 44 of those units will be reserved for very low-income households for a period of 45 years. The project has received entitlements and is expected to commence construction in July 2012.

6. 100 Palms Resort Acquisition, Oasis: The RDA purchased the 100 Palms Resort which is located in the unincorporated area of the County for the purpose of carrying out its obligation to eliminate blight and providing safe and decent affordable housing to its residents. The mobile home park was purchased in May 2008 for \$2,212,286. The RDA has relocated the residents that were living in the park and demolished all structures on the site. Relocation costs were approximately \$1,498,340. The RDA issued a Request for Qualification and Proposal on March 2009, for the development of an affordable housing project on the property and a developer was selected. On February 2010 the RDA approved a \$450,000 loan for pre-development expenses related to entitlements and environmental cleanup of the site. The proposed project is in the planning stage and currently undergoing entitlements. The start of construction is anticipated to commence in 2012, pending financing approval.

7. Mountain View Estates, Oasis: In April 2008, the RDA approved a Grant Agreement for the construction of a 398 space mobile home park. Mountain View Estates is situated on approximately 50 acres located south of 66th Avenue, north of 70th Avenue, west of Polk Street and on the east side of Harrison Street in the unincorporated community of Oasis. The proposed Project will be built in two phases. The first phase will consist of 180 spaces plus one manager's unit and a community center of approximately 2,200 sq ft in size and the second phase, which will be built in the future, to include the remaining mobile home spaces. The development cost for the first phase is \$10,180,715. The project will receive \$6,500,000 in RDA Set Aside Funds and the balance of the development costs will be obtained by the developer in the form of private financing. The project received a grant from the United States Department of Agriculture Rural Business Enterprise Grant in the amount of \$675,000 and an application for the United States Department of Agriculture Water and Waste Disposal Loan and Grant funds program is pending in the amount of \$6,600,000. A minimum of 90 mobile home park spaces in the development will be set aside for very low-income households for a period of at least fifty-five years. The first phase of this mobile home park is anticipated to be complete by December 2012.

8. Middleton Crossings, Thermal: The RDA acquired the property located in the unincorporated area of the Eastern Coachella Valley in an effort provide much needed affordable housing to the community of Thermal and outlying areas. The property was purchased in December 2006 for \$4,393,000. In addition, the acquisition of this property allowed for the demolition of ten substandard and dilapidated housing structures located at the property. This property approximately 23.87 acres, Acquisition and relocation of the residents were the first steps toward overall improvements that will benefit the entire community. On February 2010 the RDA approved a \$450,000 loan for pre-development expenses related to entitlements and environmental cleanup of the site. The developer is proposing to develop an 186-unit multi-family housing project. Actions planned for the next fiscal year include submitting for entitlements to Planning and applying for financing of the proposed project.

9. Hernandez Mobile Home Park, Thermal: The RDA acquired the property located in the unincorporated area of the Eastern Coachella Valley in an effort provide much needed affordable housing to the community of Thermal and outlying areas. This property is approximately 1.95 acres. Acquisition and relocation of the residents was the first step toward overall improvements that will benefit the entire community.

10. Los Vinedos Mobile Home Park, Mecca: In April 2008, the RDA approved a resolution in support for the development of a 41 space mobile home park by Desert Empire Homes, a not for-profit developer. Los Vinedos is situated on approximately 50 acres located south of 66th Avenue, north of 70th Avenue, west of Polk Street and on the east side of Harrison Street in the unincorporated community of Oasis. The

proposed Project will be built in two phases. The first phase will consist of 180 spaces plus one manager's unit and a community center of approximately 2,200 sq ft in size and the second phase, which will be built in the future, to include the remaining mobile home spaces. The development cost for the first phase is \$9,716,528. The project will receive \$6,500,000 in RDA Set Aside Funds and the balance of the development costs will be obtained by the developer in the form of private financing. A minimum of 90 mobile home park spaces in the development will be set aside for very low-income households for a period of at least fifty-five years. The first phase of this mobile home park is anticipated to be complete by December 2011.

11. Villalobos Mobile Home Park, Thermal: The RDA acquired the property located in the unincorporated area of the Eastern Coachella Valley in an effort provide much needed affordable housing to the community of Thermal and outlying areas. In addition, the acquisition of this property allowed for the demolition of ten substandard and dilapidated housing structures located at the property. This property approximately 23.87 acres, Acquisition and relocation of the residents were the first steps toward overall improvements that will benefit the entire community. Actions planned for next fiscal year include submitting for entitlements to Planning and applying for financing of the proposed project.

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

Program	2009-2014 Objectives/ FY 2010/11 Objectives	FY 2010/2011 Accomplishments
HOME Program – Affordable Multi-family and Special Needs Rental Housing	5-Year: 200 FY 10/11: 40	<p>During the FY 2010-2011:</p> <ol style="list-style-type: none"> 1. Construction of 216 rental units and two (2) on-site manager units was completed for families in the City of La Quinta (Wolff Waters Place). 108 HOME-assisted units will be set-aside for low-income households. 2. Construction of 70 rental units and one (1) on-site manager's unit was completed for families in the City of Moreno Valley (Rancho Dorado North). 11 HOME-assisted units will be set-aside for very low-income households for at least 55 years. In addition, 15 units will be set-aside as permanent supportive housing units that will house homeless individuals referred by the Department of Mental Health for the County of Riverside. 3. Construction completed for a 60 rental unit (including 1 on-site manager unit) housing complex for low-income families in the City of Cathedral City (River Canyon Apartments). 11 HOME-assisted units will be set-aside for very low-income households. Underway planning and construction of an 84 rental unit (including 1 on-site manager's unit) affordable housing complex for low-income families in the City of Cathedral City (Cimarron Heights at Dream Homes). 40 HOME-assisted units will be set-aside for very low-income households. 4. Underway predevelopment and design of a 62 rental unit (including 1 on-site manager unit) housing complex for low-income families in the City of Desert Hot Springs (Brisas de Paz Apartments). 30 HOME-assisted units will be set-aside for very low-income households. 5. Underway predevelopment and design of the Phase II portion of the Monte Vista Apartments, which will consist of a 40 additional rental unit housing complex for low-income families in the City of Murrieta (Monte Vista II). 11 HOME-assisted units will be set-aside for very low-income households. 6. Entitlements complete for an 80-unit multi-family apartment complex in the City of Temecula (Summerhouse Apartments). 11 units will be designated as Fixed Low HOME rent units (very low income). The project is anticipated to start construction in December 2011, pending financing approval. 7. Completed entitlements and construction is pending financing approval for an 85-unit farm worker housing complex in the City of Indio (Fred Young Farmworker Apartments). 41 units will

		<p>be restricted to households whose incomes do not exceed 50% of the area median income. 9 of the 41 HOME units will be restricted to households whose incomes do not exceed 30% of the area median income for a period of at least 55 years.</p> <p>8. Construction underway for a 113 (including 2 manager's units) rental unit housing complex in the City of Lake Elsinore (<i>Pottery Court Apartments</i>). 11 units will be restricted to households whose incomes do not exceed 30% of the area median income for a period of at least 55 years.</p>
HOME Security Deposit Assistance		<p>A total of \$61,914.50 expended for 179 households for the fiscal year. The average per unit assistance this fiscal year was \$345.89. The activity is ongoing until funds have been exhausted.</p>
Neighborhood Stabilization Program (NSP) NSP-2 NSP-4		<p>9. Completed acquisition, rehabilitation of a foreclosed single-family home (NSP-2) for very low-income special needs household in the City of Blythe. Unit is in the process of being leased.</p> <p>10. Completed acquisition, rehabilitation and rental of a foreclosed 60-unit multi-family townhome complex (NSP-4) for very low-income households in the City of Desert Hot Springs (<i>Hacienda Hills Apartments</i>). A total of 30 units will be reserved for rent to very low-income households and 29 units for rent to low-income households.</p> <p>11. Completed acquisition, rehabilitation of foreclosed scattered multi-unit properties (NSP-4) for very low-income households in the City of Desert Hot Springs and Cathedral City. Units are in the process of being leased.</p>
Redevelopment Agency for the County of Riverside (RDA) Low and Moderate Income Housing Set-Aside Fund – Affordable Multi-family and Special Needs Rental Housing	5-Year: 200 FY 10/11: 40	<p>12. Completed new construction of 102 units for an affordable senior apartment complex located in the unincorporated community of Glen Avon (<i>Mission Village Senior Apartments</i>). 49 RDA-assisted units will be reserved for very low-income senior households for an affordability period of at least 55 years.</p> <p>13. Completed construction of a 52-space mobile home rental park (<i>Paseo de los Heroes Mobile Home Park II</i>) in the community of Mecca. 25 units will be reserved for very low-income households for a period of 55 years. Of the 25 RDA-assisted units, 11 will be reserved for extremely low income households.</p> <p>14. Completed acquisition, rehabilitation, and conversion of 76 rental units from a transitional migrant facility into a permanent multi-family for farm worker rental housing facility in the unincorporated community of Ripley (<i>Desert Rose Apartments, formerly Ripley Farm Worker Center</i>). All 76 units are set-aside for the benefit of low-income domestic farm labor and their families for a period of at least 55 years.</p> <p>15. Underway land acquisition and predevelopment of a 203 rental unit (plus 1 on-site manager unit) housing complex for independent living seniors in the unincorporated community of Wildomar (<i>Tres Lagos Senior Apartments</i>). The development includes a reservation for low-income senior households for an affordability period of at least 55 years.</p> <p>16. Underway land acquisition and predevelopment of an 80 rental unit (and 1 on-site manager unit) housing complex for independent living seniors in the unincorporated community of Menifee (<i>Vineyards at Menifee</i>). 11 RDA-assisted units will be set-aside for low-income senior households.</p> <p>17. Underway predevelopment and design of an 80 unit multifamily affordable housing project (<i>100 Palms Resort</i>) in the community of Oasis. Actions planned for next fiscal year include submitting for entitlements to Planning and applying for financing of the proposed project.</p> <p>18. Completed acquisition of a 57-unit mobile home site and has relocated all the residents for a new 80-unit multifamily affordable housing complex (<i>Desert Meadows, formerly Date Palm Mobile Home Park</i>). The project has been entitled. The start of construction is anticipated to commence by June 2011, pending</p>

		<p>financing approval.</p> <p>19. Underway construction of a 398-space mobile home park (<i>Mountain View Estates</i>) in the community of Oasis. 90 mobile home park spaces will be set aside for very low-income households for a period of 55 years.</p> <p>20. Undergoing entitlements for new construction of a multi-family housing project located in the unincorporated community of Rubidoux (<i>Mustang Lane Infill Housing Project</i>). RDA-assisted units will be restricted to low-income households for a period of 55 years.</p> <p>21. Construction underway for an 80 unit (plus 1 on-site manager unit) housing complex for low income households in the unincorporated community of Thousand Palms (<i>Legacy Apartments</i>). 15 units will be for special needs households funded through MHSA. The affordability period will be for 55 years.</p> <p>22. Underway entitlements for an affordable housing project in the unincorporated community of Highgrove (<i>Highgrove Family Apartments</i>).</p> <p>23. Underway acquisition, rehabilitation and rental of 4 foreclosed single-family homes for very low-income household in the unincorporated County of Riverside (<i>Inland Empire Rescue Mission</i>). All four homes will be restricted to low-income households for a period of 55 years.</p> <p>24. Underway entitlements for an affordable housing project in the unincorporated community of Rubidoux (<i>Vista Rio Apartments</i>).</p>
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HOME Program – Affordable Multi-family and Special Needs Rental Housing

The following projects were completed during the reporting period:

1. Wolff Waters Place, La Quinta: The County committed \$1,000,000 in HOME funds in December 2007 for the development and construction of a 218-unit rental housing complex. The project consists of 22 one-bedroom, 68 two-bedroom, 102 three-bedroom, 24 four-bedroom, and two (2) three-bedroom units' set-aside for on-site managers. Additional funding sources include a deferred loan of \$30,147,938 from La Quinta Redevelopment Agency Housing Funds, a deferred loan of \$1,000,000 from the Affordable Housing Program, a deferred loan of \$10,000,000 from the State of California Department of Housing and Community Development Multifamily Housing Program, a limited partner tax credit equity contribution of \$42,571,475, a deferred developer fee of \$1,300,000, and a permanent loan of \$4,540,000. The estimated total development cost is approximately \$90,559,413. A total of 108 HOME-assisted units will be set-aside for the benefit of low-income households for a period of at least 55 years. Construction was completed and the project was closed out in June 2010.

2. Rancho Dorado North, Moreno Valley: The County committed \$650,000 in HOME funds in March 2008 for the development and construction of a 70-unit rental-housing complex. The project consists of 14 one-bedroom, 26 two-bedroom, 30 three-bedroom, and one two-bedroom unit set-aside for an on-site manager. Additional funding sources that are being sought by the applicant includes a \$1,500,000 loan from the County of Riverside Mental Health Department Mental Health Services Act (MHSA) Funds, a \$4,750,000 deferred loan from the Redevelopment Agency for the City of Moreno Valley, a \$2,145,723 loan from the California Community Reinvestment Corporation, and a limited partner tax credit equity contribution of \$10,776,232. Additionally, the developer would defer their developer fee up to \$878,129. The estimated total development cost is approximately \$20,700,084. A total of 11 HOME-assisted will be set-aside for the benefit of low-income households for a period of at least 55 years. Additionally, 15 units will be set-aside as permanent supportive housing units that will house homeless individuals referred by the Department of Mental Health for the County. Construction was completed in October 2010.

3. River Canyon Apartments, Cathedral City: On March 2009, the County committed \$750,000 in HOME funds for the development and construction of a 60-unit multi-family apartment complex in the City of Cathedral City. Subsequent to that, on February 2010 the County increased the HOME loan to \$1,250,000

to help cover a funding shortfall due to the severe decline in tax credit equity pricing. The project has a mix of 41 two-bedroom, and 18 three-bedroom units. One additional three-bedroom unit will be set aside for on-site manager. All units will come equipped with a refrigerator, dishwasher, combination range/oven, garbage disposal, central heating/cooling, and carpeting. The development will include a community building of approximately 1,800 square feet with a kitchen, restrooms, laundry facilities, a computer lab room, and a manager's office. Other funding sources include a \$4,006,162 loan from the Redevelopment Agency for the City of Cathedral City, a permanent loan of \$2,195,017, a \$354,000 deferred loan from the Federal Home Loan Affordable Housing Program (AHP) Funds, \$350,000 in deferred developer fee, and a limited partner tax credit equity contribution of \$7,851,907. The total development costs are estimated to be \$15,507,086. Eleven (11) units will be designated as Low HOME units which are limited to very low-income households whose incomes do not exceed 50% of the Riverside County Median Income for a period of at least 55 years. The term of the HOME funds loan will be one percent (1.00%) interest over 55 years. Construction was completed in April 2011 and the project was closed out in June 2011.

The following activities are currently underway:

4. Cimarron Heights at Dream Homes, Cathedral City: In June of 2008, the County committed \$800,000 in HOME funds for the development and construction of an 84-unit multi-family apartment complex. The proposed project would consist of 56 two-bedroom and 27 three-bedroom units including 1 three-bedroom unit reserved for an on-site resident manager. In March of 2010, due to budget impacts affecting the HCD Multifamily Housing Program (MHP) and commitments from the Redevelopment Agency of the City of Cathedral City, \$500,000 was transferred to complete Rancho Dorado Apartments and reduced the HOME loan for Cimarron Heights to \$300,000. Proposed funding sources include a \$1,226,000 bank loan; a loan for \$8,725,185 from the Redevelopment Agency of the City of Cathedral City; a loan for \$6,428,188 from the HCD Multifamily Housing Program (MHP); a loan for \$705,709 from the Affordable Housing Program; a deferred developer's fee of \$250,000; and a tax credit equity contribution of \$8,764,020. The total cost of development is estimated to be \$26,899,102. There have been significant delays to the project. The reason for this was because the developer's MHP funding commitment was conditional (due to the economic climate of the State) causing a lack of interest from tax credit investors. However, as of recent, the developer was able to obtain an unconditional MHP commitment, which now enables the developer to obtain a tax credit investor. As a result, the developer is now moving forward with the project looking for other sources of financing to commence construction and ultimately complete the project. Upon completion, a total of 40 HOME-assisted rental units will be set-aside for the benefit of very low-income households for a period of at least 55 years. The project is anticipated to obtain additional financing and commence construction in June 2012 and complete construction by June 2014.

5. Brisas de Paz Apartments, Desert Hot Springs: On March 2009 the County committed \$1,000,000 in HOME funds for the development of a 62-rental unit housing complex. Subsequent to that on March 2010 the County committed an additional \$300,000 to help cover increased cost due to the requirement of paying prevailing wages. On June 2010 the County committed an additional \$650,000 in HOME funds to help offset the decrease in equity market pricing and improve the project's tax credit application competitiveness scoring. The County has committed a total of \$1,950,000 in HOME funds towards the project. The project has a mix of 11 one-bedroom; 26 two-bedroom; and 24 three-bedroom units. One additional three-bedroom unit will be set aside for an on-site manager. All units will come equipped with a refrigerator, dishwasher, combination range/oven, garbage disposal, central heating/cooling, and carpeting. The development will include a community building of approximately 2,000 square-feet with a kitchen, restrooms, laundry facilities, a computer lab room, and a manager's office. Other funding sources that are being sought by the applicant include a \$1,649,700 loan from Wells Fargo Bank, a \$1,700,000 loan from the Redevelopment Agency for the City of Desert Hot Springs, a \$610,000 deferred loan from the Federal Home Loan Affordable Housing Program (AHP) Funds, \$100 in General Partner Equity, and a limited partner tax credit equity contribution of \$9,545,773. Additionally, the developer would defer their developer fee up to \$289,791. The total development costs are estimated to be \$15,745,364. Thirty (30) units will be designated as Low HOME units which are limited to very low-income households whose incomes do not exceed 50% of the Riverside County

Median Income for a period of at least 55 years. Construction commenced in April 2011 and is anticipated to be completed in May 2012.

6. Monte Vista II, Murrieta: The County committed \$968,000 for the second phase of Monte Vista Apartments, a 40-unit affordable housing complex for low-income families in the City of Murrieta. A total of 11 units will be designated as HOME-assisted units limited to households whose incomes do not exceed fifty percent (50%) of the median family income for the County of Riverside. The units will be restricted for a period of at least 55 years from the issuance of Certificate of Occupancy. Other funding sources include: a \$2,222,222 loan from the Murrieta Redevelopment Agency; a \$1,320,000 land contribution from the Murrieta Redevelopment Agency; a \$1,189,999 conventional loan; and a limited partner tax credit equity contribution of \$5,765,908. The total development costs are estimated to be \$11,466,129. The project is anticipated to start construction by September 2011.

7. Summerhouse Apartments, Temecula: In March 2011, the County committed \$1,000,000 in HOME funds for the development and construction of an 80-unit multi-family apartment complex on 6.8 acres of vacant land in the City of Temecula. The project proposes 6 one-bedroom units, 36 two-bedroom units, and 38 three-bedroom units. One of the three-bedroom units will be reserved for an on-site manager. The project will also consist of garden-court residential building and have various amenities that include two recreational buildings, laundry rooms, two pools, barbeque/picnic areas, community green/open space, and tot lots. Other funding sources include a \$2,550,000 conventional loan; a loan of \$8,438,595 from the City of Temecula Redevelopment Agency; tax credit equity contribution of \$8,252,558; and general partner equity \$300,000. The total cost of development is estimated to be \$20,541,153. A total of 11 units will be designated as Fixed Low HOME rent units which are limited to very low-income households whose incomes do not exceed 50% of the Riverside County Median Income for a period of at least 55 years. 20 (market-rate) of the 80 units were completed in March 2011 and available for lease. Construction for the balance of the project is anticipated to commence December 2012, pending financing approval.

8. Fred Young Farmworker Apartments, Indio: In June 2011, the County provided \$1,000,000 in HOME funds to a non-profit affordable housing developer for the Phase I development of a 85 rental unit (including 1 on-site manager unit) farm worker housing complex for families in the City of Indio. The Phase I portion of the development is approximately 7.52 acres of vacant land adjacent to the existing Fred Young Farm Labor Center (apartments), which currently houses farm worker tenants. It is anticipated that the current tenants of the Fred Young Farm Labor Center will ultimately be relocated to the new development. The project proposes 12 one-bedroom units, 33 two-bedroom units, 28 three-bedroom units, and 11 four-bedroom units. The project will also consist of various amenities that include a community room, pool, laundry facilities, picnic areas, basketball courts, and community/vegetable gardens. Other funding sources include a \$1,000,000 grant from the State of California Housing and Community Development Department Joe Serna Jr. Farmworker Housing Grant Program (JSJFHGP), a \$3,359,952 loan from the United States Department of Agriculture (USDA) Rural Development, a \$5,000,000 loan from the City of Indio Redevelopment Agency (Indio RDA), a Deferred Developer Fee of \$302,400, and the balance of \$11,474,717 from tax credit proceeds and developer equity. The total development cost is estimated to be \$21,137,069. A total of 41 units will be designated as HOME-assisted units limited to households whose incomes do not exceed 50% of the area median family income; 9 of the 41 HOME-assisted units will be limited to households whose incomes do not exceed 30% of the area median family income. The HOME-assisted units will be restricted for a period of at least 55 years from the issuance of Certificate of Occupancy. The project has received entitlements and is expected to commence construction in March 2012, pending financing approval.

9. Pottery Court Apartments, Lake Elsinore: In July 2010, the County committed \$440,000 in HOME funds for the development of a 113-rental unit housing complex. The project has a mix of 20 one-bedroom; 48 two-bedroom; and 45 three-bedroom units, including two three-bedroom manager's units. All units will come equipped with a refrigerator, dishwasher, combination range/oven, garbage disposal, central heating/cooling, and carpeting. The development will include a community building of approximately 2,344

square-feet with a kitchen, restrooms, laundry facilities, a computer lab room, and a manager's office. Other funding sources include a \$1,975,000 conventional loan; a loan of \$4,058,577 from the RDA; tax credit equity contribution of \$20,000,000; a \$1,000,000 loan from the HUD HOPE VI Main Street program (HOPE VI); and general partner equity \$300,000. The total cost of development is estimated to be \$27,773,577. Eleven units will be designated as Low HOME units which are limited to extremely low-income households whose incomes do not exceed 30% of the Riverside County Median Income for a period of at least 55 years. The term of the HOME funds loan will be one percent (1%) interest over 55 years. The project is currently in the construction stage. The anticipated construction completion date is August 2012.

10. Security Deposit Assistance (SDA), Countywide Program: The County committed \$200,000 to the Housing Authority of the County of Riverside (HACR) for the Security Deposit Assistance Program. The goal of the program is to remove the initial barrier that families encounter as they attempt to find a suitable, decent housing unit to rent. The program is designed to provide a one-time grant to pay for the security deposit for very low-income families earning 50% of the median income. The maximum grant per family is limited to the lesser of 50% of the actual total security deposit or half of the Section 8 contract rent. The applicants are limited to eligible participants who have recently been selected from the waiting list, have a Section 8 Voucher, and are in the process of finding a unit to rent. Existing Section 8 Voucher holders are also eligible if the owner of the unit has selected to sell the property, the property is under foreclosure, or there is an unforeseen emergency condition that is through no fault of the family. A total of 619 households were assisted through the SDA program since its April 2008 inception. The total expended to date is \$261,914.50. The average per unit assistance was \$396.16. A total of 179 households were assisted this past fiscal year. The total expended this past fiscal year was \$61,914.50. The average per unit assistance this fiscal year was \$345.89. The activity is ongoing until the funds are exhausted.

Neighborhood Stabilization Program (NSP): Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) was signed by the President on July 30, 2008. Section 2301 - Emergency Assistance for the Redevelopment of Abandoned and Foreclosed Homes is referred to as the Neighborhood Stabilization Program. On September 26, 2008, HUD announced that the County of Riverside would receive \$48,567,786 as part of the first round of the NSP. These targeted funds are being used to acquire foreclosed homes, rehabilitate properties, and offer purchase price assistance to low-, moderate-, and middle-income ("LMMI") first-time homebuyers, or rental to very low-income households.

NSP funds are being used for the following primary activities, plus administration: (NSP-1) Acquisition, rehabilitation, and resale to first-time homebuyers - \$33,649,564 plus an additional \$7,370,000 in program income; (NSP-2) Acquisition, rehabilitation, and rental to very low-income persons - \$204,000; (NSP-3) Neighborhood Stabilization Homeownership Program purchase price assistance - \$2,181,120; (NSP-4) Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental project - \$7,677,316; and (NSP-5) NSP administration costs not to exceed 10% of the NSP grant - \$4,855,786 and 10% of the program income. The NSP-1 activity has generated \$16,313,204 in program income.

The following activities were completed during the reporting period:

1. NSP-2, Acquisition, Rehabilitation, and Rental of foreclosed single-family homes: The County committed \$204,000 for the acquisition, rehabilitation and rental of a foreclosed single-family home for a very low-income special needs household in the City of Blythe. The unit will remain affordable for a period for 55 years. The rehabilitation was complete in May 2011 and the unit is in the process of being leased.

2. NSP-4, Hacienda Hills Apartments, Desert Hot Springs: The County provided \$4,677,316 for the acquisition, rehabilitation and rental of a foreclosed multi-family townhome complex for rent to low- and very low-income households in the City of Desert Hot Springs. The acquisition cost was \$3,509,000. Rehabilitation costs are estimated to be \$2,595,364. NSP funds will be utilized for acquisition and soft costs. The estimated total cost for the project is \$10,208,680. Additional sources of funds include tax exempt bonds

in the amount of \$1,571,000; a loan for \$750,000 from the Desert Hot Springs Redevelopment Agency; a limited partner tax credit equity contribution of \$2,663,735; a deferred developer fee of \$404,050; and loan refundable fees of \$142,579. A total of 30 units will be reserved for rent to very low-income households and 29 units for rent to low-income households. The period of affordability of the Project will be for 55 years. The project completed construction in December of 2010 and all units were leased.

3. NSP-4, Acquisition, Rehabilitation, and Rental of foreclosed multi-unit properties: The County provided \$3,000,000 for the acquisition, rehabilitation and rental of scattered foreclosed multi-unit properties for rent to very low-income households in the City of Desert Hot Springs and Cathedral City. A total of 10 multi-unit properties were acquired and will provide a total of 34 units for rent to very low-income households. The period of affordability of the project will be for 55 years. The project completed rehabilitation in December of 2010 and units are in the process of being leased.

RDA Low and Moderate Income Housing Fund – Multi-family and Special Needs Rental Housing

The following projects were completed during the reporting period:

1. Mission Village Senior Apartments, Glen Avon: In March of 2008, the RDA provided \$9,243,334 in RDA funds for the development and construction of Mission Village Senior Apartments, a 102-unit affordable senior apartment complex in the unincorporated community of Glen Avon. The project includes 90 one-bedroom units, 11 two-bedroom units, and 1 two-bedroom unit set-aside for an on-site manager. In April of 2011, the RDA provided an additional \$650,000 for building fees and permits, environmental toxic abatement, and architectural and engineering. Other funding sources include a conventional bank loan of \$3,019,918; a tax credit equity contribution of \$5,620,353; an AHP loan of \$500,000; accrued construction interest of \$371,513 and a deferred developer fee of \$487,410. The total development cost was \$20,473,209. A total of 49 RDA-assisted units will be reserved for very low-income senior households for an affordability period of at least 55 years. Construction was completed in May 2010.

2. Paseo de los Héroes Mobile Home Park II, Mecca: In April 2008, the RDA approved a Grant Agreement for the construction of a 398 space mobile home park. Mountain View Estates is situated on approximately 50 acres located south of 66th Avenue, north of 70th Avenue, west of Polk Street and on the east side of Harrison Street in the unincorporated community of Oasis. The proposed Project will be built in two phases. The first phase will consist of 180 spaces plus one manager's unit and a community center of approximately 2,200 sq ft in size and the second phase, which will be built in the future, to include the remaining mobile home spaces. The development cost for the first phase is \$10,180,715. The project will receive \$6,500,000 in RDA Set Aside Funds and the balance of the development costs will be obtained by the developer in the form of private financing. The project received a grant from the United States Department of Agriculture Rural Business Enterprise Grant in the amount of \$675,000 and an application for the United States Department of Agriculture Water and Waste Disposal Loan and Grant funds program is pending in the amount of \$6,600,000. A minimum of 90 mobile home park spaces in the development will be set aside for very low-income households for a period of at least fifty-five years. The first phase of this mobile home park is anticipated to be complete by December 2012.

3. Desert Rose Apartments (formerly Ripley Farm Worker Center), Ripley: In November 2005, the RDA approved a Rehabilitation of Real Property Agreement with the HACR. The Ripley Farm Worker Center Project is an acquisition, rehabilitation and conversion of a transitional migrant facility into a permanent multi-family and farm worker rental housing facility that is located in the unincorporated community of Ripley. The facility will consist of 76 rental housing units and 1 on-site manager's unit. The project has a mix of 4 studios, 9 one-bedroom, 39 two-bedroom, 20 three-bedroom, and 4 four-bedroom units. The total development cost for the project is approximately \$11,860,000. The project received funding from a FWHG of \$3,000,000 from HCD; a HACR equity contribution of \$360,000; and RDA grants totaling \$8,500,000. All 76 units will be set-aside for the benefit of low-income domestic farm labor and their families for a period of at least 55 years. The project was completed in September 2008. In May 2009, a 2nd Amendment was approved providing for an additional \$200,000 in RDA Low- to Moderate-Income Housing

Set-Aside Funds to be used to expedite the lease-up of the units. As of June 2011, all the funds from the 2nd Amendment has been expended and the project is fully leased up.

The following new construction and rehabilitation activities are currently underway:

4. Tres Lagos Senior Apartments, Wildomar: In June of 2007, the County expended \$4,365,000 in RDA funds to acquire approximately 10.16 acres of land for the development and construction of a 204-unit apartment complex for low-income senior households in the unincorporated community of Wildomar. On February 5, 2008, voters of the unincorporated community of Wildomar elected for city incorporation. As of July 1, 2008, Wildomar was no longer in the territorial jurisdiction of the RDA and halted the project. On September 27, 2010, Senate Bill No. 977 allowed for the RDA to resume development. The project is slated to be constructed in multiple phases and is currently in the predevelopment phase. All of the units in the development will remain reserved for low-income senior households for an affordability period of at least 55 years.

5. Vineyards at Menifee, Menifee: In March 2008, the RDA committed \$2,000,000 in RDA funds to a developer to acquire approximately 4.8 acres of land for the development and construction of an 81-unit apartment complex for low-income senior households in the City of Menifee. The project consists of 64 one-bedroom, 16 two-bedroom, and one two-bedroom unit set-aside for an on-site manager. On February 8, 2011, the RDA approved an additional loan in the amount of \$3,600,000 for the construction of the project. Other funding sources include a 897,904 conventional loan; a loan of \$1,500,000 from the Mental Health Services Act ("MHSA") Program; tax credit equity contribution of \$12,331,395; and a \$2,000,000 grant from the Redevelopment Agency for the County of Riverside. Additionally, the developer would defer their developer fee up to \$374,739. The total cost of development is estimated to be \$20,704,038. A total of 39-assisted units will be reserved for low-income senior households for an affordability period of at least 55 years. The project is fully entitled and has received all financing. Construction commenced in March 2011 is anticipated to be completed by October 2012.

6. 100 Palms Resort Acquisition, Oasis: The RDA purchased the 100 Palms Resort which is located in the unincorporated area of the County for the purpose of carrying out its obligation to help eliminate blight and providing safe and decent affordable housing to its residents. The mobile home park was purchased in May 2008 for \$2,212,286. The RDA has relocated the residents that were living in the park and demolished all structures on the site. Relocation costs were approximately \$1,498,340. The RDA issued a Request for Qualification and Proposal on March 2009, for the development of an affordable housing project on the property. A developer was selected and on February 2010 the RDA approved a \$450,000 loan for pre-development expenses related to entitlements and environmental cleanup of the site. The proposed project is in the planning stage and currently undergoing entitlements. The start of construction is anticipated to commence in 2012, pending financing approval.

7. Desert Meadows (formerly Date Palm Mobile Home Park), Indio: The RDA purchased the Date Palm Mobile Home Park which is located outside the city limits of Indio in the unincorporated area of the County for the purpose of carrying out its obligation to help eliminate blight and providing safe and decent affordable housing to its residents. The mobile home park was purchased in August 2007 for \$1,900,000. The RDA has relocated the residents that were living in the park and demolished all structures on the site. The RDA provided pre-development loan in the amount of \$997,400 for expenses related to entitlements for a new 80-unit affordable housing complex with numerous amenities. On June 29, 2010, the RDA approved a loan in the amount of \$7,900,000 to fill the financing gap related to construction; the total loan amount includes the pre-development loan. Other funding sources include a loan of \$6,112,655 from the State of California Department of Housing and Community Development Multifamily Housing Program; and tax credit equity contribution of \$9,125,740. Additionally, the developer would defer their developer fee up to \$35,000. The total cost of development is estimated to be \$23,173,395. A total of 68-assisted units will be reserved for low-income households for an affordability period of at least 55 years. The project is fully

entitled and has received all financing. Construction commenced in October 2011 is anticipated to be completed by January 2013.

8. Mountain View Estates, Oasis: In April 2008, the RDA approved a Grant Agreement for the construction of a 398 space mobile home park. Mountain View Estates is situated on approximately 50 acres located south of 66th Avenue, north of 70th Avenue, west of Polk Street and on the east side of Harrison Street in the unincorporated community of Oasis. The proposed Project will be built in two phases. The first phase will consist of 180 spaces plus one manager's unit and a community center of approximately 2,200 sq ft in size and the second phase, which will be built in the future, to include the remaining mobile home spaces. The development cost for the first phase is \$10,180,715. The project will receive \$6,500,000 in RDA Set Aside Funds and the balance of the development costs will be obtained by the developer in the form of private financing. The project received a grant from the United States Department of Agriculture Rural Business Enterprise Grant in the amount of \$675,000 and an application for the United States Department of Agriculture Water and Waste Disposal Loan and Grant funds program is pending in the amount of \$6,600,000. A minimum of 90 mobile home park spaces in the development will be set aside for very low-income households for a period of at least fifty-five years. The first phase of this mobile home park is anticipated to be complete by December 2012.

9. Mustang Lane Infill Housing Project, Rubidoux: In October 2006, the RDA approved an Agreement to Develop with a non-profit affordable housing developer to provide a grant of \$1,155,000 for land acquisition and construction of seven single family homes in the unincorporated community of Rubidoux. Subsequent to that, the RDA and developer have since mutually agreed to explore the development of a multifamily rental housing complex instead of the single family homes initially planned. On March 2009 the RDA and developer entered into a Memorandum of Understanding that would allow the developer to utilize \$234,000 of the original \$1,500,000 grant towards pre-development expenses that would be incurred in obtaining necessary entitlements and financing for the development of the proposed multifamily project. The proposed project is in the planning stage and currently undergoing entitlements. The start of construction is anticipated to commence in 2012, pending financing approval.

10. Legacy Apartments, Thousand Palms: In June 2010, the RDA approved funding assistance in the form of a resolution for \$8,800,000 to acquire and develop a site for a gated 80-unit affordable, multi-family community, including an additional on-site manager's unit. In February 2011, the funding allocation was memorialized through a Loan Agreement of \$7,300,000 (the \$8,800,000 was offset by \$1,500,000 MHSA funding). The unit mix of the development will be 14 one-bedroom units, 33 two-bedroom units, and 33 three-bedroom units. The site plan will be comprised of eleven, two-story residential buildings with amenities that include a community building, a laundry building, pool/splash park, multiple open space areas, barbeque/picnic areas, and a basketball court and tot-lots. All of the proposed units will be reserved for low-income families with affordable rents for a period of at least 55 years; fifteen of those units will be reserved for special needs individuals. The estimated total development cost for the Project is \$25,168,039. Funding will include a \$2,534,954 conventional loan from Farmers & Merchant Bank; a \$1,500,000 loan from MHSA; a deferred developer fee of \$126,722; and Riverside County Transportation Uniform Mitigation Fee waiver of \$101,516. The balance of \$13,604,847 will come from the tax credit equity financing. All of the financing for the project has been approved. Entitlements were approved in June 2010. Construction commenced in May 2011 and is anticipated to be completed by June 2012.

11. Highgrove Family Apartments, Highgrove: The RDA purchased a 7.43 acre parcel located in the unincorporated community of Highgrove for the purpose of carrying out its obligation to help eliminate blight and providing safe and decent affordable housing to its residents. A public library has since been built on a section of the parcel (.72 acres) and the housing project is being proposed on the balance of the parcel (6.71 acres). The section of the parcel on which the housing project is to be built was purchased for \$1,006,952. In April 2010, the RDA approved a \$550,000 loan for pre-development expenses related to entitlements of an affordable housing project on the property. The proposed project is in the planning stage and currently undergoing entitlements. The start of construction is anticipated to commence in 2012,

pending financing approval.

12. Inland Empire Rescue Mission Homes: The RDA awarded a developer \$996,000 for the purpose of carrying out its obligation to help eliminate blight and providing safe and decent affordable housing to its residents. The developer is to acquire 4 bank owned single family homes at a 1% discount, rehabilitate, and rent to very low income residents. The homes have been acquired/rehabilitated and currently being marketed to rent to eligible tenants.

13. Vista Rio Apartments, Rubidoux: The RDA purchased and assembled parcels to create an approximate 15-acre site for an affordable housing project located in the unincorporated community of Rubidoux for the purpose of carrying out its obligation to help eliminate blight and providing safe and decent affordable housing to its residents. In June 2011, the RDA approved an Exclusive Negotiating Agreement/Pre-development Loan in the amount of \$618,000 for entitlement expenses. The proposed project is in the planning stage and currently undergoing entitlements. The start of construction is anticipated to commence in 2012, pending financing approval.

Priority #5: Sheltering the Homeless.

Program	2009-2014 Objectives/ FY 2010/11 Objectives	FY 2010/11 Accomplishments
Redevelopment Agency for the County of Riverside (RDA) Low and Moderate Income Housing Fund – Housing for the Homeless	The Redevelopment Agency for the County of Riverside will continue to address the need for housing the homeless.	The RDA for the County of Riverside is making efforts to find and establish a project site to address homeless needs. There are no projects to report for this reporting period.

Priority #6: Stabilize declining neighborhood conditions due to foreclosures.

Program Activity	2009-2014 Objectives/ FY 2010/11 Objectives	FY 2010/11 Accomplishments
NSP-1 Acquisition/Rehab/Resale of foreclosed and bank-owned Single-Family properties	5-Year (2009-2014): 150 FY 10/11: 50	During the FY 2010/2011: <ul style="list-style-type: none"> • Since inception of the program, the County obligated 100% or \$33,649,564 for the first primary activity of acquisition, rehabilitation, and resale to moderate income households. \$16,313,204 in program income has been generated and \$7,370,000 of the program income has been obligated for additional NSP-1 activities. • A total of 192 homes have been acquired, of these, 45 homes were acquired this year. • A total of 81 homes have been resold to moderate-income households, of these, 76 were resold during this period. A total of 32 homes have been resold to very low-income households, of these, 26 were resold during this period and of the 26, 1 home was resold to an extremely low-income household. • The County provided \$3,268,460 in purchase price assistance. • The average purchase price assistance was \$37,000 • The average first mortgage was \$142,000 • The average sales price was \$175,000
RDA-1 Acquisition/Rehab/Resale of foreclosed and bank-owned Single-Family properties	This is a pilot program and goals have not yet been established.	During the FY 2010-2011: <ul style="list-style-type: none"> • To date, a for-profit developer has acquired and rehabilitated 20 properties have been acquired and rehabilitated; and 15 of the homes have been sold to low-income households.
NSP-2 Acquisition/Rehab/Rental of foreclosed and bank-owned	5-Year (2009-2014): 10 FY 10/11: 4	During the FY 2010-2011: <ul style="list-style-type: none"> • One project was committed and fully obligated the entire allocation of \$204,000 for the second activity

Single-Family properties		of acquisition, rehabilitation and rental of single family dwellings to a very low-income household. Rehabilitation was complete in May 2011.
NSP-3 Neighborhood Stabilization Homeownership Program (NSHP, formerly Enhanced FTHB)	5-Year: 190 households FY 10/11: 64 households	During the FY 2010-2011: <ul style="list-style-type: none"> • The County provided NSHP assistance to 16 low-, moderate-, and middle- income ("LMMI") households and expended a total of \$871,652 in NSHP funds; \$664,205 of that total was for purchase price assistance and \$207,447 of that total was for optional, minor rehabilitation (rehab). • 3 low-income households were assisted and 13 moderate-income households were assisted. • 7 households used the optional rehab component. • The average home purchase price was \$212,252. • The average first mortgage loan amount was \$174,023. • The average purchase price assistance per household was \$41,513. • The average rehab component was \$29,635.
NSP-4 Acquisition/Rehab/Resale of foreclosed and bank-owned Multi-Family properties	5-Year (2009-2014): 120 FY 10/11: 0	During the FY 2010-2011: <ul style="list-style-type: none"> • A total of 3 projects were committed and fully obligated the entire allocation of \$7,677,371 for the activity of acquisition, rehabilitation and rental of multifamily dwellings. A total of 11 multifamily dwellings were acquired and include 93 units.
NSP3-1 Acquisition/Rehab/Resale of foreclosed and bank-owned Single-Family properties	5-Year (2009-2014): 191 FY 10/11: 38	During the FY 2010/2011: <ul style="list-style-type: none"> • Committed and obligated 100% or \$7,000,000 for the first primary activity of acquisition, rehabilitation, and resale to Very Low Income and LMMI first-time homebuyers. • A total of 8 units were acquired NSP3-1 developer partners are continuing to identify additional properties to purchase for this activity.

Neighborhood Stabilization Program (NSP): Title III of Division B of the Housing and Economic Recovery Act, 2008 ("HERA") was signed by the President on July 30, 2008. Section 2301 - Emergency Assistance for the Redevelopment of Abandoned and Foreclosed Homes is referred to as the Neighborhood Stabilization Program ("NSP"). On September 26, 2008, HUD announced that the County of Riverside would receive \$48,567,786 as part of the first round of the NSP. These targeted funds are being used to acquire foreclosed homes, rehabilitate properties, and offer purchase price assistance to low-, moderate-, and middle-income ("LMMI") first-time homebuyers, or rental to very low-income households.

NSP funds are being used for the following primary activities, plus administration: (NSP-1) Acquisition, rehabilitation, and resale to first-time homebuyers - \$33,649,564 plus an additional \$7,370,000 of the program income; (NSP-2) Acquisition, rehabilitation, and rental to very low-income persons - \$204,000; (NSP-3) Neighborhood Stabilization Homeownership Program purchase price assistance - \$2,181,120; (NSP-4) Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental project - \$7,677,316; and (NSP-5) NSP administration costs not to exceed 10% of the NSP grant - \$4,855,786 and 10% of the program income. The NSP-1 activity has generated \$16,313,204 in program income.

The following activities were completed during the reporting period:

NSP-1, Acquisition, Rehabilitation, and Resale of foreclosed and bank-owned single-family properties: -The County completed its commitment and obligation of its initial allocation for this activity.

The NSP-1 activity has also generated 16,313,204 in program income. The current allocation for the primary activity of acquisition, rehabilitation, and resale of foreclosed and bank-owned single-family properties within specific NSP target areas in the County Riverside to moderate-income households is \$33,649,564 plus an additional \$7,370,000 of the program income. Since the inception of the program, a total of 192 homes have been acquired for rehabilitation and resale. Of these, 45 homes were acquired during the reporting period. Since the inception of the program, 81 homes have been resold to moderate-income households. Of these, 76 were resold during the reporting period. Since the inception of the program, 32 homes were resold to very low-income households. Of these, 26 were resold during the reporting period. 1 of the 26 homes was resold to an extremely low-income household.

RDA-1 Acquisition, Rehabilitation and Resale of Foreclosed Single-Family Homes, Unincorporated Areas of the County: The RDA has committed \$3,000,000 with a for-profit developer for the acquisition, rehabilitation and resale of vacant, foreclosed and bank-owned single-family homes to qualified low- and moderate-income first-time homebuyers within the Jurupa Valley Redevelopment Project Area. In April 2010, the RDA provided an additional \$1,500,000 to expand the project to include all unincorporated areas of the County of Riverside. To date, a total of 20 homes have been acquired and rehabilitated; 15 homes have been sold to homeowner occupancy (low-income households with a 45-year affordability period); 3 homes are in escrow to be sold; and 2 are listed for sale on the market. The remaining homes are anticipated to be sold to owner occupancy by October 2011. More homes are being sought for acquisition and rehabilitation for the next fiscal year.

NSP-2, Acquisition, Rehabilitation, and Resale of foreclosed and bank-owned single-family properties: The County committed \$204,000 for the acquisition, rehabilitation and rental of a foreclosed single-family home for a very low-income special needs household in the City of Blythe. The unit will remain affordable for a period for 55 years. The project completed rehabilitation in May 2011 and the unit is in the process of being leased.

NSP-3, Neighborhood Stabilization Homeownership Program (NSHP): NSHP provides NSP funds in the form of purchase price assistance with optional rehabilitation and repair assistance to low-, moderate-, and middle-income ("LMMI") first-time homebuyer households to purchase bank-owned, foreclosed properties within specific NSP target areas in Riverside County. NSHP is available for households with an annual income that is no greater than 120% of the area median income as published by HUD and must not have owned homes within the past three-year period. NSHP provides 20% of the purchase price with a 15-year affordability period as a "silent second" loan with an optional "silent third" loan with the same terms for minor rehabilitation and repair for a total not to exceed \$75,000.

For FY 2010-2011, the County provided NSHP assistance to 16 LMMI first-time homebuyer households and expended a total of \$871,652 in NSHP funds. Of that total, \$664,205 was used for purchase price assistance and \$207,447 was used for minor home rehabilitation (rehab). 3 low-income households and 13 moderate-income households were assisted. The average home purchase price was \$212,252. The average first mortgage loan was \$174,023. The average NSHP purchase price assistance per household was \$41,513 and the average rehab assistance per household was \$29,635. NSHP projects were located throughout the County. 1 home was in the 1st Supervisorial District, 1 home was assisted in the 2nd Supervisorial District, 10 homes were in the 3rd Supervisorial District, 2 homes were in the 4th Supervisorial District and 2 homes were in the 5th Supervisorial District.

NSP-4, Hacienda Hills Apartments, Desert Hot Springs: The County provided \$4,677,316 for the acquisition, rehabilitation and rental of a foreclosed multi-family 60-unit townhome complex for rent to low- and very low-income households in the City of Desert Hot Springs. The acquisition cost was \$3,509,000. Rehabilitation costs are estimated to be \$2,595,364. NSP funds will be utilized for acquisition and soft costs. The estimated total cost for the project is approximately \$10,208,680. Additional sources of funds include tax exempt bonds in the amount of \$1,571,000; a loan for \$750,000 from the Desert Hot Springs Redevelopment Agency; a limited partner tax credit equity contribution of \$2,663,735; and a deferred developer fee of

\$404,050; and loan refundable fees of \$142,579. A total of 30 units will be reserved for rent to very low-income households and 29 units for rent to low-income households. The period of affordability of the Project will be for 55 years. The project completed construction in December 2010.

NSP-4, Acquisition, Rehabilitation, and Rental of foreclosed multi-unit properties: The County committed \$3,000,000 for the acquisition, rehabilitation and rental of scattered foreclosed multi-unit properties for rent to very low-income households in the City of Desert Hot Springs and Cathedral City. A total of 10 multi-unit properties have been acquired and will provide a total of 34 units for rent to very low-income households. The period of affordability of the Project will be for 55 years. The project completed rehabilitation in December of 2010 and units are in the process of being leased.

NSP3-1, Acquisition, Rehabilitation, and Resale of foreclosed and bank-owned single-family properties: In May of 2011, the County committed and obligated 100% of the entire allocation of \$7,000,000 to various affordable housing developers for the first primary activity of acquisition, rehabilitation, and resale of foreclosed and bank-owned single-family properties for very low-, low-, moderate- and middle-income households within specific NSP3 target areas in the County of Riverside. As of the end of FY 2010-2011, a total of 8 properties were acquired for rehabilitation and resale. NSP3-1 developer partners are continuing to identify additional properties to purchase for this activity.

Worst Case Housing Needs

Households with “worst case needs” or “acute housing needs” are defined by HUD as: unassisted renters with very low-incomes, below fifty-percent (50%) of the area median income (AMI), and either 1) paying more than half of their income for housing; 2) living in severely substandard housing; or 3) involuntarily displaced.

According to research from the California Department of Finance, the County of Riverside grew from an estimated population of 1,559,076 in July of 2000 to an estimated population of 2,106,328 in July of 2008, an increase of 35.1 percent. The County of Riverside grew an average 3.83 percent annually from July 2000 to July 2008.

CHAS Data has shown a decline in the production of housing units, based on building permits, from 24,777 in 2006 to 12,339 in 2007 and 5,312 in 2008. Output of units in single-family structures dropped steeply from 20,894 in 2006 to 3,728 in 2008. Output of units in all multi-family structures fell from 3,883 in 2006 to 1,584 in 2008.

On July 12, 2007, the Southern California Association of Governments (SCAG) Regional Council approved a Regional Housing Needs Assessment (RHNA) Allocation Plan projecting housing needs by income level with a planning period from January 1, 2006 to June 30, 2014. The RHNA analyzed the existing unmet housing needs of the County as of 2007. The assessment projected the number of new housing units required to meet the need of each representative income category within 2006 to 2014. The following table presents the RHNA projections:

Estimated Housing Need in Riverside County (2006-2014)

County of Riverside	Very Low-Income Households (0-50% AMI)	Low-Income Households (51-80% AMI)	Moderate-Income Households (81-120% AMI)	Above Moderate-Income Households (>120% AMI)	Total
Percentage Allocated	23.4%	16.3%	18.5%	41.8%	100%
Number of	40,849	28,535	32,292	73,029	174,705

households					
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Two sub-regional councils of governments including the Western Riverside Council of Governments (WRCOG) and Coachella Valley Association of Governments (CVAG) represent Riverside County. Through delegation agreements with SCAG, both of these sub-regions assumed responsibility for administering the RHNA distribution among the individual jurisdictions within their respective sub-regions, as shown below:

Estimated Housing Need in WRCOG and CVAG sub-regions (2006-2014)

WRCOG Region	Very Low-Income Households (0-50% AMI)	Low-Income Households (51-80% AMI)	Moderate-Income Households (81-120% AMI)	Above Moderate-Income Households (>120% AMI)	Total
Percentage Allocated	23.5%	16.4%	18.5%	41.7%	100%
Number of households	30,798	21,501	24,208	54,625	131,133

CVAG Region	Very Low-Income Households (0-50% AMI)	Low-Income Households (51-80% AMI)	Moderate-Income Households (81-120% AMI)	Above Moderate-Income Households (>120% AMI)	Total
Percentage Allocated	23.1%	16.1%	18.6%	42.2%	100%
Number of households	10,050	7,034	8,084	18,404	43,572

In a special tabulation of homeowner and renter data utilizing HUD and Census 2000 data, CHAS data provides the following housing problems statistics related to cost burden, elderly, substandard housing and overcrowding:

Cost burden is the percentage of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Housing Problems relate to cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Elderly households are 1 or 2 person households where either person is 62 years or older.

Renter Households in Riverside County

Renter Households	Household Income <=30% MFI	Housing Problems	% Cost Burden >30% MFI	% Cost Burden >50% MFI
Elderly (1 & 2 members)	6,573	75.6	75.1	57.6
Small Related (2 to 4 members)	11,375	88.2	83.4	70.6
Large Related (5 or more members)	6,015	97.1	85.7	63.1
All Other	9,055	75.5	73.4	66.9
Total Renters	33,018	83.8	79.4	65.6

Renter Households	Household Income >30 to <=50% MFI	Housing Problems	% Cost Burden >30% MFI	% Cost Burden >50% MFI
Elderly (1 & 2 members)	6,104	77.6	76.7	37.8
Small Related (2 to 4 members)	11,105	85.1	75.0	27.7
Large Related (5 or more members)	6,280	95.5	62.7	13.4
All Other	4,850	84.7	83.2	39.1
Total Renters	28,739	85.8	74.1	28.7

Renter Households	Household Income >50 to <=80% MFI	Housing Problems	% Cost Burden >30% MFI	% Cost Burden >50% MFI
Elderly (1 & 2 members)	4,839	58.0	56.1	13.2
Small Related (2 to 4 members)	14,635	59.6	41.7	3.7
Large Related (5 or more members)	7,214	82.5	25.1	2.6
All Other	7,390	54.2	50.0	7.8
Total Renters	34,078	63.1	42.0	5.7

Renter Households	Household Income >80% MFI	Housing Problems	% Cost Burden >30% MFI	% Cost Burden >50% MFI
Elderly (1 & 2 members)	5,978	18.5	16.1	3.9
Small Related (2 to 4 members)	27,509	19.3	6.1	0.3
Large Related (5 or more members)	10,514	56.3	5.2	0.0
All Other	17,489	11.8	7.5	0.5
Total Renters	61,490	23.4	7.3	0.7

Renter data do not include renters living on boats, recreational vehicles (RVs) or vans.

Owner Households in Riverside County

Owner Households	Household Income <=30% MFI	Housing Problems	% Cost Burden >30% MFI	% Cost Burden >50% MFI
Elderly (1 & 2 members)	10,473	68.2	67.6	50.8
Small Related (2 to 4 members)	5,135	77.8	74.7	67.5
Large Related (5 or more members)	2,900	91.2	78.8	68.6
All Other	3,540	63.7	63.0	50.4
Total Owners	22,048	72.7	70.0	57.0

Owner Households	Household Income >30 to <=50% MFI	Housing Problems	% Cost Burden >30% MFI	% Cost Burden >50% MFI
Elderly (1 & 2 members)	14,514	50.9	50.7	27.9
Small Related (2 to 4 members)	6,795	80.4	76.5	56.3
Large Related (5 or more members)	4,859	94.6	75.7	37.7
All Other	2,450	71.0	70.0	53.3
Total Owners	28,618	67.0	62.7	38.5

Owner Households	Household Income >50 to <=80% MFI	Housing Problems	% Cost Burden >30% MFI	% Cost Burden >50% MFI
Elderly (1 & 2 members)	21,479	33.4	32.8	13.1
Small Related (2 to 4 members)	15,295	72.9	66.9	26.5
Large Related (5 or more members)	10,954	83.0	51.4	11.6
All Other	4,190	65.2	63.5	32.7
Total Owners	51,918	58.1	49.3	18.3

Owner Households	Household Income >80% MFI	Housing Problems	% Cost Burden >30% MFI	% Cost Burden >50% MFI
Elderly (1 & 2 members)	57,934	15.2	28.9	13.1
Small Related (2 to 4 members)	120,673	22.9	29.3	9.7
Large Related (5 or more members)	43,280	40.9	30.1	9.3
All Other	24,015	27.2	38.0	15.9
Total Owners	245,902	24.7	30.2	11.3

Renter Households: Approximately 79.4% or 26,217 renter households of extremely low-income were cost burdened, spending more than 30% of the household's total gross income towards rent and utilities.

Owner Households: Approximately 70.0% or 15,434 owner households of extremely low-income were cost burdened, spending more than 30% of the household's total gross income towards a mortgage payment, taxes, insurance, and utilities.

Elderly Households: A total of 8,090 elderly renter households, 62 years or older and at or below 80% MFI, had mobility or self care limitations. Approximately 70.3 percent or 5,688 elderly renter households were cost burdened with greater than 30% of income towards rent and utilities and/or overcrowding and/or without complete kitchen or plumbing facilities.

A total of 16,885 elderly owner households, 62 years or older and at or below 80% MFI, had mobility or self care limitations. Approximately 47.0% or 7,936 elderly owner households were cost burdened with greater than 30% of income towards rent and utilities and/or overcrowding and/or without complete kitchen or plumbing facilities.

Substandard Housing Conditions: exist to an extent that it endangers the life, health, property, safety or welfare of the public or the occupants of the housing: inadequate sanitation, structural hazards, nuisances, faulty weather protection, fire hazards, inadequate maintenance, overcrowding, or hazardous wiring, plumbing or mechanical equipment. The California Statewide Housing Plan estimates 10% of the housing stock is in need of rehabilitation or replacement. Substandard housing units were either not constructed properly, were constructed to a building code that is now outdated, or have been allowed to deteriorate as the unit aged. Although the Census 2000 data did not tabulate the total number of substandard units, data was available for certain conditions related to substandard conditions or need for rehabilitation. Approximately 81,627 dwelling units were built prior to 1960. 3,407 units lacked complete kitchens and 2,360 units lacked complete plumbing.

Large Families: A total of 19,509 renter households with 5 or more members, at or below 80 percent MFI, were considered large families. Approximately 91.2% or 17,793 renter households were large families and cost burdened with greater than 30% of income towards rent and utilities and/or overcrowding and/or without complete kitchen or plumbing facilities.

A total of 18,713 owner households with 5 or more members, at or below 80% MFI, were considered large families. Approximately 87.3% or 16,334 owner households were large families and cost burden with greater than 30% of income towards rent and utilities and/or overcrowding and/or without complete kitchen or plumbing facilities.

Section 8 and Public Housing Programs: As of June 29, 2011 there were 49,670 registered on the Section 8 waiting list. As of June 29, 2011 there were 79,504 registered on the public housing waiting list.

HIV/AIDS: Riverside County is disproportionately impacted by the HIV/AIDS epidemic. Per data provided by the California Office on AIDS, there were 8,261 Persons Living with HIV/AIDS (PLWHA) in the Riverside-San Bernardino Metropolitan Statistical Area (MSA) as of December 31, 2007. Approximately 62.5% of these households (5,165) live in Riverside County. Based on these statistics, the City of Riverside allocates approximately 60% of the HOPWA formula grant directly to the Housing Authority of the County of Riverside to address the housing needs of low-income PLWHA within Riverside County. The average household income of a PLWHA in Riverside County is \$1,078 per month which means the majority of these households will qualify for HOPWA services if needed.

Racial or ethnic group data provided from CHAS data showed that Hispanic and Black Non-Hispanic households had a disproportionately greater need as follows:

Hispanics: Approximately 88.9% of extremely low-income ($\leq 30\%$ MFI) renter Hispanic family households were cost burden with greater than 30% of income towards rent and utilities and/or overcrowding and/or without complete kitchen or plumbing facilities.

Black Non-Hispanic: Approximately 88.1% of extremely low-income ($\leq 30\%$ MFI) renter Black Non-Hispanic elderly households were cost burden with greater than 30% of income towards rent and utilities and/or overcrowding and/or without complete kitchen or plumbing facilities. Additionally, 83.6% of very low-income ($>30\%$ to $\leq 50\%$ MFI) renter Black Non-Hispanic elderly households were cost burden as well.

Housing Needs of Persons with Disabilities

According to SOCDS CHAS, households with Mobility or Self Care Limitations are defined as one or more persons that have 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.

Based on SOCDS CHAS data for Riverside County, the following information for households with Mobility or Self-Care Limitations was provided:

- Renter Household Incomes 50% or below AMI with Mobility or Self Care Limitations:
A total of 16,170 households were very low-income Renters in Riverside County. Approximately 83.7% or 13,536 Renter households spent more than 50% of their gross income on housing costs.
 - 3,155 households were very low-income Elderly Renters (1 & 2 members) 75 years or older. Approximately 79.1% or 2,495 Elderly Renter households spent more than 50% of their gross income on housing costs.
2,850 households were very low-income Elderly Renters 62 to 74 years. Approximately 73.2% or 2,085 Elderly Renter households spent more than 50% of their gross income on housing costs.
 - The remaining 10,165 Renter households were categorized as All Other Households with incomes 50% or below AMI with Mobility or Self Care Limitations. Approximately 88.0% or 8,949 Owner households spent *more* than 50% of their gross income on housing costs.

- **Owner Household Incomes 50% or below AMI with Mobility or Self Care Limitations:**
A total of 15,890 households were very low-income Owners in Riverside County. Approximately 67.1% or 10,667 Owner households spent more than 50% of their gross income on housing costs.
 - 5,535 households were very low-income Elderly Renters (1 & 2 members) 75 years or older. Approximately 55.1% or 3,048 Elderly Renter households spent more than 50% of their gross income on housing costs.
 - 3,850 households were very low-income Elderly Renters (1 & 2 members) 62 to 74 years. Approximately 66.2% or 2,549 Elderly Renter households spent more than 50% of their gross income on housing costs.
 - The remaining 6,505 Owner households were categorized as All Other Households with incomes 50% or below AMI with Mobility or Self Care Limitations. Approximately 77.8% or 5,064 Owner households spent more than 50% of their gross income on housing costs.

Out of a total of 32,060 very low-income Renter and Owner households, 75.4% or 24,185 Riverside County households with Mobility or Self Care Limitations spent more than 50% of their gross income on housing costs.

For FY 2010-2011, a total of 17 housing projects addressed the needs of persons with disabilities. Below is a table showing households addressed per housing program.

Program	Households with Disabilities
Enhanced Home Repair (EHR)	1
Home Rehabilitation Program (HRP)	5
Neighborhood Stabilization Program Homebuyer Assistance (NSP1H)	1
Redevelopment Agency (RDA) Special Needs Housing, and Emergency Housing Response Program	2
Senior Home Repair (SHR)	8
Total	17

The HOME Program also addresses special housing needs of persons with disabilities. Under HOME regulations, 24 CFR §92.251, the housing must meet the accessibility requirements at 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). Under Section 504 unit requirements, a minimum of five percent (5%) of the total dwelling units or at least one unit in a multi-family housing project, whichever is greater, shall be made accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in §8.32 is accessible. An additional two percent (2%) of the units (but not less than one unit) in such a project shall be accessible for persons with hearing or vision impairments. All HOME projects constructed are required to meet the Section 504 requirements.

Fostering and Maintaining Affordable Housing

To ensure that HOME investments yield affordable housing over the long term, HOME imposes rent and occupancy requirements over the length of an affordability period. For homebuyer and rental projects, the length of the affordability period varies per program and project. The FTHB Program imposes 15-year affordability periods. HOME Self-Help projects require a 20-year affordability period and HOME rental projects enforce a 55-year affordability period. Throughout the affordability period, the HOME-assisted housing must be occupied by income-eligible households. For rental housing, when units become vacant during the affordability period, subsequent tenants must be income-eligible and must be charged the applicable HOME rent. For homebuyer assistance, if a home purchased with HOME assistance is sold during

the affordability period, recapture provisions apply to ensure the continued provision of affordability homeownership. In addition to HOME affordability requirements, RDA projects also impose affordability period requirements. Homeownership projects require a 45-year affordability period and rental projects require an affordability period of at least 55-years. RDA-assisted units must also be occupied by income-eligible households.

Geographic Distribution

Program	Geographic Distribution
<ul style="list-style-type: none"> • First Time Home Buyer (FTHB) Program • American Dream Down-payment Initiative (ADDI) Program • Home Investment Partnerships Act (HOME) Program • Home Rehabilitation Program (HRP) • Senior Home Repair (SHR) Program • Enhanced Home Repair (EHR) Program • Home Improvement Program (HIP) 	<p>Limited to unincorporated areas of the County of Riverside and thirteen (13) cooperating cities (Banning, Beaumont, Blythe, Canyon Lake, Cathedral City, Desert Hot Springs, Indian Wells, La Quinta, Lake Elsinore, Murrieta, Norco, San Jacinto, and Temecula.).</p>
<ul style="list-style-type: none"> • Mortgage Credit Certificate (MCC) Program 	<p>The MCC Program may be utilized to purchase a home in the following locations: All Unincorporated Areas of Riverside County and within the City Limits of the following jurisdictions: Beaumont, Blythe, Calimesa, Canyon Lake, Cathedral City, Coachella, Perris, Corona, Desert Hot Springs, Hemet, Indio, Lake Elsinore, La Quinta, Moreno Valley, Murrieta, Norco, Palm Springs, Riverside, San Jacinto, and Temecula. The following cities are not participating in the County's MCC Program and MCC's cannot be issued to purchasers of homes located within the City Limits of these cities: Indian Wells, and Rancho Mirage. Assisted homebuyers purchasing within Target Area census tracts are not required to meet the first time buyer requirement and higher income and sales price limits apply. Target areas are Census Tracts designated by the Federal government to encourage investment. There are fifty-five (55) target areas in Riverside County, however only fifty-one (51) target areas are inside the participating jurisdiction of the MCC Program.</p>
<ul style="list-style-type: none"> • Mobile Home Replacement Program (MHRP) • Mobile Home Tenant Loan (MHTL) Program • • Redevelopment Agency (RDA) Infill Housing Program • RDA Low and Moderate Income Housing Fund 	<p>Limited to the unincorporated areas of the County of Riverside and Redevelopment Project Areas</p>
<ul style="list-style-type: none"> • Neighborhood Stabilization Program 	<p>Limited to Target Areas as defined in the Substantial Amendment to the County of Riverside 2009-2010 One-Year Action Plan.</p>

Housing Accomplishments within the Cooperating Cities

The following section reports on housing activities within each of the County's Cooperating Cities for FY 2010-2011. A total of \$15,715,552 was expended among the 13 Cooperating Cities for housing activities.

Cooperating City	CDBG		HOME			NSP		MCC	Total
	HRP	SHR	FTHB	Security Deposit Assist. (SDA)	New Constr.	NSHP	NSP1-1, 2 & 4 Acquisition & Rehabilitation NSP1H Homebuyer Assistance		
1. Banning	\$32,750	\$15,444	\$60,000	\$7,526	-	-	\$42,110	-	\$157,830
2. Beaumont	-	-	\$93,100	\$3,731	-	\$109,127	\$57,560	\$100,471	\$363,989
3. Blythe	\$14,186	-	-	\$508	-	-	-	-	\$14,694
4. Canyon Lake	-	-	-	-	-	\$63,405	\$69,170	-	\$132,575
5. Cathedral City	-	\$34,427	-	\$7,548	\$1,250,000	\$108,959	\$1,089,626	\$26,306	\$2,516,866
6. Desert Hot Springs	\$20,856	\$4,515	-	\$11,657	-	-	\$5,219,164	-	\$5,256,192
7. Indian Wells	-	-	-	\$470	-	-	-	-	\$470
8. La Quinta	-	-	-	\$4,513	\$1,000,000	-	-	-	\$1,004,513
9. Lake Elsinore	-	\$6,000	\$89,600	\$4,245	-	-	\$3,005,235	\$412,083	\$3,517,163
10. Murrieta	\$19,129	-	\$58,400	\$2,486	-	\$57,600	\$786,551	\$193,780	\$1,117,946
11. Norco	-	-	-	\$700	-	-	\$313,200	\$191,786	\$505,686
12. San Jacinto	\$31,209	\$28,347	\$78,430	\$5,871	-	\$69,398	\$131,351	\$165,784	\$510,390
13. Temecula	-	-	\$58,400	\$600	-	\$46,530	\$441,852	\$69,856	\$617,238
Totals	\$118,130	88,733	\$437,930	\$49,855	\$2,250,000	\$455,019	\$11,155,819	\$1,160,066	\$15,715,552

- 1) City of Banning: A total of \$157,830 was expended in the City of Banning. \$32,750 assisted 2 HRP projects, \$15,444 assisted 3 SHR project, \$60,000 assisted 2 HOME FTHB households, and \$42,110 assisted 2 NSP1 projects.
- 2) City of Beaumont: A total of \$363,989 was expended in the City of Beaumont. \$93,100 assisted 3 HOME FTHB households, \$3,731 in HOME SDA assisted 8 households, \$109,127 in NSHP assisted 2 first-time homebuyer households, \$57,560 in NSP1H assisted 1 household, and \$100,471 in MCC assisted 4 households.
- 3) City of Blythe: A total of \$14,694 was expended in the City of Blythe. \$14,186 in CDBG funds assisted 1 HRP project and \$508 in HOME SDA assisted 1 household.
- 4) City of Canyon Lake: A total of \$132,575 was expended in the City of Canyon Lake. \$63,405 in NSHP assisted 1 first-time homebuyer household and \$69,170 in NSP1H assisted 1 household.

- 5) City of Cathedral City: A total of \$2,516,866 was expended in the City of Cathedral City. \$28,427 in CDBG funds was disbursed to 5 SHR projects and \$6,000 to 1 EHR project. \$7,548 in HOME SDA assisted 15 households. \$1,250,000 in HOME funds was expended for the development and construction of a 60-unit multi-family apartment complex, River Canyon Apartments. \$108,959 in NSHP assisted 2 first-time homebuyer households and \$61,944 in NSP1H assisted 3 households. \$1,027,682 was expended for 4 NSP1-4 projects. \$23,306 in MCC assisted 1 household.
- 6) City of Desert Hot Springs: A total of \$5,256,192 was expended in the City of Desert Hot Springs. \$20,856 in CDBG funds was disbursed to 1 HRP project. \$4,515 in CDBG funds was disbursed to 1 SHR project. \$11,657 in HOME SDA assisted 23 households. \$5,219,164 in NSP1 funds assisted 3 projects: \$4,677,316 for the acquisition, rehabilitation and rental of a foreclosed 60-unit multi-family townhome complex for rent to low- and very low-income households and \$541,848 was expended to assist 2 NSP1-4 projects.
- 7) City of Indian Wells: A total of \$470 in HOME SDA was expended in the City of Indian Wells to assist 1 household.
- 8) City of La Quinta: A total of \$4,513 in HOME SDA was expended in the City of La Quinta to assist 10 households. \$1,000,000 in HOME funds was utilized for the development and construction of a 218-unit rental housing complex.
- 9) City of Lake Elsinore: A total of \$4,517,163 was expended in the City of Lake Elsinore. \$6,000 assisted 1 HRP project. \$89,600 assisted 3 HOME FTHB households. \$4,245 in HOME SDA assisted 8 households. \$1,301,736 in NSP1H assisted 26 households and \$1,703,499 was expended for 8 NSP1-1 projects. \$412,083 in MCC assisted 16 households.
- 10) City of Murrieta: A total of \$1,117,946 was expended in the City of Murrieta. \$19,129 assisted 2 HRP projects. \$58,400 in HOME FTHB funds assisted 2 first-time homebuyer households. \$2,486 in HOME SDA assisted 4 households. \$57,600 in NSHP assisted 1 first-time homebuyer household. \$47,198 in NSP1H assisted 2 households. \$739,353 was expended for 4 NSP1-1 projects. \$193,780 in MCC assisted 6 households.
- 11) City of Norco: A total of \$505,686 was expended in the City of Norco. \$700 in HOME SDA assisted 4 households. \$313,200 in NSP1H assisted 5 households. \$191,786 in MCC assisted 7 households.
- 12) City of San Jacinto: A total of \$510,390 was expended in the City of San Jacinto. \$31,209 in CDBG funds was disbursed to assist 2 HRP projects and \$28,347 assisted 6 SHR projects. \$78,430 in HOME FTHB funds assisted 3 first-time homebuyer households. \$5,871 in HOME SDA assisted 11 households. \$69,398 in NSHP assisted 1 first-time homebuyer household. \$131,351 in NSP1H assisted 7 households. \$165,784 in MCC assisted 8 households.
- 13) City of Temecula: A total of \$617,238 was expended in the City of Temecula. \$58,400 in HOME FTHB funds assisted 1 first-time homebuyer household. \$600 in HOME SDA assisted 1 household. \$46,530 in NSHP assisted 1 first-time homebuyer household. \$176,301 in NSP1H assisted 4 households. \$265,551 was expended for 1 NSP1-1 project. \$69,856 in MCC assisted 2 households.

Five-Year Summary of Housing Production and Assistance

2009-2014 Consolidated Plan priorities for affordable housing:

1. Provide homeownership opportunities for first-time homebuyers for the low- and moderate-income community.
 - The 5-year goal for the FT HB program for homeownership assistance is to assist 50 households. For the first fiscal year of 2009/2010, the County provided down-payment assistance to 20 low-income households and expended a total of \$726,178 in HOME FT HB funds.
 - The 5-year goal for the ADDI program for homeownership assistance is 10. No households were assisted during the fiscal year 2009/2010 as HUD did not fund ADDI for the fiscal year.
 - The 5-year goal for RHP is to assist 50 households. For the first fiscal year of 2009/2010, the County provided RHP assistance to 10 low-moderate income households and expended a total of \$315,710 in RHP funds
 - The 5-year goal for the MCC program goal is to assist 100 households. A total of 92 MCC's were issued for a total use of \$2,330,292 in tax credit.
 - The 5-year goal for HOME program Self-Help projects is to assist 25 households. No Self help housing projects were completed during the fiscal year and none are underway.
 - The 5-year goal for RDA Infill Housing Program is to assist 5 households. No infill housing projects were closed for fiscal year 2009/2010.
 - The 5-year goal for RDA Single-Family New Construction is to assist 25 households. 1 new construction single-family housing project was closed.
2. Improve the conditions of substandard housing and substandard existing rental housing affordable to low-income families.
 - The 5-year goal for the HRP program is to assist 300 owner households. A total of 78 owner households were assisted during the 2009/2010 FY.
 - The 5-year goal for the SHR program is to also assist 300 owner households. A total of 121 owner households were assisted during the 2009/2010 FY.
 - The 5-year goal for the EHR program is to assist 5 owner households. A total of 5 owner households were assisted during the 2009/2010 FY.
 - The 5-year goal for the HIP program is to assist 5 owner households. No owner households were assisted during the 2009/2010 FY.
 - The 5-year goal for the MHRP program is to assist 5 owner households. No owner households were assisted during the 2009/2010 FY.
 - The 5-year goal for the THRP program is to assist 5 households. No owner households were assisted during the 2009/2010 FY.
 - The 5-year goal for the RDA Rehabilitation Projects is to assist 25 households. 1 acquisition, rehabilitation, rental of a foreclosed and bank-owned single-family home for special needs was assisted during the 2009/2010 FY.
3. Address farm worker and migrant farm worker housing needs in western Riverside County and in the Coachella Valley.
 - The 5-year goal for MHTL is to assist 50 households. A total of 31 MHTL projects were completed with a total of \$1,021,398 in RDA funds.
 - The 5-year goal for HOME funded Farm Worker Housing Projects is to assist 50 households. No HOME funded projects were completed for the fiscal year 2009/2010.
 - The 5-year goal for RDA funded Farm Worker Housing Projects is to assist 50 households. No RDA funded projects were completed for the fiscal year 2009/2010.
4. Expand the affordable rental housing stock for low-income and special needs households.
 - The 5-year goal for HOME funded new construction of affordable multi-family housing and special needs is to assist 200 households. No HOME funded projects were completed for the fiscal year 2009/2010.
 - The 5-year goal for RDA funded new construction of affordable multi-family housing and special needs is to assist 200 households. No RDA funded projects were completed for the fiscal year 2009/2010.
5. Provide shelter to the homeless.

- There have been no new construction of permanent housing for the homeless during the 5-year period, but the County is actively continuing efforts to assist developers in meeting this goal and working cooperatively with the Department of Social Services to implement housing programs and technical assistance for shelter development.
6. Stabilize declining neighborhood conditions due to foreclosures.
- The 5-year goal for NSP Acquisition, Rehabilitation, and Resale of foreclosed and banked-owned single-family properties to LMMI first-time homebuyer households is to assist 150 households. A total of 7 households were assisted for fiscal year 2010/2011.
 - The 5-year goal for NSP Acquisition, Rehabilitation, and Rental of foreclosed and banked-owned single-family properties to special needs households is to assist 10 households. No households were assisted for the fiscal year 2010/2011.
 - The 5-year goal for NSHP purchase price assistance with optional rehabilitation and repair assistance for LMMI first-time homebuyer households to purchase bank-owned, foreclosed properties is to assist 150 households. A total of 21 households were assisted for the fiscal year 2009/2010.
 - The 5-year goal for NSP Acquisition, Rehabilitation, and Rental of foreclosed and banked-owned multi-family properties is to assist 120 households. 47 households were assisted for fiscal year 2010/2011.

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 Shelter Grant” Program 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. When implemented, the *Homeless Emergency Assistance & Rapid Transition to Housing Act* (HEARTH Act) of 2009 will provide unprecedented flexibility to confronting homelessness and consolidate HUD’s existing

competitive homeless programs into a single, streamlined program, the Continuum of Care Program. The new ESG program “Emergency Solutions Grant” will provide for flexible prevention and rapid re-housing responses to homelessness-similar to the stimulus HPRP program. This Program and Homeless Definition regulations are continuing to move through the clearance process; however there is not an immediate release date at this time.

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 2010/2011 Homeless Programs and Activities Provided by the Department of Public Social Services (DPSS) *Lead Agency for the County of Riverside Continuum of Care Program

Activity Type	Jurisdiction/ Unincorporated Area	DPSS 2005-2010 Objectives/ FY 2010/11 Objectives	DPSS YTD Accomplishments FY 2010/11 Accomplishments
Homeless Prevention	Countywide.	5-Year: Maintain funding for rental assistance for those threatened with eviction to maintain their housing and for those that lose their housing due to eviction so they are re-housed as quickly as possible. FY 10/11: Obtain funding for rental assistance to allow households who are facing eviction to retain their housing, and to re-house evicted households as quickly as possible.	<ul style="list-style-type: none"> • Funding was delayed this fiscal year due to the late adoption of the federal budget. • Funding this fiscal year was reduced by approximately 29.5% • It is expected that funding will be fully expended for homeless prevention and re-housing.
Emergency Shelters	Countywide	5-Year: Add new emergency shelter beds for single adults who are chronically homeless and for families who may or may not be chronically homeless. FY 10/11: Continue to maintain emergency shelter beds for single adults who are chronically homeless and for families who may or may not be chronically homeless.	<ul style="list-style-type: none"> • Maintain 302 shelter beds in Riverside County • \$2,034,639 allocated and expended for emergency shelters • \$196,500 allocated and expended for ECWSP¹⁵
Supportive Services	Countywide	5-Year: Support the Department of Public Social Services (DPSS) most vulnerable clients by providing and linking them with basic needs services such as food, clothing, transportation, and community connections/referrals so they are able to pay their rent, utilities, and medical costs thereby increasing housing stability. FY 10/11: Increase the percentage of participants engaged in services to increase residential stability, skills, income and greater self-determination.	<ul style="list-style-type: none"> • Supportive services programs contacted 2095 persons including families and engaged at least 444 or 21% of those contacted. • 102 or 23% of those engaged were housed¹⁶
Transitional Housing	Countywide	5-Year: Continue to provide a wide-range of supportive services to residents in order to help them obtain and maintain permanent housing. FY 10/11: Increase percentage of homeless persons moving from transitional housing (TH) to permanent housing (PH). Increase percentage of participants who maintain or increase income, including employment income.	<ul style="list-style-type: none"> • Provided a wide-range of supportive services through the SHP program to residents that increased the percentage of residents that obtained permanent housing from 64% to 78%¹⁷ • Provided employment services and other supportive services through the SHP¹⁸ program resulting in

¹⁵ Emergency Cold Weather Shelter Program

¹⁶ As reported in Annual Progress Report received in FY 10/11

¹⁷ As reported in Annual Progress Report received in FY 10/11

¹⁸ Supportive Housing Program

			81% of individuals leaving SHP programs with income and 20% of those leaving with income had employment income. ¹⁹
Permanent Supportive Housing	Countywide	<p>5-Year: Develop and implement plans for 250 PH beds for chronically homeless persons & families per 10-Year plan goal. Facilitate access to mainstream benefits to support housing stability</p> <p>FY 10/11: Create 32 new Permanent Housing beds for homeless persons. Maintain a minimum percentage of homeless persons staying in PH over 6 months at or above 80%.</p>	<ul style="list-style-type: none"> • 25 new PH beds for veterans were created and 7 units of Shelter Plus care were made available. • The percentage of participants remaining in permanent housing was stable at 88%

FY 2010/2011 Homeless Programs and Activities (ESG FUNDED)

Note: ESG has been changed to a 1 Year Program. ESG activities are reported complete in FY activity is fully drawn, due to carry-overs expended amount may differ from completed amount.

Activity Type	Jurisdiction/ Unincorporated Area 2010 – 2011 Projects	2009-2014 Con Plan Objectives/ FY 2010/11 Funded Action Plan Objectives	2009-2014 YTD Actual Accomplishments FY 2010/11 Actual Accomplishments (Completed/Expended)
<p><u>Emergency Shelters</u> -ESG Funded</p> <p>Activity Category: Homeless Assistance</p>	<p>1st, 3rd, and 4th Districts</p> <p>See map (Appendix B)</p>	<p>5-Year: Provide emergency shelter for families and individuals. Proposed to serve 4,600 individuals with \$721,967 ESG funds.</p> <p>FY 10/11: 895 actual proposed individuals to serve - \$157,503 proposed funding.</p>	<p>5-Year YTD: 3,418 homeless individuals were provided shelter. \$386,468 funds were expended.</p> <p>FY 10/11: 688 homeless individuals were provided shelter, \$157,426 completed activities \$157,426 ESG funds expended.</p>
<p><u>Supportive Services</u> - ESG Funded</p> <p>Activity Category: Homeless Assistance</p>	<p>Countywide</p> <p>See map (Appendix B)</p>	<p>5-Year: Provide case management for homeless individuals and shower/restroom facilities for homeless migrant farm workers. Proposed to serve 785 individuals with \$279,538 ESG funds.</p> <p>FY 10/11: 600 actual proposed individuals to serve - \$22,500 proposed funding.</p>	<p>5-Year YTD: 419 homeless individuals were provided homeless supportive services. \$136,315 funds were expended.</p> <p>FY 10/11: No homeless individuals were provided supportive services, \$0 completed activities and \$0 ESG funds expended.</p>
<p><u>Transitional Housing</u>- ESG Funded</p> <p>Activity Category: Homeless Assistance</p>	<p>1st, 3rd, and 4th Districts</p> <p>See map (Appendix B)</p>	<p>5-Year: Provide emergency and transitional housing to those experiencing homelessness. Proposed to serve 3,825 individuals with \$1,060,809 ESG funds.</p> <p>FY 10/11: 493 actual proposed individuals to serve - \$190,000 proposed funding.</p>	<p>5-Year YTD: 1,657 homeless individuals were provided transitional housing. \$527,357 funds were expended.</p> <p>FY 10/11: 480 homeless individuals were provided transitional housing, \$190,000 completed activities and \$190,000 ESG funds expended.</p>
<p><u>Homeless Prevention</u>- ESG</p> <p>Activity Category: Homeless Prevention</p>	<p>4th District</p> <p>See map (Appendix B)</p>	<p>5-Year: Provide homeless prevention and rapid-re-housing to those who are at risk or are experiencing homelessness. Proposed to serve 200 individuals with \$100,000 ESG funds.</p> <p>FY 10/11: 72 actual proposed individuals to serve - \$20,000 proposed funding.</p>	<p>5-Year YTD: 110 homeless individuals were provided prevention services. \$20,000 funds were expended.</p> <p>FY 10/11: 110 homeless individuals were provided prevention services, \$20,000 completed activities and \$20,000 ESG funds expended.</p>
TOTAL		<p>5-Year: Proposed to serve 9,410 individuals. Proposed ESG funding \$2,162,314.</p> <p>FY 10/11: 2,060 actual proposed individuals to serve - \$390,003 proposed funding.</p>	<p>5-Year YTD: 5,604 individuals were provided assistance. \$1,070,140 funds were expended.</p> <p>FY 10/11: 1,278 individuals were provided assistance, \$367,426 completed activities and \$367,426</p>

¹⁹ As reported in Annual Progress Report received in FY 10/11

			ESG funds expended.
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3. Continuum of Care (CoC)

The Continuum of Care, also known as the Homeless Coalition for Riverside County, is comprised of public and private agencies along with community residents, including homeless and formerly homeless individuals. The Coalition is designed to access the need for homeless and affordable housing services and to develop and recommend a Continuum of Care Plan for the region on behalf of at-risk and homeless individuals and families. The County of Riverside's Department of Social Services is the lead agency for the CoC. Continuum programs funded through U.S. Department of Housing and Urban Development (HUD) include the Supportive Housing Program (SHP), Shelter Plus Care (S+C), and the Section 8 Moderate Rehabilitation Single Room Occupancy program. In addition to HUD funds the CoC utilized Emergency Food and Shelter Program (EFSP), and Emergency Shelter Grant (ESG).

The specific purpose of the Continuum is to make possible for homeless, at-risk for homelessness, very low, low, and moderate income individuals and families the ability to attain and maintain safe, decent, and affordable housing and supportive services. The Continuum will review and make recommendations regarding proposed homeless services projects through the NOFA process. Additionally, the Continuum is responsible for the coordination of the required HUD bi-annual census of homeless persons in the County.

The Continuum received \$5,533,296 for twenty two projects in response to the 2010 NOFA. This represents the renewal of twenty existing programs and the funding of two new programs.

Geographic Distribution:

Programs and activities administered by DPSS are available county-wide. Certain shelters have been designated to serve regions defined in the County of Riverside's 2009-2014 Consolidated Plan. In consideration of the unique demographic needs of the homeless within the County, four regions have been established:

- Region A consists of Moreno Valley, City of Riverside, Rubidoux, Jurupa, Woodcrest, and surrounding communities.
- Region B consists of Corona, Lake Elsinore, Murrieta, Norco, Temecula and surrounding communities.
- Region C consists of Banning, Beaumont, Hemet, Idyllwild, San Jacinto and surrounding communities; and
- Region D consists of the Desert communities from Palm Springs east to the City of Blythe

4. Homeless 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:

HPRP Estimated Budget Summary			
	Homelessness Prevention	Rapid Re-housing	Total Amount Budgeted
Financial Assistance	\$1,492,056	\$1,400,000	\$2,892,056
Housing Relocation and Stabilization Services	\$564,115	\$564,115	\$1,128,230
Subtotal (add previous two rows)	\$2,056,171	\$1,964,115	\$4,020,286

Data Collection and Evaluation ³	\$42,769
Administration (up to 5% of allocation)	\$213,845
Total HPRP Amount Budgeted⁴	\$4,276,900

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.

For Program Year 2011 – 2012, HACR has provided \$1,558,982 in direct financial assistance on behalf of program participants to prevent and end homelessness. As of June 30, 2011, the Riverside County HPRP program has provided direct services to 709 households comprised of 2,262 family members. In addition to this direct assistance, HACR has processed 2,815 applications for assistance and fielded over 6,000 public inquiry calls for housing assistance.

5. 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:

- Rehabilitation: Publicly/Private Owned Commercial and Industrial property
- Commercial/Industrial Land Acquisition and Disposition
- Commercial/Industrial Infrastructure Development
- Commercial/Industrial Building Acquisition and Construction
- Direct/Indirect Financial Assistance to For-Profit Business
- Small Business Technical Assistance

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.

Economic Development & Commercial Revitalization

The County will encourage retention and expansions of businesses, especially those located in low-moderate income communities, as well as attract new businesses to the commercial and industrial sectors in the County.

Resources:

The County has identified the following resources that are potentially available over the five year 2009-2014 Consolidated Plan time period to implement these fundamental Objectives:

- Riverside County Economic Development Strategic Plan
- Community Development Block Grant (CDBG)
- Redevelopment Agency Infrastructure funding
- Redevelopment Facade Improvement Program
- State Enterprise Zone
- Industrial Development Bond Financing
- Recycling Market Development Zone
- Small Business Development Centers (SBDC)
- SoCal Reinvestment CDFI
- Small Business Finance Corp-CDC
- Small Business Administration
- Workforce Investment Board & Centers
- Youth Employment

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.
- The Agency will also assist job seekers with employment openings and job applications by matching skills and position requirements with its Workforce Development Centers extensive database and business contacts, thereby minimizing the cost and time to find a job;
- Assist businesses through the placement of qualified workers and provide outplacement services to businesses and affected workers;
- 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;
- Provide job-placement services to individuals through the Career Resource Areas;
- Assistance in finding property and buildings for businesses to locate into; and
- Partner with cities, economic development corporations, utilities, and private corporations to promote the county as a location for business investment and job creation.

During the 2010-2011 program year, the Economic Development Division authorized eleven (11) new industrial and commercial Fast Track projects that will have the following economic impact:

- 1,206 Permanent Full-Time Jobs
- 11 Fast Track Projects Authorized

- 3,077 construction jobs
- \$1,999,182,184 Capital Investment

The Agency also achieved the following:

- Provided 89,032 job seekers with staff assisted services, and accessed rivcojobs.com to receive virtual services.
- Provided 975 youth participation in the Road trip Nation Project interviewing industry leaders in career fields of their interest, and gaining knowledge regarding what it takes to be successful.
- Provided 1,202 offenders with job counseling services through the re-entry program at the Banning Correctional Facility.
- Assisted 1,218 youths, through a Year Round Program, with educational assistance and preparation for entering the workforce.

Economic Development Activities (CDBG FUNDED)

Activity Type	Jurisdiction/ Unincorporated Area 2010 - 2011	2009-2014 Con Plan Objectives/ FY 2010/11 Funded Action Plan Objectives	2009-2014 YTD Action Plan Accomplishments FY 2010/11 Action Plan Accomplishments	2010-11 CDBG Expended Amount	2009-14 YTD CDBG Expended Amount
ED - Direct Financial Assistance to For-Profit Businesses (18A)	CW	5-Year: 2 Businesses 250 Jobs FY 10/11: 2 Business	5-Year YTD: 0 Businesses FY 10/11: 0 Businesses	\$843	\$843
ED - Technical Assistance to for- profit businesses (18B)	City of Blythe	5-Year: 0 Businesses FY 10/11: 12 Business	5-Year YTD: 0 Businesses FY 10/11: 0 Businesses	\$0	\$0
ED-Micro- Enterprise Assistance (18C)	4 th District	5-Year: 0 Businesses FY 10/11: 14 Business	5-Year YTD: 0 Businesses FY 10/11: 0 Businesses	\$0	\$0
TOTAL		5-Year: 2 Businesses 250 Jobs FY 10/11: 28 Business	5-Year YTD: 0 Businesses FY 10/11: 0 Businesses	\$843	\$843

Geographic Distribution: Refer to map (Appendix B)

The County also had access to approximately \$167,874,500 of Redevelopment Agency Funding in FY 2010-11 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 also has a Small/Intermediate Business Revolving Loan Fund (SMBRLF) using CDBG funds. The primary focus of the loan program will be creation of employment opportunity and the leveraging of non-CDBG resources.

6. Public Facility Improvements and Infrastructure Improvements

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.

The 2009-2014 Five Year Consolidated Plan proposed five (5) **Acquisition Projects**. In FY 2010-11 the County did not acquire real property/public facility with CDBG funds. YTD, there has been one acquisition completed in FY 2009-10 for \$231,860. This acquisition benefited 5,360 persons in the low-mod area commonly known as the Whitewater Neighborhood in Cathedral City.

7. Community Development Block Grant - Recovery Program (ARRA-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) Needed sidewalk, curb, and gutter improvements will result in increased pedestrian safety and accessibility in the Home Gardens community including access 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, curbs, and gutter improvements in Phase I began in January 2011 and was completed in April 2011. The infrastructure improvement activities resulted in the creation of 4.48 ARRA (full time equivalent - FTE) funded temporary construction jobs. Phase II will begin in August 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. ARRA funds are being leveraged with other funding sources. Construction is currently 25% complete. To date, the drywall and roof have been installed, exterior frame has been completed, and the installation of fire sprinklers is in progress. Project is currently within the parameters of the project schedule and budget. The expected duration of the project is 120 calendar days. Eighty-five (85) ARRA funded-temporary construction jobs (6.80 full time equivalent - FTE) have been created.

During the April 1 - June 30, 2011 reporting period, the County amended the CDBG-R Substantial Amendment by adding a new project, **CSA 115 Road Improvement Project (CDBG-R-5)**. The County will utilize CDBG-R funds and approximately \$250,000 of CSA funds to pay for the costs associated with the design, engineering, and construction of approximately 70,000 lineal feet of street improvements in an established, rural residential community with a low/moderate income population of more than 70%. It is anticipated that these construction activities will result in the creation of at least fifteen (15) temporary construction jobs.

8. 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.

For the 2010-2011 program year, approximately \$75,000 was expended on Code Enforcement projects. In FY 2010-11 CDBG funds were allocated to one (1) project by a Cooperating City, Lake Elsinore, for direct code enforcement activities; one (1) project was completed. Other resources are also being used for such activities including redevelopment agency and general funds.

To further augment the County's Code Enforcement efforts, the County's Redevelopment Agency offers various programs within the thirty-three (33) 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.

**Code Enforcement Programs/Activities
(CDBG FUNDED)**

Activity Type	Jurisdiction/ Unincorporated Area 2010 – 2011 Projects	2009-2014 Con Plan Objectives/ FY 2010/11 Funded Action Plan Objectives	2009-2014 YTD Accomplishments FY 2010/11 Accomplishments	2010-11 CDBG Expended Amount	2009-14 YTD CDBG Expended Amount
Code Enforcement (15)	City of: Lake Elsinore	5-Year: 5 Projects 90,070 Persons FY 10/11: 1 Project, 27,282 Persons	5-Year: 3 Projects YTD 81,454 Persons YTD FY 10/11: 1 Projects 27,282 Persons	\$75,000	\$145,367

Geographic Distribution: Refer to map (Appendix B)

The program provides for code enforcement activities located within the participating cities and unincorporated areas of the County's low to moderate income and blight-designated census tract/target areas to ensure the health and safety of residents.

9. 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 residents, government agencies, non-profit organizations, and for profit businesses to provide educational materials and resources for: 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.

10. 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
- Youth Services
- Transportation Services
- Substance Abuse Services
- Battered and Abused Spouses
- Crime Awareness and Prevention
- Fair Housing Activities
- Tenant/Landlord Counseling
- Child Care Services
- Health Services
- Abused and Neglected Children
- Mental Health Services

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
- Operating costs for homeless/AIDS patients programs
- Employment services

During the 2010-2011 program year, the County and sub-recipients expended approximately \$1,461,628.69 on *Public Service* activities. There were sixty-three (63) active and completed activities. Activities included programs for the homeless, seniors, youth, abused children, services for disabled, substance abuse, childcare,

health services, services for battered and abused spouses, and others. These services were provided throughout the County and cooperating cities. These projects met a National Objective of the CDBG program through benefit to low-moderate income areas (LMA) and low-moderate income persons (LMC).

In compliance with HUD's 15% Public Service CAP limitation, \$1,461,628.69 was expended in FY 2010-2011 and \$3,280.06 of the 15% CAP was not expended on Public Service activities.

2010-2011 Public Service CAP Calculation: \$1,464,908.75

15% of 2010/11 CDBG Grant (\$9,621,208) - \$1,443,181.20

15% of PY (2009/10) Program Income (\$144,850) - \$21,727.55

11. Planning and Administration

The County expended \$1,432,565 for staffing and overall program management, coordination, monitoring, and evaluation for the CDBG program.

The County expended \$177,639 from the CDBG administration allocation 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.

The County expended \$0.00 from the ESG allocation to provide staffing and overall program management, coordination, monitoring, and evaluation for the ESG program.

The County expended \$386,743 from the HOME allocation to provide staffing and overall program management, coordination, and monitoring/evaluation of the County's HOME program.

C. Other Actions

1. Addressing Obstacles to Meeting Underserved Needs

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.

2. Removing Barriers to Affordable Housing

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, have historically added to the cost of development. Further, 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.

3. Overcoming Gaps in Institutional Structure

As noted earlier, The County of Riverside encompasses a very vast geographical area. The borders extend from Orange County in the west, to the Colorado River to the east. This 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. This challenge is further compounded by the lack of coordination between government agencies and the private sector thereby creating service delivery problems for providers and residents alike.

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.

4. Enhancing Coordination

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.

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.

5. Improving Public Housing and Resident Initiatives

During fiscal year 2009-2010, the Housing Authority of the County of Riverside (HACR) administered and managed several housing programs to address the housing needs of residents countywide. The programs include: Section 8 Housing Choice Voucher; Affordable Public Housing; Capital Fund; Resident Opportunities and Self Sufficiency (ROSS); Family Self Sufficiency (FSS); Housing Opportunities for Persons with AIDS (HOPWA); Shelter Plus Care; Family Unification; Security Deposit Assistance; Emergency Housing Response; and the various Homeownership Programs.

5 Year Strategic Plan Needs of Public Housing response:

The Housing Authority of the County of Riverside (HACR) owns and operates 469 public housing units within Riverside County. Attachment C (Housing Market Analysis table) of the Consolidated Plan provides a listing of the public housing units. 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, and door replacements. Planned improvements for the next fiscal year include the replacement of swamp coolers with A/C dual packs at Fort Drive and Banning Apartments, water heater replacements to on-demand units at the Thermal Apartments and kitchen remodels at the Aladdin Apartments.

There are currently 79,504 persons on the waiting list for public housing, and 49,670 persons on the waiting list for Section 8 tenant-based assistance. Based on the large numbers of families waiting for assistance, the HACR 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.

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 \$83.5 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 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-seven percent (97%) 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.
- Increase assisted housing choices by providing briefing sessions for families who are relocating, counseling them on how to successfully seek new housing opportunities.

- Conduct outreach efforts to potential landlords. The HACR coordinates a quarterly landlord seminar in which potential landlords are provided information on the benefits of renting their available units to voucher holders.
- Implement and expand special programs. The 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 to 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).
 2. **Shelter Plus Care Program.** This program has the capacity to provide 118 units of housing for homeless persons with disabilities. Applicants are referred to the HA by the Department of Mental Health, who provides assistance to the clients in locating suitable housing and by providing supportive services.
 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.** Families that have been identified as requiring housing in order to reunite parent(s) with children or to prevent the removal of the children from the parent(s) are referred to the HA by the Department of Public Social Services to receive FUP Vouchers.
 6. **Tenant Based Rental Assistance Program.** This program is designed to assist homeless individuals and/or families residing with the City of Riverside. Clients are referred by the City of Riverside Homeless Outreach Team to receive rental assistance for a period of twelve months. The goal of the program is for the family to be able to afford market rate rent by the twelfth month of assistance. This is accomplished through the intensive case management provided by the City of Riverside's Homeless Outreach Team and other partner agencies.

To improve the management and operation of the HACR's public housing developments, the asset management model was implemented in FY 2008. This new 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. 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.

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 467 participating families. To date, 204 FSS participants have achieved economic self-sufficiency and no longer require any form of rental and welfare assistance. 52 of the 204 FSS graduates have purchased homes of their own.

To assist first-time homebuyers, the Housing Authority has established a Homeownership Program (HP) to assist eligible Section 8 program and Public Housing Program participants achieve their goal of homeownership. The Homeownership coordinator provides support by first conducting an assessment of the participant’s income, assets, and credit to determine mortgage readiness. Based on the findings, the Homeownership Coordinator will develop an Action Plan with the participant to identify barriers, recommend actions, and establish a timeline to overcome them.

A total of 12 HP participants have purchased homes within the 2010-2011 fiscal year. Eleven (11) of the first-time homebuyers utilized the Section 8 voucher to facilitate homeownership through the Mortgage Voucher Program, of which six (6) were from the FSS program. Although the Housing Authority’s Homeownership Program utilizes EDA’s homebuyer programs to maximize the available resources, one (1) Section 8 participant successfully purchased a home without the need of any government program assistance. There are 158 active participants currently enrolled in the Homeownership Program.

6. Evaluating and Reducing Lead-Based Paint

5 Year Strategic Plan Lead-based Paint response:

Under the Residential Lead-Based Paint Hazard Reduction Act of 1992--Title X, a lead-based paint hazard is defined as “any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.”

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).

According to the National Survey of Lead and Allergens in Housing, a 2001 final report prepared for the Office of Lead Hazard Control for HUD, an estimated 38 million or 40 percent of housing units in the United States have lead-based paint on either the interior or exterior painted surfaces, or both. An estimated 26 million or 27% of housing units in the United States have significant lead-based paint hazards. In the West region of the United States, an estimated 3.5 million or 19% of housing units in the United States have significant lead-based paint hazards. In Riverside County, an estimated 19% of renter and owner housing

units or 37,700 housing units are estimated to contain lead-based paint hazards for extremely low- and moderate-income and low- and moderate-income households.

5 Year Strategic Plan Lead-based Paint response:

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 2011, the OIH was awarded a 3 year, \$295,131 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 2014.

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.

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.

7. Reducing the Number of Persons Living Below the Poverty Level

5 Year Strategic Plan Antipoverty Strategy response:

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 and 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***, a County Department, 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 thirty percent (30%) 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
- Working more closely with identified Community Housing Development Organizations ("CHDOs") as well as local city governments.

The following Riverside County EDA Housing Programs are offered to meet the goals and objectives of the County's Consolidated Plan and Redevelopment Housing.

Home Ownership

- Mortgage Credit Certificate (MCC) – Intended for interested buyers, 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 – Down payment Assistance for qualified home buyers to purchase a new home.
- Redevelopment Homeownership Program (RHP) – Down payment 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.
- Neighborhood Stabilization Homeownership (NSHP) Program – 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 will provide 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 MCC, FTHB, NSHP, and RHP programs may be combined with many 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 (CHDO's), 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 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.
- Neighborhood Stabilization Homeownership Program (NSHP) First-Time Home Buyer (FTHB) Program – The NSHP Program provides NSP funds for purchase price assistance with optional rehabilitation and repair assistance to low-moderate-middle income households that have not owned homes within the past three-year period and who are purchasing a bank-owned, foreclosed property in specific target areas of Riverside County. 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 with an optional "silent third" loan with the same terms for minor rehabilitation and repair for a total not to exceed \$75,000. A variety of media were used to inform the public and potential homebuyers of the homebuyer assistance programs. Brochures were distributed to businesses, schools, and other public areas as well as to all Riverside County employees. Community organizations, employment centers, fair housing groups, and housing counseling agencies were also informed. Presentations providing information were made realtors at local real estate offices and Realtor Associations.

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.

8. Ensuring Compliance with Program and Comprehensive Planning Requirements

The County has designed and implemented a monitoring process to determine if sub-recipients are complying with all applicable HUD requirements for the administration of federal dollars or as other public and private entities that have developed partnerships with the County as described in Section I, item C1- "Actions to address obstacles to meeting under-served needs."

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

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

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 Projects:

- 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 for compliance with the HOME agreement requirements and HOME regulations on a semi-annual basis.
- In addition to the review of annual compliance reports, compliance staff conducts yearly site visits, the level of which is determined based upon program requirements, regulatory agreements, and the use of a risk assessment tool. Staffs also facilitate semi-annual Monitoring Technical Assistance Workshops, which are geared towards property owners and property management company personnel, to address monitoring requirements and compliance concerns.
- During the reporting period, compliance staff continued to implement a compliance review system as detailed in the division's Monitoring Desk Procedures. Throughout the course of the fiscal year, over 50 HOME projects, 36 RDA funded projects, 8 BOND funded projects, and 3 CDBG funded projects were monitored to ensure compliance with affordable rent and income restrictions. Monitoring entailed both on-site physical inspections and the desk review of annual compliance reports. Concerted efforts were made to ensure that all housing projects remained in compliance with their regulatory agreements during the fiscal year. To that end, staff reviewed compliance reports on a semi-annual basis and facilitated semi-annual Compliance Technical Assistance Workshops, which were attended by 38 participants including property owners and property management personnel.
- In the instances where non compliance concerns were identified, they were in the area of over-income tenants residing in low-income restricted units and non use of an approved utility allowance. In cases where compliance findings were identified, non compliance notification was issued by compliance staff and individualized assistance was provided as needed. By the end of the reporting period, all projects which received findings either submitted documentation evidencing the correction of findings or the projects submitted formal statements regarding their plans to adequately address the findings. The continued implementation of a Risk Assessment Tool further enabled compliance staff to identify projects which would be most in need of technical assistance.
- Cooperative efforts with the County's Planning Department resulted in the Housing Division's increased marketing of its programs. Inter-departmental collaboration also occurred in the pooling of housing development resources as well as joint efforts in reporting the agency's activities with regard to the Housing Element for the County of Riverside.
- In addition to the review of annual compliance reports, compliance staff conducts yearly site visits, the level of which is determined based upon program requirements, regulatory agreements, and the use of a risk assessment tool.

D. Citizen Participation and Comments

1. Citizen Participation Process for CDBG, HOME, and ESG Programs

The County sought and encouraged community-wide participation in the development of the 2010-2011 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 are 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, 2009, for the CDBG and ESG programs. From October through November 2009, the County initiated its Citizen Participation (CP) process by notifying cooperating cities, community members, and public/private sector agencies of the 2010 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 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. Residents;
- 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; and
- e. Activity Sponsors (non-profit and public agency service providers)

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. CAPER FY 2010/11 Process

The County strongly supports and encourages the participation, input, cooperation, and feedback from all residents of the County in the administration of its CPD-funded programs and the development of the CAPER. This is primarily accomplished through the County's (EDA) ongoing participation in grass-roots and community-based taskforces, committees, community councils, advisory boards, and other forums.

In addition, the County invited resident and stakeholder participation in the CAPER process through the opportunity to view the draft CAPER and make comments during the public hearing. The 2010-2011 CAPER public hearing was held on September 13, 2011, as part of the regular Board of Supervisor meeting.

Prior to submitting the CAPER to HUD, a notice is published indicating that copies of the CAPER will be available for public review. The draft CAPER was available at the offices of the Economic Development Agency and web site, www.rivcoeda.org, from August 11, 2011 through September 12, 2011 at 5:00 pm. Copies of the final CAPER are available upon request. Copies may be requested in person or by mail and is in printable format on the web site referenced above.

All residents are given reasonable access to information and records regarding the CAPER. EDA policy is that program records maintained on file, requiring research and compilation will be provided within a reasonable time period upon receipt of a written request, which specifically states the information desired.

E. Self-Evaluation

The *Housing and Community Development Act of 1974*, as amended, and the *National Affordable Housing Act of 1990*, require the annual submission of performance reports by grant recipients receiving federal assistance through programs covered under these Acts. Additionally, these Acts require that a determination be made by the Secretary that the grant recipient is in compliance with the statutes and regulations and has the continuing capacity to implement and administer the programs for which assistance is received. The applicable regulations of 24 CFR Part 91.525 require the County to evaluate and report to the public on the County's overall progress in: the management of its CPD program funds; compliance with the Consolidated Plan; the submittal of accurate performance reports; and the extent to which progress has been achieved toward the statutory goals identified in 24 CFR Part 91.1 of the Consolidated Plan regulations.

In conducting this evaluation, the County relied primarily upon this document, the Consolidated Annual Performance and Evaluation Report (CAPER), which will be submitted to HUD, by the County, for its Program Year ending June 30, 2011. In addition, we considered technical assistance, communications, and the County's response to citizen comments and/or complaints. This section constitutes a brief synopsis of this evaluation.

The County of Riverside has continued its commitment to meeting priority goals outlined in the 2009-2014 Five Year Consolidated Plan. The overall goal of the Community Planning and Development (CPD) programs included in the Consolidated Plan is to develop viable communities by providing decent and affordable housing, a suitable living environment, and expanding economic development opportunities principally for low and moderate income persons. The Consolidated Plan outlined the following priority goals to complete the overall goal of the CPD programs:

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

In addition, the County has established the following long-term objectives for non-housing community development priority needs:

- Infrastructure Improvements
- Public Facility Improvements

- Economic Development, including job creation and retention activities
- Public Services
- Special Neighborhood Cleanup Campaigns to arrest further deterioration of physically deteriorated areas
- Commercial and Industrial improvements by Section 204 sub-recipients
- Property inspections and follow-up actions directly related to the enforcement of state and local codes

The County of Riverside through its Economic Development Agency (EDA), set forth efforts to strengthen the housing delivery system and has been successful (as indicated in the affordable housing sections of the CAPER) at making an impact on identified needs by leveraging funding sources to provide affordable housing. As with most of the priority goals, the needs far outweigh the County's available resources. Through programmatic changes, the Economic Development Agency has been able to promote enhanced coordination between the Redevelopment Agency for the County of Riverside, Riverside County Service Areas, Riverside County Office on Aging, Riverside County Department of Community Action, Riverside County Department of Public Social Services, Housing Authority of the County of Riverside, Fair Housing Council of Riverside County Inc., and a variety of non-profit organizations.

Federal funding sources were maximized to the greatest extent possible by leveraging with available state and local funding. The primary housing resources are federal funds under the HOME, CDBG, Continuum of Care (supportive housing), ESG (Emergency Shelter Grant), and Public Housing programs. The County also utilized the local Redevelopment Agency for the County of Riverside's Low and Moderate Income Housing Set Aside fund to provide funding for housing projects and programs.

NON-HOUSING COMMUNITY DEVELOPMENT

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

The County continues to follow the Non-Housing Community Development Plan outlined in the Consolidated Plan (as amended). The County's allocation and expenditures of CDBG funds generally supports the highest priorities set forth in the 2009-2014 Consolidated Plan, approximately one-hundred percent (100%) of the Public Facility and Public Service expenditures in FY 2010-11 were on high-priority needs.

Benefit to Low and Moderate Income Persons

During the 2010-2011 program year, the County expended a total of \$7,998,860 of CDBG funds. Of this total expenditure, 89.24% provided benefit to low and moderate-income persons.

II. Community Development Block Grant Requirements

A. Use of CDBG Funds in Relation to Consolidated Plan Priorities, Needs, Goals, and Objectives

The highest priority need categories identified in the 2009-2014 Consolidated Plan are:

- Housing Objectives: Improve the conditions of substandard housing for low-income homeowners and low- and moderate-income senior homeowners or disabled persons

- Homeless shelters and programs
- Public Services: senior services, health services, handicapped services, and youth services
- Public Improvements: streets, curbs, gutters, sidewalks, parks/recreational facilities, and Child Care Centers
- Economic Development and Job Creation
- Code Enforcement and Interim Assistance

CDBG, HOME, and ESG funds were provided to support activities in each category. Refer to Section I.B., Assessment of Five-Year Goals and Objectives, for specific activities undertaken and accomplishments achieved.

B. Nature and Reasons for Changes in Program Objectives

During the 2010-2011 program year, the County amended the 2010-2011 One Year Action Plan of the 2009-2014 Five Year Consolidated Plan. The County also amended the 2009-2010 One Year Action Plan of the 2009-2014 Five Year Consolidated Plan activity as follows:

Project	Eligibility	Funding Amount	Benefit	Description
1.39-10 Whiteside Manor Independent Living Program	Operating Costs of Homeless/AIDS Patients Program- 03T	\$10,000	LMC	Whiteside Manor provides complete services for men and women seeking recovery from the disease of alcoholism and/or chemical dependency. CDBG funds will be used for staff salaries, rent and utilities.
2.38-10 Home Gardens Elementary School Park/Playground Improvements	Public Facilities and Improvements - 03	\$603,000	LMA	CDBG funds will be used by the Corona-Norco USD to pay for improvements associated with the construction of playground/park improvements at the Home Gardens Elementary School.
4.BL.22-10 Blythe Micro- Enterprise Assistance Program	Micro-Enterprise Assistance- 18C	\$35,000	LMC	Funds will be used by the city of Blythe to pay for eligible costs associated with their Micro-Enterprise Assistance Program as part of the City's economic development efforts. Eligible expenses include salaries, materials, supplies, and other expenses.
5.43-10 March Air Force Base Redevelopment Project	Public Facilities and Improvements - 03	\$150,000	SBA	CDBG funds will be used by the March Field Air Museum for renovations, upgrades, and other improvements to the Air Museum. The project is part of the reuse and revitalization of the March Air Force Base Redevelopment Project area.
5.44-10 March Field museum ADA Ramp Project	Public Facilities and Improvements - 03	\$25,000	SBA	Construction will be conducted for an ADA compliant ramp at the exit of two doors of the new hanger. CDBG funds will be used for construction of ramps.
5.45-10 Desert Hot Springs Roof Replacement	Neighborhood Facilities- 03E	\$50,000	LMA	CDBG funds will be used for construction expenses and project management staff cost. Removal of the existing coping metal and edge of the metal perimeter will be completed. Installation of a mechanically-attached membrane with flashings and other components to comprise a complete roofing system.
5.DHS.18-10 Desert Hot Springs Health and Wellness Center	Neighborhood Facilities- 03E	\$500,000	LMA	The City of Desert Hot Springs will use CDBG funds to pay for the construction of the Community Health and Wellness Center. The 29,000 square foot, \$10,000,000 facility will provide proactive health and wellness activities and services to all residents of the City. The project will include an aquatics center, community center, gymnasium, teen center, parking, and meeting and conferencing rooms.

6.72-10 ESG	Homeless Assistance	\$22,500	N/A	The El Descanso Agricultural Worker Shower Facility provides a no-cost shower and comfort facility to homeless migrant farm workers. ESG funding will be used for facility maintenance and upkeep, bathing supplies, and transportation costs.
6.73-10 ESG	Homeless Assistance	\$12,500		ESG funds will be used for facility maintenance, rent, case manager, and career counselor/job developer direct cost salaries.
CDBG-R-5 County Service Area 115 Road Improvements	Street Improvements- 03K	\$600,000	LMA	The County will use CDBG-R funds leveraged with approximately \$250,000 of CSA funds to pay for costs associated with the design, engineering, and construction of approximately 70,000 lineal feet of street improvements in an established, rural residential community with a low/moderate income population of more than 70%.
9.39-09 Special Economic Development- Business Loan	Economic Development- 18A	\$575,000	LMJ	Funds will be used by The Garrett Group to pay for various tenant improvements to an existing manufacturing/industrial facility located in the City of Temecula.

C. Efforts in Implementing the Planned Activities

See Section I.B., Assessment of Five-Year Goals and Objectives.

D. Compliance with National Objectives

Local community development activities must be designed to address one or more of the three national objectives:

- Eliminate slums and blight and blighting influences;
- Benefit low to moderate income persons and neighborhoods;
- Meet other urgent community needs imposing an immediate threat to safety and health.

E. Displacement and Relocation Activities

During the 2010-2011 program year, no CDBG, HOME, or ESG-funded activities resulted in the displacement or relocation of persons or businesses. Consequently, there were no Uniform Relocation Act or Section 104(d) compliance requirements.

F. Use of Program Income

CDBG Program Income is generated from previously funded CDBG activities. These funds must be used prior to expenditure of new CDBG allocations. During the 2010-2011 program year, the County received \$64,818.10 in program income.

To ensure timely expenditure of the 2010-2011 program income, the County allocated \$70,934.88, which included a carry-over balance of \$6,151.84 from 2009-10, to seven (7) new and/or existing CDBG projects throughout the program year. The activities funded with the program income included:

CDBG Administration -	\$14,186.97
Public Facilities (03) -	\$44,674.10
Park, Recreational Facilities (03F) -	\$1,807.51

Public Service (05) -

\$10,266.30

G. CDBG Housing Loan Fund

The Community Development Block Grant (CDBG) Housing Loan Fund (HLF) is a revolving loan fund which provides low interest and gap financing to private entity projects that foster the County's efforts to achieve the five (5) housing goals outlined in the County of Riverside Consolidated Plan. Program Income, as derived from loan repayment, is used to fund additional unspecified Housing Loan Fund projects. There were no reported activities during the fiscal year of 2010-2011.

III. HOME Grant Requirements

A. Distribution of HOME Funds among Identified Needs

In FY 2010-2011, the County received an allocation of \$3,265,475 in HOME funds. The American Dream Down-payment Initiative (ADDI) Program was not funded this program year. As required by the HOME Program, a 15% allocation of HOME funds was reserved for Community Housing Development Organization (CHDO) Set-Aside. The total CHDO Set-Aside was \$489,821. In addition, the HOME Program allows for up to 10% of each year's HOME allocation for reasonable administrative costs, planning costs, and technical assistance. The total allocation for HOME Administration and Technical Assistance was \$326,548. The balance of the HOME funds was allocated to the First Time Home Buyer (FTHB) Program and New Construction. The total allocation for FTHB was \$1,224,553. The total allocation for New Construction was \$1,224,553.

For FY 2010-2011, a total of \$3,772,478 in HOME funds was expended. A total \$66,000 was expended for New Construction, \$596,461 was expended for FTHB allocation, \$82,537 was expended for TBRA, and \$394,688 was expended for HOME Administration and Technical Assistance

B. HOME Match Report

The HOME program requires that PJ's provide match in an amount equal to no less than 25% of the total HOME funds drawn down for project costs. Redevelopment Agency Housing Set-aside Funds, sweat equity, and State of California Housing Program Funds were the primary funding sources to provide match for the HOME program. According to the Integrated Disbursement and Information System (IDIS) for FY 2010-2011, the County's HOME funds requiring match was \$1,496,820. The 25% minimum HOME matching requirement was \$374,205. The County met and exceeded its match obligation with a total of \$91,058,569 in match funds. Of that amount, \$7,908,382 was contributed from the 2010-2011 program year. As a result, from the contribution amount for FY 2010-2011 alone, the County matched \$5.28 of non-federal funds for every HOME dollar spent. The excess match to be carried over to the next fiscal year is \$90,684,364. See HUD Form 40107-A attached (Appendix B).

C. Contracting Opportunities for M/WBEs

The County promotes minority and women-owned business outreach through the services of bilingual professional staff members capable of discussing housing and business programs to the public. The participation of minority-owned and women-owned businesses is strongly encouraged. If needed, assistance to small contractors in obtaining bonding capacity is available from the County.

For FY 2010-2011, there were 3 HOME-funded projects completed. See HUD Form 40107 attached (Appendix B).

D. Summary of Results of On-site Inspections of HOME Rental Units

During the 2010-2011 fiscal year, there were a total of 34 HOME monitoring (on-site inspections) that were completed for various rental housing projects, which were comprised of 2,867 units. Of these, 720 units were HOME-assisted units. Site visits were conducted at all 34 projects. Full on-site monitoring visits consisting of file inspections and unit inspections took place in six (6) projects (20% of all multifamily rental housing projects) and total of 41 units, six percent (6%) or more of the total restricted units, were inspected with special attention to Section 504 units (see Housing Needs of Persons with Disabilities).

Both full and cursory inspections were conducted for all HOME funded rental projects. The nature of on-site inspections (either full or cursory) was based upon the following criteria:

- The level of the project's physical inspection (full or cursory) during the previous reporting period.
- The project's current compliance status.
- The project's risk assessment score.
- At Management's discretion, the number of full or cursory inspections is determined at the beginning of each fiscal year, or as needed in response to audit requests.

Full on-site physical inspections conducted by Program Compliance staff included a six-step process: (1) the issuance of physical inspection notification letters, (2) the conducting of an Entrance Interview, (3) the inspection of the required percentage of HOME restricted units utilizing the Housing Quality Standards checklist form, (4) File Inspection, (5) the conducting of an Exit Interview along with the completion of the Office Checklist Form, and (6) Post Monitoring Review entailing the updating of case notes in the compliance monitoring database.

Cursory on-site monitoring visits did not entail unit or file inspections, unless deemed necessary. Instead, the visits consisted of photos being taken, interviewing of on-site staff, the completion of the cursory site visit checklist, obtaining a current rent roll as well as any available marketing materials, and the review of the county's current project description - to ensure that the website information reflects current project statistics.

E. Assessment of Effectiveness of Affirmative Marketing Plans

During the reporting period, the Riverside County Economic Development Agency continued to make a concerted effort to disseminate its programs to members of minority groups living in the County of Riverside through its outreach efforts. Community outreach activities included increased marketing efforts in venues such as CDBG, Housing, and other planning meetings in addition to other community meetings that were held throughout Riverside County. The following housing materials continue to be available in English and Spanish: Home Rehabilitation, Enhanced Senior Repair, First Time Homebuyer, Affordable Public Housing Program, Farm Worker Housing Program, and the Mortgage Certificate Credit program. In addition, the Mobile Home Tenant Loan (MHTL) package and applications for the mobile home park assistance loan fund are available in Spanish, as well as English. Neighborhood Stabilization Housing Program and Mortgage Credit Certificate marketing materials have also been developed.

In order to serve the County's diverse population more effectively, both the Riverside County Economic Development Agency and the Housing Authority of the County of Riverside employs 27 bilingual professional staff members capable of discussing housing and business programs with the public.

As a part of the HOME application, applicants are required to submit an approved affirmative fair marketing plan to the County of Riverside in accordance with 24 CFR§92.351 (a)(2) and this plan is reviewed annually

during on-site inspections. The plan covers fair housing marketing practices and other requirements related to the solicitation of applications from persons who are not likely to apply for housing units without special outreach. Each participant is required to adhere to affirmative marketing requirement such as: the use of fair marketing logos, use of community contacts, Equal Housing opportunity logotype, the display of housing posters, and use of commercial media.

F. Use of Program Income

During the 2010/2011 program year, the total amount of program income (PI) used for HOME projects was \$157,870.99. Of this amount, \$157,870.992 funded the First Time Home Buyer (FTHB) program.

G. Community Housing Development Organizations

A Community Housing Development Organization (CHDO) is a private nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. As a Participating Jurisdiction (PJ), the County of Riverside must set-aside at least fifteen percent (15%) of HOME allocations for housing development activities in which qualified CHDOs are the owners, developers, and/or sponsors of the housing. CHDOs must meet certain criteria requirements pertaining to their: (1) legal status; (2) organizational structure; and (3) capacity and experience. The County of Riverside has certified the following CHDOs: Coachella Valley Housing Coalition; Southern California Housing Development Corporation; Habitat for Humanity; Mary Erickson Community Housing; Rancho Housing Alliance, and Riverside Housing Development Corporation. Certification is only good for one (1) year from the date of certification and for each HOME project application CHDOs are recertified. To date, the County has exceeded the 15% CHDO reservation requirement.

According to the HOME deadline Compliance Status Report for the requirement years: 2010 CHDO Commitments, 2009 and 2008 CHDO Reservations, the County of Riverside has met and exceeded the requirements. As of the end of FY 2010-2011, the County's percentage CHDO committed is 100% and 27.3% is reserved.

IV. ESG Grant Requirements

A. Actions to Address Emergency Shelter and Transitional Housing Needs

Refer to section I.B. 2

B. Assessment of Relationship of ESG Funds to Goals and Objectives

Refer to section I.B. 2

C. Matching Resources

The Emergency Shelter Grant program regulations (24 CFR Part 576.51) require that the County match its ESG allocation dollar-for-dollar with other funding sources. Consequently, the County places this matching requirement upon the ESG sub-recipients. The table below reflects the total ESG funding expended by each sub-recipient as well as the amount and type of matching funds reported during the 2010-2011 program year. Approximately \$3,492,327.00 was used to leverage the County's \$390,003 2010-2011 ESG allocation. The total amount of ESG funds expended in FY 2010-2011 was \$367,425.95.

D. Beneficiaries and Performance

In FY 2010-2011 the County expended \$157,426 in assistance to emergency shelters which benefited 688 homeless persons. In addition \$190,000 assisted transitional housing activities benefiting 480 homeless persons and, \$20,000 assisted homeless prevention activities providing services to 110 persons. This year the County has experienced a tremendous increase actual numbers served. This is further evidence that the County goal of developing viable communities for low and moderate-income persons by leveraging resources and collaborating with other local agencies is working to better stretch the available resources. The County has increased its capacity and become more efficient in providing housing and community development services. Although limited resources are a barrier which may have a negative impact on fulfilling the outlined priority goals, the County continues to work toward the overall implementation of all of its outlined priorities.

E. Homeless Discharge Coordination

EDA, together with the ESG and CDBG sub-recipients, will continue to cooperate and collaborate with other organizations to develop and implement a comprehensive and 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.

V. Actions to Overcome or Eliminate Impediments to Fair Housing Choice

A. Analysis of Impediments (AI) to Fair Housing Choice

The County completed a Fair Housing Impediments Study in March 2009. The results of the Fair Housing study suggest that housing discrimination persists county-wide, in subtle and not so subtle forms, particularly in the categories of race and family status, and in the mortgage lending industry. The following issues were identified as current impediments to fair housing county-wide.

1. Lack of Affordable Housing
2. Lack of Available Housing
3. Marketing and Viewing of Available Units
4. Rental Housing Qualification Criteria
5. Predatory Lending and Steering
6. The Foreclosure Crisis

In addition, the following impediments, which were identified in the 2003 Fair Housing Impediment Study, continued to be addressed:

- Impediment 7: Unequal Treatment in Sale and Rental Housing
- Impediment 8: Discrimination in Housing Accessibility
- Impediment 9: Discrimination in Rates of Housing Loan Approvals
- Impediment 10: Potential Impediments Created Through Housing Elements
- Impediment 11: Potential Impediments Created Through Land Use Controls
- Impediment 12: Cost of Housing as an Impediment to Fair Housing

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

Impediment 14: Discrimination Based on Disabilities

Impediment 15: Reluctance to Rent to Section 8 Recipients

B. AI Recommendations and Actions Undertaken in Program Year 2010/2011

The implementation of the following recommendations, as identified in both the 2009 and 2003 Fair Housing Impediment Studies helped ensure access to fair housing during the 2010/2011 fiscal year:

Impediment 1: Lack of Affordable Housing

Recommendation:

- Increase the number of rental housing projects.

Impediment 2: Lack of Available Housing

Recommendations:

- Increase the number of owner occupied housing projects.
- 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.

Impediment 3: Marketing and Viewing of Available Units

Recommendation:

- Increase the Marketing and Viewing of Available Units

Impediment 4: Rental Housing Qualification Criteria

Recommendation:

- Encourage rental property owners, managers, and realtors to provide written information to all applicants including 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: Predatory Lending and Steering

Predatory Lending Recommendations:

- Contract with the Fair Housing Council of Riverside County, Inc. ("FHC") 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 FHC.
- Continue homebuyer education programs and ongoing education for participants in the first time homebuyer program that the FHC offers.
- 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.

Steering Recommendation:

- Eliminate or decrease the amount of steering conducted by real estate professionals particularly for those recipients who have applied for County funded down payment assistance.

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 the Sale and Rental of Housing

Recommendations:

- Track complaints to determine the nature, extent and changes in housing discrimination throughout the audited cities
- Enhance anti-discrimination campaign
- 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

Recommendation:

- Broaden the understanding of diversity in cultures in various communities through education, training, and outreach seminars, regarding Fair Housing laws and cultural sensitivity to rental property owners, management companies, lending institutions, building industry associations, and home seekers

Impediment 9: Discrimination in Rates of Housing Loan Approvals

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 10: Potential Impediments Created Through Housing Elements

Recommendation:

- 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:

- Develop zoning ordinances and the General Plan throughout the County that are consistent in establishing Density Bonus projects in mixed/regional commercial and high density residential areas, and for multiple bedroom density bonus projects
- Establish a wider range of zoning and specific plan implementation to meet affordable housing needs by Cooperating Cities
- Each CDBG Cooperating City should develop zoning codes similar to Riverside County's Ordinance 346

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

Recommendations:

- 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

- Alleviate governmental constraints to include reduction in developer fees which add to the cost of housing and developer costs, a major impediment to fair housing in that the fees are passed on to the homeowner through the purchase price or the rent charged
- Recommend that each Cooperating City develop a fast track/priority processing systems for affordable projects.

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

Recommendation:

- FHC's use of updated computer equipment and software and training to staff thereby enabling staff to keep all discrimination complaints on spreadsheets by specifics. New computer equipment and software has maximized the effectiveness of FHC staff in helping to develop a 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 in educating the 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.

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.

All impediments were also addressed by implementing the following recommendations during the fiscal year:

- 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.

During the fiscal year, The Fair Housing Council of Riverside County ("FHC"), the Riverside County EDA, and Housing Authority addressed the above referenced recommendations as detailed in the attached Analysis of Impediments Matrix.

C. Affirmatively Furthering Fair Housing

(2000 Census --Riverside County population 1,545,387 with the present population of 2,026,803)

Housing impediments are considered to be substantial barriers to fair housing choices for the affected individual/families due to the fact that impediments potentially prevent access to housing, a basic and vital

need. 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, the Fair Housing Council of Riverside County, Inc. (FHC) continues to see evidence of the impediment that has been created due to substandard lending practices within the housing/lending industry. With the impact of this county's high foreclosure rate, the FHCRC also expects to see an increase in the need for affordable rental housing. In addition, with the increase of low-income individuals being evicted from their apartments due job loss, there may also be an increase in homelessness.

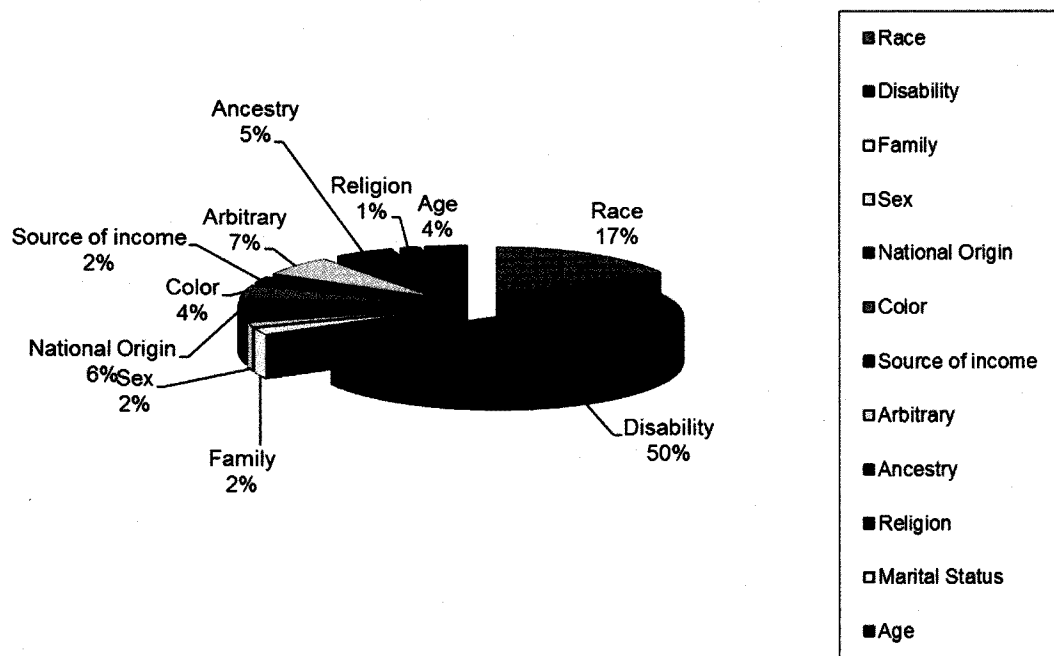
During the 2010-2011 fiscal year, FHC has continued to reduce housing injustice through intensified education and outreach activities resulting in an enhanced awareness of fair housing laws and outreach activities. The foreclosure crisis, another dilemma for many throughout the County, has made a significant increase in calls for service.

Although the housing crisis remains prevalent and cumbersome, FHC's First Time Home Buyers Program has grown immensely and the individuals receiving education through the First Time Home Buyers Workshops will undoubtedly improve the future of homeownership in the County of Riverside. The following summary provides a synopsis of FHC's 2010-2011 activities to further Fair Housing with the County of Riverside.

1. Anti-discrimination and Enforcement Activities

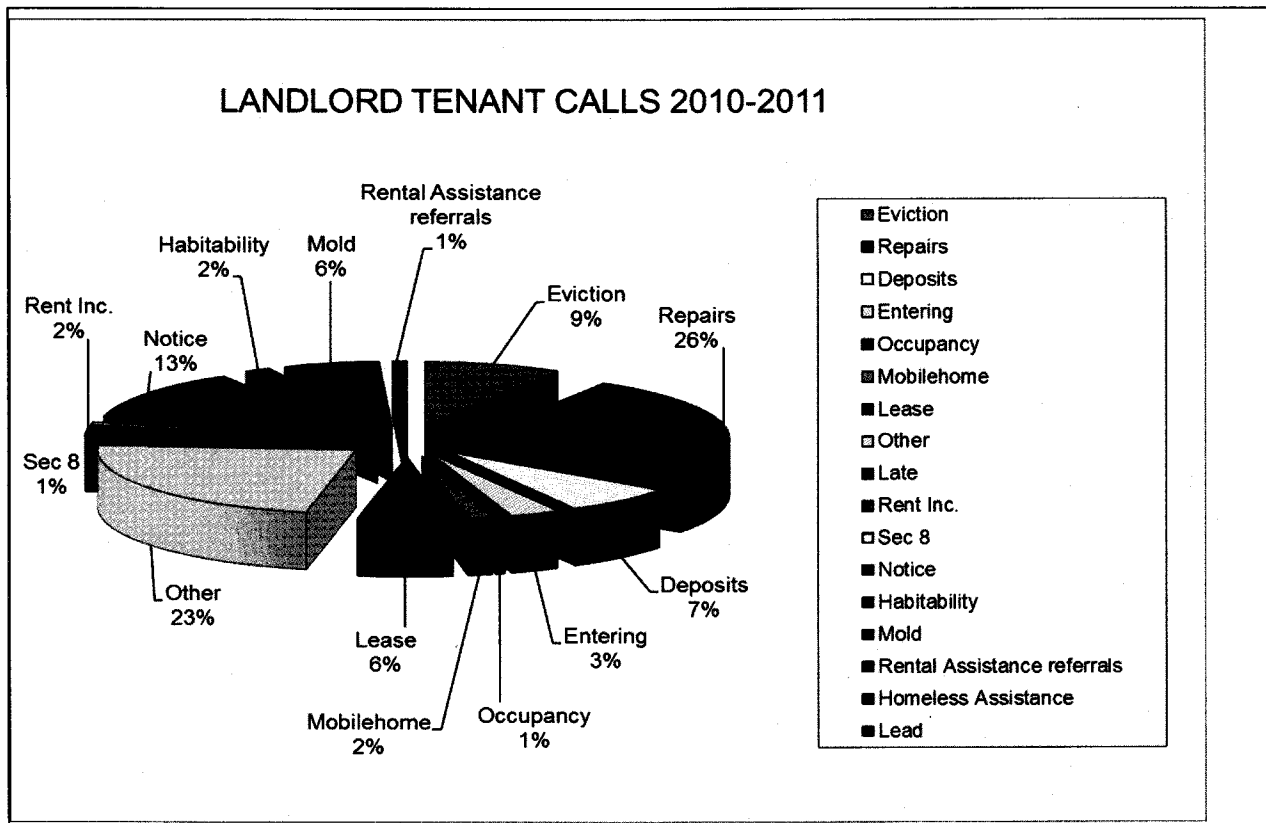
FHC received 136 discrimination complaints countywide (Western/Eastern unincorporated and co-operating cities). The categories of complaints were: race, disability, familial status, sexual orientation, national origin, color, source of income, arbitrary, ancestry, religion, marital status, and age. The highest percentages of complaints were received in the categories of disability (50%), and race (17%). The remaining areas were Arbitrary (7%), National Origin (6%), Ancestry (5%), Age (4%) color (4%), Source of Income, Sex, Family each at (2%) and religion at 1%.

DISCRIMINATION CALLS 2010-2011



2. Landlord/Tenants/Home Buyer Complaints

During the reporting period, 4,460 calls regarding general housing problems were received. The highest percentage of complaints was in the categories of repairs (26%). The remaining reported issues were: Other (23%), Notices (13%), Evictions (9%), Deposits (7%), Mold (6%), Lease (6%), Entering\Harassment (3%), Mobile Homes (2%), Rent Increase (2%), Late Fees, Section 8 Information (1%), Occupancy Standards (1%), Habitability, and Rental Assistance Referrals (1%).



3. Foreclosure Prevention/First Time Buyer Program

FHC's Foreclosure Prevention and Default Counseling Department Program assist homeowners who are delinquent, threatening default, or going through foreclosure. Over 19 Foreclosure prevention workshops were held during the fiscal year.

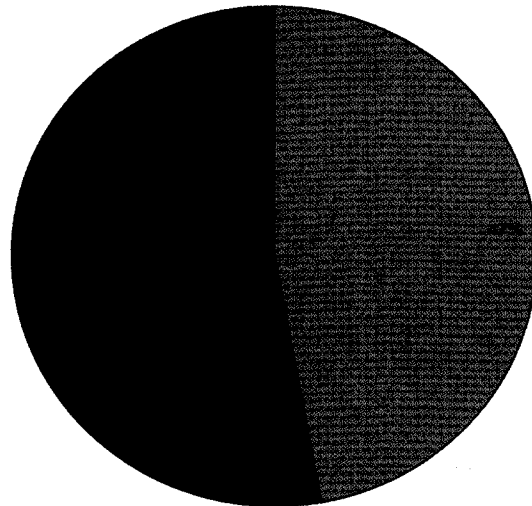
The Foreclosure Intervention and Default Counseling Department assisted Post-Purchase Clients which resulted in 503 clients receiving foreclosure prevention/budget counseling and 21 clients initiating forbearance. Among other outcomes, 24 clients modified their mortgages, 15 clients were counseled and referred to another social service/emergency, and 8 clients brought their mortgages current. Complete foreclosure intervention counseling statistics are published in the Fair Housing Council's Quarterly Reports.

The First Time Home Buyer Program consisted of explaining the home buying process, how to qualify for a loan, placing a down payment, budgeting and credit. Over 27 workshops were held during the fiscal year which resulted in assisting 717 Pre-Purchase Clients.

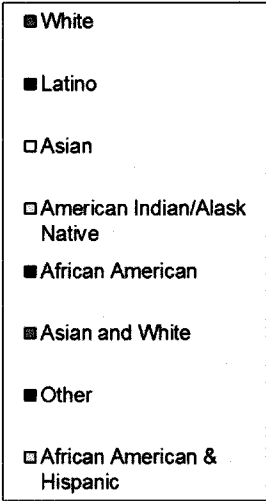
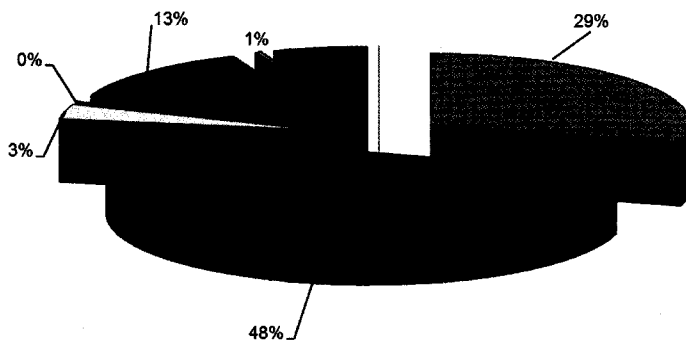
FORECLOSURE DATA 2010-2011	
GENDER	
Male	377
Female	185
ETHNICITY/RACE	
White	241
Latino	208
Asian	19
African American	94
Native Hawaiian or other Pacific Islander	
Other Multiple race	
Asian & White	
American Indian	
African American & White	
American Indian & African American	
Chose not to respond	
INCOME	
Very low	121
Low	159
Moderate	83
Above	199
WORKSHOPS	
Number of Workshop	19
OUTCOMES	
Brought mortgage current	8
Mortgage refinanced	
Mortgage modified	24
Initiated forbearance agreement/repayment plan	
Executed deed-in-lieu	
Sold Property/chose alternative housing solution	
Pre-foreclosure sale	
Mortgage foreclosed	12
Counseled and referred to another social service/emergency services agency	15
Bankruptcy	
Entered debt management	
Currently receiving foreclosure prevention/budget counseling	503
Counseled and referred for legal assistance	
Withdrew from counseling	

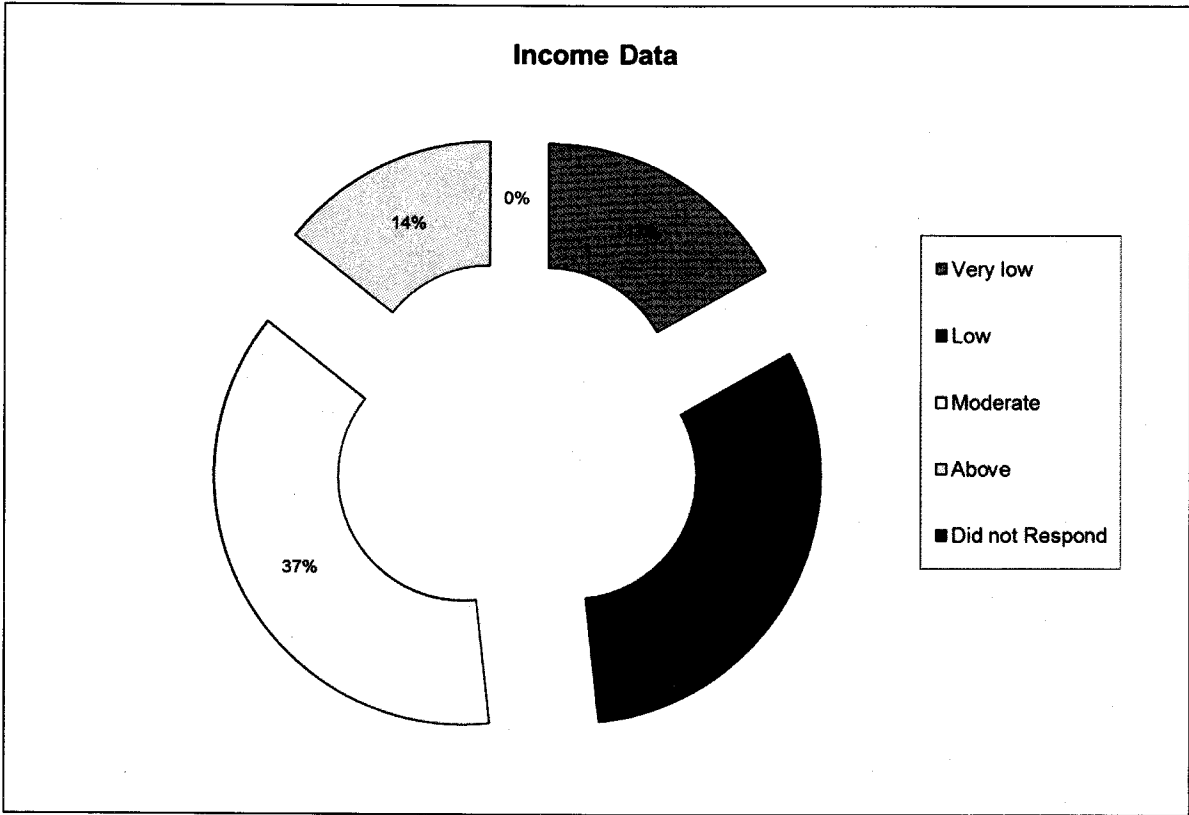
First Time Homebuyer 2010-2011	
GENDER	
Male	338
Female	379
ETHNICITY	
White	210
Latino	344
Asian	24
American Indian/Alaska Native	2
African American	92
Asian and White	3
Other	42
African American & Hispanic	0
INCOME	
Very low	121
Low	225
Moderate	268
Above	103
Did not Respond	0
WORKSHOPS	
Number of Workshops	27
Completed First time Home Buyer Workshop	717

Gender



Race Ethnicity Data





4. Education Seminars (Municipalities and Service Providers)

FHCRC conducted "Fair Housing Law and Practices Workshops" for property owners, managers, realtors, lenders and maintenance personnel throughout the County. Topics of discussion were rejuvenation, affordable housing, education, healthcare, and economic development for the community within a downtrend market.

5. Outreach

FHCRC has developed a strong outreach program that can be recognized throughout the County. Outreach efforts included door to door canvassing, networking with other agencies, and participating at various community events such as Fair Housing Month, County Health Fairs, various Community Workshops, and other County wide Community Fairs.

Marketing efforts included: TV Public Service Announcements (over 100,000 Subscribers); Radio – over 200,000 listeners; Print (newspaper, Crime Free Newsletter, Brochures) - 450,000 Pieces distributed; and FHCRC website over 400,000 hits.