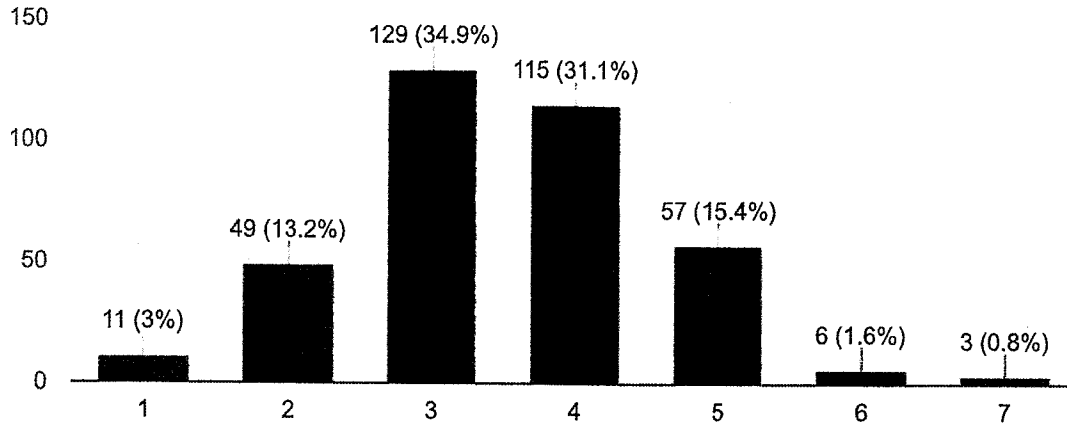


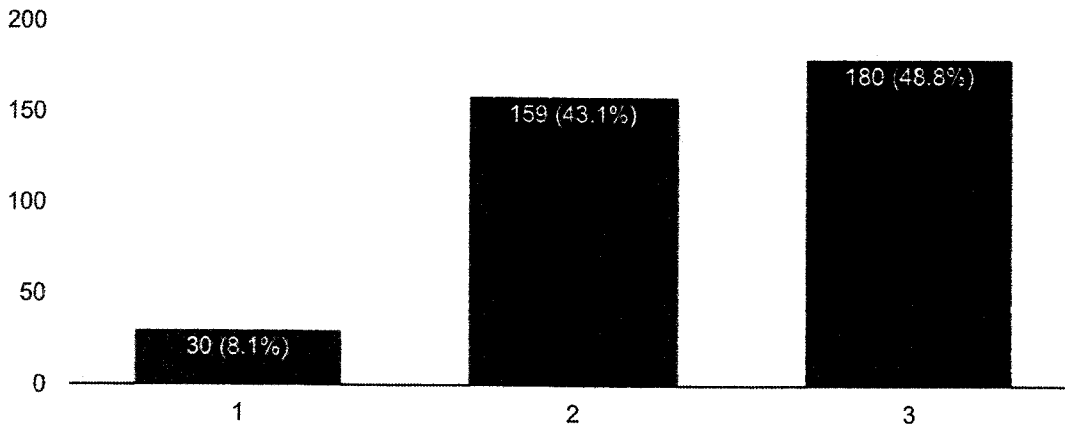
How many bedrooms do you have?

370 responses



How many bathrooms do you have?

369 responses



Would you be interested in an affordable home-ownership program?

359 responses

Yes

113 (31.5%)

If you are a homeowner, how long have you owned your home?

309 responses

20 years

10 years

4 years

2 years

5 years

10

14 years

3

15 years

13 years

18 years

4

6 years

5 years

5

2 years 6 months

N/A

17

35 years

22 years

19 years

11 years

6

3 years

20

7

1 year

8 years

0

15

6 yrs

2 years 4 months

8 years 8 months

1 year

NA

5 months

2 years 1 month

29 years

1 yr

4 years

9

4 years, 5 months

1 year 10 months

23 years

0 yrs 2 weeks

7 years 1 month

2002

10

20yrs

16.4

28 years

8 years & 6 months

9 years & 11 months

13 years & 9 months

6 years (Home is Owned)

16 years

.5

1,year

8 months

47yr

11 years, 2 mths

1 and 11 months

1980 (38 years)

0 AND 10

25 months

9 years

12 years 8 months

10 years, 6 months

27

5 yrs

38 yrs

A year and a half

31

34 years 9 months

16 Years

19years, 9months

40

17 Years

20 years

13 years 10 months

17 years 6 months

3 yrs 10 months

22 years 9 months

CONDADO de Riverside (2019-2024): PLAN CONSOLIDADO- ENCUESTA DE EVALUACIÓN DE NECESIDADES PARA RESIDENTES

El Condado de Riverside está preparando el proceso del plan consolidado del 2019-2024 como es requerido por el Departamento de Vivienda y Urbanización de los Estados Unidos. Esta encuesta de evaluación de necesidades es usado para obtener información de los residentes del Condado y otras personas interesadas en las necesidades de los residentes del Condado como vivienda, social, comunidad, y desarrollo económico. El plan consolidado permite que el Condado utilice los fondos de la Becas de Desarrollo Comunitario (CDBG), Beca de Soluciones de Emergencia (ESG) y HOME inversión de fondos colaborativos dentro del mismo Condado.

Sus respuestas a ésta encuesta son un componente esencial del proceso de la planificación del Condado. Si usted necesita ayuda o tiene preguntas con respecto a esta encuesta, por favor comuníquese con la Agencia de Desarrollo Económica al 951-343-5618, 1-800-984-1000, o por correo electrónico en: gcescobar@rivco.org.

Email address *

Fortaleciendo NUESTRAS Comunidades



Instalaciones Públicas



Queremos escuchar de ustedes!

Código Postal: *
de su residencia

92276

Por favor elige uno: *
Seleccione solo uno

Residente

Proveedor de servicio

Other: _____

En cual Comunidad vive?

Ejemplo: Mecca, Anza, Home Gardens, Cabazon, Mead Valley, etc.

Mil Palmas

Si usted desea, apunte su nombre y información de contacto abajo. Todas las respuestas son confidenciales.

Nombre, Dirección, Numero Telefónico/Correo Electrónico

leopoldotrevinososa@hotmail.com

Por favor elige uno: *
Seleccione solo uno

Soy Residente

Proveedor de servicios

Other: _____

Si lo desea, proporcione su nombre e información de contacto a continuación. Todas las respuestas serán confidenciales:

Nombre, dirección, número de teléfono o su correo electrónico

A. Evaluación General de Necesidades

Favor de escoger la selección mas apropiada en la cajita bajo cada categoria. Las Categorías de Necesidades corresponden a actividades y proyectos que son subsidiadas con fondos the CDBG, HOME, o ESG.

Favor de contestar las siguientes preguntas si le aplican a usted:

Necesidades de Vivienda (reparaciones/Mejoras de Casa): *

	ALTO	MEDIANO	BAJO	NO NECESARIO	
Apartamentos	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Casa de Renta	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Propietarios/Dueños de Casa	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Mejoras de Accesibilidad de Incapacitados	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Mantenimiento al Exterior de la Propiedad/Code Enforcement	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Ayuda para comprar una Casa	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Centros de Emergencia para Personas sin Hogar	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Viviendas de Transición para Personas sin Hogar	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Servicios de Apoyo para Personas sin Hogar	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Casa Permanente para Personas sin Hogar	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Vivienda para personas de Enfermedad Mental	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Vivienda para personas de Abuso de Drogas/Alcohol	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Vivienda para personas de la Tercer Edad	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Vivienda para personas con HIV/AIDS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Vivienda para personas que son Veteranos	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Asistencia de Renta	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Reparaciones a Casa principal/ Dueños	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
Construcción de Nuevas Viviendas para Rentar	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

Conservación de Viviendas para Vender

Pruebas y Reducción en Pintura con Plomo

Asesoramiento para Inquilinos y Dueños

Conservación de Viviendas Históricas



Mejoras de Infraestructura

ALTO

MEDIANO

BAJO

NO NECESARIO

Inundación/Drenaje/alcantarilla



Sistema del Agua



Mejoras de las Calle(s)



Banquetas



Otras Mejoras de Infraestructura



Necesidad de Instalaciones Públicas

Centros Publicos

ALTO

MEDIANO

BAJO

NO NECESARIO

Centros de la Tercer Edad



Centros para Jóvenes



Centros para Discapacitados



Centros de Cuidado de Niños



Centro Comunitario



Seguridad/ Recreación/Otras

	ALTO	MEDIANO	BAJO	NO NECESARIO
Centro de Bomberos/Equipo	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Estacionamientos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parques y Centros de Recreación	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Otras Necesidades de Instalaciones Publicas:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Describe Otras Necesidades de Instalaciones Públicas:

Servicios Públicos Necesarios

ALTO

MEDIANO

BAJO

NO NECESARIO

Servicios para Personas de Tercer Edad

Servicios de Necesidades Especiales

Servicios para Jóvenes

Servicios de Transportación

Servicios para Cónyuges Maltratados y Abusadas

Servicios de Salud

Servicios para Niños Maltratados o Descuidados

Servicios del Abuso de Substancia

Servicios de Entrenamiento de Empleo

Conciencia de Crimen

Consejería de Vivienda Justa

Otros Servicios Necesarios

Otro:

Otro

Other: _____



Necesidades de Accesibilidad

Remover Barreras para los discapacitados

	ALTO	MEDIANO	BAJO	NO NECESARIO
Edificios Públicos	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parques e Instalación de Recreación	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Instalación de la Salud	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Otras Instalaciones o Centros Comunitarios	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Necesidades de Desarrollo Económico

	ALTO	MEDIANO	BAJO	NO NECESARIO
Empresas Pequeñas con Dueños Locales (Lavandería, Mercaditos, etc.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Creación de Trabajos	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rehabilitación Comercial	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Servicios de Apoyo Empresarial	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Otras Necesidades de Desarrollo Económico	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Evaluación Específica de Necesidades

Datos de Vivienda

¿Cuántas personas viven en su vivienda?

numero total de personas que vivan en su hogar

3

¿Cuántos niños viven en su vivienda?

Menos de 18 años

0

¿Cuántas personas de la Tercera Edad viven en su vivienda?

62 años o más

0

¿Usted es?:

Seleccione todos lo que correspondan

Rentero de casa?

Dueño/propietario de casa?

¿Si renta, cuanto es su mensualidad?

1325.00

¿Cuántos cuartos de recámara tiene?

5

¿Cuántos cuartos de baño tiene?

3

¿Estaría interesado en programas de ser dueño de casa a precio accesibles?

Seleccione solo uno

Si

No

¿Si es dueño/ propietario de casa, cuánto tiempo a sido dueño? (Años y Meses)

¿Cuanto es su mensualidad de hipoteca?

¿Cuanto paga por su aseguranza e impuestos (taxes) de casa cada año?

¿Piensa que está pagando más de lo normal por el costo de su casa?

¿Está preocupado(a) sobre tener una ejecución hipotecaria (foreclosure)?

¿Si es dueño(a) de casa, estaría interesado(a) en un programa accesible de rehabilitación de vivienda?

Seleccione solo uno

Si

No

Empleo y Transportación

¿Está trabajando?

Seleccione solo uno

Tiempo Completo (Full-time)

Medio Turno (Part-time)

Sin Trabajo

¿Cuántas millas de retirado maneja o viaje a su trabajo cada día?

15

¿Que forma de transporte usa usted?

Seleccione todos los que correspondan

Su Coche

Car-pool

Transportación Pública

Coche de familia/amigo(a)

Otro

Other:

¿Usted o alguien en su vivienda paga para el cuidado de los niños?

Seleccione solo uno

Si

No

¿Si su respuesta es Si, cuántos niños y que edades tienen?

¿Cuanto paga por el cuidado de los niños mensualmente?

¿Cual es el horario cuando cuidan a sus niños?

¿El costo de cuidado infantil limita a algún adulto en su hogar el poder buscar trabajo?

Seleccione solo uno

Si

No

¿Cuántas millas de su casa o trabajo tiene que viajar para el cuidado de los niños?

Si a usted le gustaría compartir sus comentarios o preocupaciones referentes a las necesidades de su comunidad o algún proyecto específico y/o actividades necesarias en su comunidad, favor de indicar abajo:

● Se falta tubería para gas natural para las casas. Gran diferencia pagar \$15 mensuales en Indio a cargar propano cada tres meses por \$390.

Si usted representa a una organización que ofrece servicios a los residentes del Condado, por favor indique una breve descripción de su organización, los servicios que ofrecen, y su grupo de enfoque de clientes.

Si usted está interesado en asistir o participar en el proceso de plan consolidado del Condado 2019- 2024, por favor apuntar su correo electrónico abajo:

●

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●

CONDADO de Riverside (2019-2024): PLAN CONSOLIDADO- ENCUESTA DE EVALUACIÓN DE NECESIDADES PARA RESIDENTES

El Condado de Riverside está preparando el proceso del plan consolidado del 2019-2024 como es requerido por el Departamento de Vivienda y Urbanización de los Estados Unidos. Esta encuesta de evaluación de necesidades es usado para obtener información de los residentes del Condado y otras personas interesadas en las necesidades de los residentes del Condado como vivienda, social, comunidad, y desarrollo económico. El plan consolidado permite que el Condado utilice los fondos de la Becas de Desarrollo Comunitario (CDBG), Beca de Soluciones de Emergencia (ESG) y HOME inversión de fondos colaborativos dentro del mismo Condado.

Sus respuestas a ésta encuesta son un componente esencial del proceso de la planificación del Condado. Si usted necesita ayuda o tiene preguntas con respecto a esta encuesta, por favor comuníquese con la Agencia de Desarrollo Económica al 951-343-5618, 1-800-984-1000, o por correo electrónico en: gcescobar@rivco.org.

Email address *

Fortaleciendo NUESTRAS Comunidades



Instalaciones Públicas



Queremos escuchar de ustedes!

Código Postal: *
de su residencia

92254

Por favor elige uno: *

Seleccione solo uno

Residente

Proveedor de servicio

Other: _____

En cual Comunidad vive?

Ejemplo: Mecca, Anza, Home Gardens, Cabazon, Mead Valley, etc.

North Shore

Si usted desea, apunte su nombre y información de contacto abajo. Todas las respuestas son confidenciales.

Nombre, Dirección, Numero Telefónico/Correo Electrónico

Por favor elige uno: *

Seleccione solo uno

Soy Residente

Proveedor de servicios

Other: _____

Si lo desea, proporcione su nombre e información de contacto a continuación. Todas las respuestas serán confidenciales:

Nombre, dirección, número de teléfono o su correo electrónico

A. Evaluación General de Necesidades

Favor de escoger la selección mas apropiada en la cajita bajo cada categoria. Las Categorias de Necesidades corresponden a actividades y proyectos que son subsidiadas con fondos the CDBG, HOME, o ESG.

Favor de contestar las siguientes preguntas si le aplican a usted:

Necesidades de Vivienda (reparaciones/Mejoras de Casa): *

	ALTO	MEDIANO	BAJO	NO NECESARIO
Departamentos	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Casa de Renta	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Propietarios/Dueños de Casa	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mejoras de Accesibilidad de Incapacitados	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mantenimiento al Exterior de la Propiedad/Code Enforcement	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ayuda para comprar una Casa	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Centros de Emergencia para Personas sin Hogar	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Viviendas de Transición para Personas sin Hogar	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Servicios de Apoyo para Personas sin Hogar	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Casa Permanente para Personas sin Hogar	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vivienda para personas de Enfermedad Mental	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Vivienda para personas de Abuso de Drogas/Alcohol	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Vivienda para personas de la Tercer Edad	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vivienda para personas con HIV/AIDS	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Vivienda para personas que son Veteranos	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Asistencia de Renta	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reparaciones a Casa principal/ Dueños	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construcción de Nuevas Viviendas para Rentar	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Construcción de nuevas
Viviendas para Vender



Pruebas y Reducción en
Pintura con Plomo



Asesoramiento para
Inquilinos y Dueños



Conservación de
Viviendas Históricas



Mejoras de Infraestructura

ALTO

MEDIANO

BAJO

NO NECESARIO

Inundación/Drenaje/alcantarilla



Sistema del Agua



Mejoras de las Calle(s)



Banquetas



Otras Mejoras de
Infraestructura



Necesidad de Instalaciones Públicas

Centros Publicos

ALTO

MEDIANO

BAJO

NO NECESARIO

Centros de la Tercer
Edad



Centros para Jóvenes



Centros para
Discapacitados



Centros de Cuidado de
Niños



Centro Comunitario



Seguridad/ Recreación/Otras

ALTO

MEDIANO

BAJO

NO NECESARIO

Centro de
 bomberos/Equipo

Estacionamientos

Parques y Centros de
Recreación

Otras Necesidades de
Instalaciones Publicas:

Describe Otras Necesidades de Instalaciones Públicas:

Servicios Públicos Necesarios

	ALTO	MEDIANO	BAJO	NO NECESARIO
Servicios para Personas de Tercer Edad	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Servicios de Necesidades Especiales	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Servicios para Jóvenes	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Servicios de Transportación	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Servicios para Cónyuges Maltratados y Abusadas	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Servicios de Salud	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Servicios para Niños Maltratados o Descuidados	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Servicios del Abuso de Substancia	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Servicios de Entrenamiento de Empleo	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Conciencia de Crimen	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Consejería de Vivienda Justa	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Otros Servicios Necesarios	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Otro:

Otro

Other: _____

Necesidades de Accesibilidad

Remover Barreras para los discapacitados

	ALTO	MEDIANO	BAJO	NO NECESARIO
Edificios Públicos	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parques e Instalación de Recreación	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Instalación de la Salud	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Otras Instalaciones o Centros Comunitarios	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Necesidades de Desarrollo Económico

	ALTO	MEDIANO	BAJO	NO NECESARIO
Empresas Pequeñas con Dueños Locales (Lavandería, Mercaditos, etc.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Creación de Trabajos	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rehabilitación Comercial	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Servicios de Apoyo Empresarial	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Otras Necesidades de Desarrollo Económico	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Evaluación Específica de Necesidades

De los de Vivienda

¿Cuántas personas viven en su vivienda?

numero total de personas que vivan en su hogar

7

¿Cuántos niños viven en su vivienda?

Menos de 18 años

4

¿Cuántas personas de la Tercera Edad viven en su vivienda?

62 años o más

0

¿Usted es?:

Seleccione todos lo que correspondan

Rentero de casa?

Dueño/propietario de casa?

¿Si renta, cuanto es su mensualidad?

¿Cuántos cuartos de recámara tiene?

4

¿Cuántos cuartos de baño tiene?

2

¿Estaría interesado en programas de ser dueño de casa a precio accesibles?

Seleccione solo uno

Si

No

¿Si es dueño/ propietario de casa, cuánto tiempo a sido dueño? (Años y Meses)

8 anos

¿Cuanto es su mensualidad de hipoteca?

¿Cuanto paga por su aseguranza e impuestos (taxes) de casa cada año?

2000

¿Piensa que está pagando más de lo normal por el costo de su casa?

si

¿Está preocupado(a) sobre tener una ejecución hipotecaria (foreclosure)?

¿Si es dueño(a) de casa, estaría interesado(a) en un programa accesible de rehabilitación de vivienda?

Seleccione solo uno

Si

No

Empleo y Transportación

¿Está trabajando?

Seleccione solo uno

Tiempo Completo (Full-time)

Medio Turno (Part-time)

Sin Trabajo

¿Cuántas millas de retirado maneja o viaje a su trabajo cada día?

60

¿Que forma de transporte usa usted?

Seleccione todos los que correspondan

Su Coche

Car-pool

Transportación Pública

Coche de familia/amigo(a)

Otro

Other: _____

¿Usted o alguien en su vivienda paga para el cuidado de los niños?

Seleccione solo uno

Si

No

¿Si su respuesta es Si, cuántos niños y que edades tienen?

1

¿Cuanto paga por el cuidado de los niños mensualmente?

150

¿Cual es el horario cuando cuidan a sus niños?

8m a 5pm,

¿El costo de cuidado infantil limita a algún adulto en su hogar el poder buscar trabajo?

Seleccione solo uno

Si

No

¿Cuántas millas de su casa o trabajo tiene que viajar para el cuidado de los niños?

10



Si a usted le gustaría compartir sus comentarios o preocupaciones referentes a las necesidades de su comunidad o algún proyecto específico y/o actividades necesarias en su comunidad, favor de indicar abajo:

Un parque recreacional para los niños y jóvenes, más actividades deportivas, lavandería, gasolinera, un market más completo

Si usted representa a una organización que ofrece servicios a los residentes del Condado, por favor indique una breve descripción de su organización, los servicios que ofrecen, y su grupo de enfoque de clientes.

Si usted está interesado en asistir o participar en el proceso de plan consolidado del Condado 2019-2024, por favor apunte su correo electrónico abajo:

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APPENDIX M

City Priority needs

<p align="center">CITY OF BANNING PRIORITY COMMUNITY DEVELOPMENT NEEDS 2019-2024</p>
<p align="center">SENIOR PROGRAMS AND SERVICES</p>
<p align="center">YOUTH PROGRAMS AND SERVICES</p>
<p align="center">SIDEWALKS AND STREET IMPROVEMENTS</p>
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Citizen Participation Survey

COUNTY OF RIVERSIDE

CITIZEN PARTICIPATION PLAN

24 CFR Part 91.105

**FIVE YEAR CONSOLIDATED PLAN
2019-2024**

MAY 2019

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CITIZEN PARTICIPATION PLAN

I. INTRODUCTION

The following Citizen Participation Plan provides a framework and process by which the County's consolidated planning efforts comply with the citizen participation requirements of the U.S. Department of Housing and Urban Development (HUD). This Citizen Participation Plan is prepared and implemented in accordance with the guidance provided in HUD Regulations 24 *CFR Part 91.105*.

This Citizens Participation Plan supersedes and replaces all previous plans adopted or amended for the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and the Emergency Solutions Grant (ESG) programs.

The County of Riverside receives annual grant funding from HUD for the CDBG, HOME, and the ESG programs. The Citizen Participation Plan is a component of: the five-year Consolidated Plan; each subsequent Annual Action Plan; each year's Consolidated Annual Performance and Evaluation Report (CAPER); the Analysis of Impediments; and any Substantial Amendments to the Consolidated Plan or its five Annual Action Plans. It is policy of the County to ensure adequate citizen involvement, with particular emphasis on participation by low- and moderate-income persons, in the planning, implementation, and evaluation of its housing and community development programs.

II. The Citizen Participation Plan for the County of Riverside addresses each of the following elements:

A. Participation

It is the policy of the County of Riverside to encourage and facilitate the wide-range participation of residents, service providers, government agencies special districts, the Continuum of Care, non-profits and foundations, community organizations, the faith based community, and other stakeholders in the development of all CPD required consolidated planning documents including the Five-Year Consolidated Plan, annual Action Plans, Substantial Amendments, the Assessment of Impediments, and the Consolidated Annual Performance and Evaluation Report (CAPER).

The primary purpose of the participation will be in needs identification, priority setting, funding allocations, and program recommendations related to the consolidated planning process. The County shall provide for and encourage citizen participation with particular emphasis on: low- and moderate-income persons; persons residing in predominantly low -and moderate-income neighborhoods; persons residing in slum and blighted areas; and persons residing in areas where the use of CPD funds is being proposed.

The primary purpose and intent of HUD's CPD programs covered by this Citizen Participation Plan is to empower residents and improve communities by providing decent and affordable housing, a suitable living environment, and sustainable economic opportunities. The County encourages the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities.

Note: Although the term "citizen" is used in the Citizens Participation Plan for consistency with the statutory language (i.e., "Citizens Participation Plan"), Riverside County welcomes and solicits input from all county residents regardless of their citizenship or right-to-work status.

Meeting the Needs of Non-English Speaking Persons

The County makes every effort to ensure that Limited English Proficient (LEP) persons have meaningful access to federally funded programs and services as is required under Title VI of the Civil Rights Act of 1964.

Throughout the unincorporated areas of Riverside County, there are significant populations of monolingual, Spanish-speaking persons residing in many of the very low, low, and moderate-income communities. For local Citizen Participation (CP) meetings and other public events in areas with considerable non-English speaking populations, translators can be provided and meeting materials made available in both English and Spanish. Whenever feasible, the County also utilizes Spanish radio stations, websites, flyers, brochures, and newspapers to announce the schedule of CP meetings.

The County will consider reasonable requests from individuals and organizations to translate CPD related documents and public notices into languages other than English or Spanish.

Access for Persons with Disabilities

It is the policy of Riverside County that there shall be no discrimination against persons because of race, religion, age, creed, color, sex, disability, sexual orientation, national origin, marital status, veteran's status or political belief or affiliation and that equal opportunity and access to facilities shall be available to all. The County is committed to providing equal access in its programs, services, and activities for persons with disabilities. Special accommodations or materials in alternative format, under the Americans with Disabilities Act, are available upon request. In addition, accommodations will be made, upon request, for attendees who are either visually or hearing impaired. Requests must be made at least 72 hours prior to meeting. Later requests will be accommodated to the extent feasible. Please call the Clerk of the Board office at (951) 955-1069, from 8:00 a.m. to 5:00 p.m., Monday through Friday or the ADA information line at (800) 514-0301 (*voice*) or (800) 514-0383 (*TTY*).

Access to Residents of Public and Assisted Housing

It is the policy of the County to encourage participation by residents in public and assisted (affordable) housing in the development of the Consolidated Plan and the Assessment of Impediments. The Housing Division of the Economic Development Agency is located at the Housing Authority of the County of Riverside (HACR) offices and therefore provides a unique opportunity to encourage and include the participation of residents.

B. Public Hearings

The County is required to conduct at least two public hearings per year to obtain the views and comments of residents, service providers, government agencies, and other stakeholders regarding the County's CPD-funded programs. The hearings generally address housing, social, and community development needs; proposed activities; and the review of program performance. The hearings will be conducted at a minimum of two different stages in the program year - at least one of these hearings must be held prior to the adoption of the proposed Consolidated Plan and/or annual One Year Action Plan (February-April). The second public hearing is usually conducted later in the year and focuses upon on the results reported to HUD

in the Consolidated Annual Performance and Evaluation Report (CAPER). On the day of the public hearing, comments may be submitted in writing or made orally to the Board of Supervisors at the public hearing.

The hearings will be held at times and locations convenient to potential and actual beneficiaries, with reasonable accommodation for persons with disabilities and non-English speaking residents.

The Cooperating Cities that participate in the County's CPD program are required to conduct their own Citizen Participation activities for their residents, especially low and moderate-income residents. At a minimum, these cities will publicly notice and hold at least one public meeting (usually part of a city council meeting) to discuss proposed uses of city's Community Planning and Development grant fund allocation. Cities are required to submit copies of public notices, agendas, and minutes of such meetings to the County as part of the annual CDBG application process.

C. Public Notices

All consolidated planning public hearings will be publically noticed for a period not less than thirty (30) calendar days in advance of the hearing date and at the beginning of official public comment periods. The notices will be published either as public notices or advertisements in one or more newspapers of general circulation serving the community of affected citizens. In areas where the County has determined that there is a substantial non-English speaking population within its jurisdiction, the hearing notice will be published in English and in the appropriate language(s). The notices will provide details concerning the nature of the public hearing, applicable HUD regulations, date and time of the hearings, and other necessary information. Public notices will also be posted on the Economic Development Agency's website (www.rivcoeda.org) and referenced through press releases.

The County will also follow the above public noticing process for other "non-public hearing" CPD related actions to be taken by the Board of Supervisors. These actions include Substantial Amendments to the Consolidated Plan or Action Plans.

D. Access to Meetings

It is the policy of the County to plan and conduct public meetings, also known as Citizen Participation (CP) meetings, related to the Consolidated Plan and annual Action Plans in unincorporated communities. These meetings shall be held at times and locations convenient to potential and actual program beneficiaries. In most cases, these CP meetings are conducted as part of regularly scheduled meeting of another community-based entity (e.g., Community Council or Municipal Advisory Council (MAC)). It has been the County's experience that the use of an existing community-based forum for the Citizen Participation Meetings ensures acceptable turn-out of residents, service providers, government officials, and other stakeholders. Citizens are 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. Attendees are also given the opportunity to complete the Needs Assessment Surveys, provided in English and Spanish, during the meetings or return them later. Prior to the Public Meetings, County-wide notices are published in one or more newspapers of general circulation, in the appropriate languages, announcing the purpose, date, time, and location of the meetings. In addition, accommodations will be made, upon request, for attendees with disabilities.

E. Public Comments

It is the policy of the County to provide residents, service providers, government agencies, and other stakeholders a sufficient time period (not less than thirty (30) days) to review and comment on proposed consolidated plan, annual action plans, substantial amendments, and Analysis of Impediments. All public notices advise and inform interested persons of the process to submit comments and obtain additional information regarding the proposed action. The County will accept comments delivered in writing, orally, faxed, or electronically. All CPD documents include a summary of all related comments received during the public comment period.

F. Strategic Plan Development

Public meetings and hearings will be held to provide information and to obtain the views, concerns, ideas, and thoughts of residents and service providers during the development of the Consolidated Plan. It is the County's intention that the meetings and hearing be held with representatives of participating cities, agencies, organizations, and interested persons. During the preparation of the Annual Action Plan, meetings are held to consider the Urban County Program's short-term regional strategy for the use of federal funds.

The following program information is provided to the public:

- a. The estimated amount of funds available to the Urban County Program for community development and housing activities;
- b. The eligible program activities that may be undertaken with these funds;
- c. The unincorporated areas and locations proposed for utilizing the available funding; and
- d. The proposed allocation of federal funds to participating non-profit organizations, Cities, and unincorporated areas, and basic eligible program categories and proposed funding allocations for local funding programs.

G. Substantial Amendments

From time-to-time, it may be necessary for the County to process a "substantial amendment" to the Five Year Consolidated Plan or the One Year Action Plans to allow for new CDBG, ESG, or HOME-funded activities; modification of existing activities; the acceptance and use of CPD Disaster Recovery funding, supplemental CPD funding, or other CPD program administrative actions.

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

The County of Riverside is required by HUD [24 CFR 91.505 (b)] to identify the criteria to be used in determining if a proposed action will be considered a *Substantial Amendment*. The following criteria will be used by the County – if any one criterion applies, a substantial amendment will be required:

1. A new activity not previously listed and described in the Consolidated Plan/One-Year Action Plan;
2. When a proposal is made to amend the description of an existing activity in such a way that the newly described purpose, scope, location, or beneficiaries differ significantly from the original activity's purpose, scope, location, or beneficiaries; or
3. An increase in the amount of CPD funds allocated to an existing activity when the following apply:
 - a. an increase in funding for a CDBG public service-type activity in an amount greater than \$100,000, or a 100% increase over the current funded amount, whichever is greater;
 - b. an increase in funding for an Emergency Solutions Grant activity in an amount greater than \$100,000, or a 100% increase over current funded amount, whichever is greater; or
 - c. an increase in the funding for other activities (public facility improvements, code enforcement, acquisition, etc.) in an amount greater than \$1,000,000, or a 100% increase over current funded amount, whichever is greater.
 - d. an increase in the funding for HOME eligible activity in an amount greater than \$1,000,000, or a 100% increase over the current funded amount, whichever is greater.

In an effort to efficiently utilize the County's CPD funding, the County will consider the reprogramming of unspent CDBG, ESG, and HOME balances from completed and cancelled CDBG, ESG, and HOME funded activities to other eligible activities. In the event that any of these "administrative" reprogramming actions fall under the "substantial amendment" criteria, the proposed actions are subject to the Citizen Participation process, requires formal action by the Board of Supervisors, and approval by HUD.

The County will maintain and provide for public review a Reprogramming Action File that provides details for every reprogramming action (formal and administrative) taking place during the program year.

The County will submit Substantial Amendments to HUD on an annual basis including all pertinent documentation. Administrative reprogramming actions are not formally noticed to the public, nor submitted to HUD. However, documentation describing general changes and/or identifying specific changes will be included in the annual Consolidated Annual Performance and Evaluation Report (CAPER), which is made available to the public.

H. Amendment to Citizen Participation Plan

During the County's administration of the CPD programs, it may become necessary to amend the Citizen Participation Plan. All proposed amendment to the Citizen Participation Plan requires a thirty-day public notice, formal action by the Board of Supervisors, and approval by HUD.

I. Five-Year Analysis of Impediments to Fair Housing Choice

Riverside County will conform to the following procedure in the drafting and adopting the Analysis of Impediments to Fair Housing Choice (Analysis of Impediments):

A. Plan Considerations:

During the development of the Five-Year Analysis of Impediments, Riverside County will consult the following groups/agencies to solicit their input on fair housing issues in the County:

- i. Fair Housing Organizations;
- ii. Other local governments;
- iii. Advocacy groups for special needs households;
- iv. Affordable housing providers;
- v. Banks and other financial institutions; and
- vi. Educational institutions.

A variety of mechanisms may be utilized to solicit input from these groups/agencies. These include telephone or personal interviews, mail surveys, and consultation workshops.

B. Plan Review and Comment:

The draft Analysis of Impediments will be made available for public review for a 30-day period prior to Board of Supervisors consideration at a scheduled public hearing. Written comments will be accepted by the Economic Development Agency or designee during public review period. A summary of the comments received, written and verbal, will be attached to the Analysis of Impediments prior to submission to HUD. Copies will be made available following the process described in this section this document.

C. Public Hearing:

The Board of Supervisors will conduct a public hearing to accept public comments on the draft Analysis of Impediments prior to approval and submittal to HUD. The participating cities within the County's Urban County Program are not be required to hold a public hearing, but at a minimum must present the Analysis of Impediments to their respective City Councils and informing the public of Riverside County's public comment period. Section II of this Citizens Participation Plan describes the process for publishing notices for and conducting public hearings.

D. Submittal to HUD:

Upon approval and adoption by the Board of Supervisors, the Analysis of Impediments will be incorporated into the Consolidated Plan and submitted to HUD for approval.

E. Document Access and Comments:

The approved Analysis of Impediments will be kept on file by Riverside County Economic Development Agency at 5555 Arlington Avenue, Riverside, CA 92504 and online at: <https://www.rivcoeda.org/Departments/Housing/Community-Development-Block-Grant/Community-Development/CDBG-Program> and can be made available to those requesting the plan.

J. Access to Information

The County shall provide opportunities for residents, public agencies, and other interested parties, including those most affected, with reasonable and timely access to information and records relating to the jurisdiction's consolidated plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan.

Standard documents will be available for public review at the County of Riverside, Economic Development Agency current address location and their web site, (www.rivcoeda.org). These materials will also be available in a form accessible to persons with disabilities, upon request. Comments, questions, or suggested amendments should be directed to the CDBG Program Administrator at (951) 351-0700.

Standard program documents that shall be made accessible for public review and comment throughout the preparation process include: the proposed and final Consolidated Plan; Annual Action Plan; Consolidated Annual Performance Report (CAPER); Substantial Amendments; Analysis of Impediments; and this Citizen Participation Plan.

It is the policy of the County of Riverside to maintain and provide access to all applicable and appropriate records pertaining to the administration of the CDBG, ESG, and HOME programs. Records retention is a component of the County's CPD Program File Management System. Accordingly, the County will maintain and provide access to documentation and records for a period of five (5) years. Current copies of all major documents related to the current Consolidated Plan and related Consolidated Annual Performance and Evaluation Report (CAPER) will be posted on the County's Web site at www.eda.org. Copies may be requested in person, by mail, email or by telephone. Program records maintained on file, or requiring research and compilation, shall be provided within a reasonable time period upon receipt of a written request, which specifically states the information desired.

This paragraph is not intended to supersede the provisions of the Freedom of Information Act of 1966, as amended, which covers all programs and activities in the Consolidated Plan.

Most reasonable requests shall be filled at no cost to the public. Administering agencies reserve the right to charge a fee for duplicating documents when such requests are not reasonable. Reasonableness will be determined by a combination of the number of copies requested; the size (pages and/or dimensions) of the document; the length of time needed to compile the data; and the direct costs to the administering agency to duplicate the documentation.

K. RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE POLICY HOME PROGRAM [24 CFR 42.325 and 91.353]

The County of Riverside will replace all occupied and vacant "occupiable" lower-income housing demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the HOME Investment Partnerships Act.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the County of Riverside to provide funds for a project that will directly result in demolition or conversion, the County of Riverside will make public by publication in a newspaper of general circulation and submit to HUD the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower income housing that will be demolished or converted to use other than as lower income housing as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of bedrooms, and location on a map of the replacement housing that has been or will be provided.
5. The source of funding and a time schedule for the provision of the replacement housing;
6. The basis for concluding that the replacement housing will remain lower income housing for at least 10 years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of general submission, the County of Riverside will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

The Economic Development Agency is responsible for tracking the replacement of lower income housing and ensuring that it is provided within the required period. The Owner/Developer will be responsible for providing relocation payments and other relocation assistance to any lower income person displaced by the demolition of any housing or the conversion of lower income housing to another use.

Consistent with the goals and objectives of activities assisted under the Act, the County of Riverside will take the following steps where appropriate to minimize the direct and indirect displacement of persons from their homes:

1. Coordinate code enforcement with rehabilitation and housing assistance programs.

2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
3. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
4. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
5. Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
6. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
7. Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
8. Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.

L. Performance Reports

Each fiscal year the County is required to provide a sufficient time period (not less than fifteen (15) days) for review and comment on the proposed Consolidated Annual Performance and Evaluation Report (CAPER) based on the previous program year. The information compiled in this document is necessary to assess the progress on funding received by the County, participating/metro cities, non-profits, and other agencies or organizations. Data gathered in the compilation of the annual report will be used to supply information to HUD and the public on the accomplishments and services provided. The information will include the number of people served, ethnicity, income category, objective and outcome, and type of service received, as well as the current status on housing, public facilities and improvements, and other projects. The information is also used to determine future funding considerations. A copy of the CAPER will be available at EDA for review and can be located on the following web site: www.rivcoeda.org. The CAPER shall be submitted to HUD within ninety (90) days after the end of the program year and prior to September 30 of each year. Final reporting documents will also be made available to any interested parties upon request.

The second public hearing (See Section B) is usually conducted later in the year and is based on a summary of results reported to HUD in the Consolidated Annual Performance and Evaluation Report (CAPER). A 30-day public notice is published in one or more newspapers of general circulation in English and, if necessary, in the appropriate language(s) so that Citizens will be provided reasonable notice to review and present comments on performance.

M. Technical Assistance

Technical assistance is made available as necessary to groups and organizations representative of persons of low and moderate-income that request such assistance in developing proposals for funding assistance under the Consolidated Plan.

EDA makes technical assistance available to current and potential activity sponsors through the Program Managers who are the main source of information on CPD programs and the application process. Program Managers are available to provide assistance at community meetings and during proposal preparation, evaluation, review, and monitoring. Although the Program Managers are the primary contact to the communities and service providers, all other related EDA resources will be made available.

N. Complaints

Residents or other interested parties may submit complaints to the County in relation to administration of the CPD-funded programs. Complaints may be made via telephone by calling (951) 351-0700 or submitted in writing or electronically to the Economic Development Agency. The complaining party should state the nature of the complaint, what prior efforts have been made to resolve the problem and any other pertinent information which would help staff determine a solution. All complaints will receive careful consideration and a timely, substantive response will be provided within fifteen (15) working days.

III. Monitoring and Evaluation

In accordance with HUD CPD program regulations, the County continually monitors all CPD-funded sub-recipients and their activities. The County's current CPD Program Monitoring Policies were developed and adopted in September 2016, through Administrative Program Notice 2016.02.

24 CFR 200.328 (a) provides for the general program monitoring responsibilities of the County in the administration of the HUD-funded CPD programs.

Monitoring and reporting program performance.

(a) Monitoring by the non-Federal entity. The non-Federal entity is responsible for oversight of the operations of the Federal award supported activities. The non-Federal entity must monitor its activities under Federal awards to assure compliance with applicable Federal requirements and performance expectations are being achieved. Monitoring by the non-Federal entity must cover each program function or activity.

Pursuant to 2 CFR 200.328 (a), the County, as the grantee, is also required to monitor grant and subgrant supported activities to assure compliance with applicable regulations governing the subrecipients' administrative, financial, and programmatic activities, to ensure that the subrecipients achieve their performance objectives.

The County's subrecipient monitoring objectives are as follows:

1. To assist the subrecipient in complying with applicable laws and regulations.
2. To assist subrecipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
3. To provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by subrecipients, and not repeated.
4. To comply with the Federal monitoring requirements of 24 CFR 570.501(b) and with 2 CFR 200.328 (a), as applicable.
5. To determine if any conflicts of interest exist in the operation of the CDBG program, per 24 CFR 570.611, and 2 CFR 200.112
6. To ensure that required records are maintained to demonstrate compliance with applicable regulations.

IV. Definitions

Analysis of Impediments to Fair Housing Choice (Analysis of Impediments): the Analysis of Impediments is a review of impediments to fair housing choice in the public and private sector. It involves a comprehensive review of a State or Entitlement jurisdiction's laws, regulations, and administrative policies, procedures, and practices. It is an assessment of how those laws, etc. affect the location, availability, and accessibility of housing. The Analysis of Impediments assesses the conditions, both public and private, affecting fair housing choice for all protected classes and the availability of affordable, accessible housing in a range of unit sizes.

CDBG: Community Development Block Grant, a HUD grant which provides for a variety of community development programs that benefit low and moderate income persons.

EDA: Economic Development Agency – responsible for administration of the County's CDBG, HOME and ESG programs.

ESG: Emergency Solutions Grant, a HUD grant that provides funds for services necessary to help those persons quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

HOME: Home Investment Partnerships Program, a HUD grant that provides funds to expand the supply of decent and affordable housing for low income households.

Consolidated Plan: This document is submitted to HUD and serves as the planning documents of the jurisdiction and application for funding CDBG, ESG, and HOME. The document is developed in accordance with 24 CFR Part 91 and sets forth the priorities and strategies of the programs for a five-year period.

CAPER: (Consolidated Annual Performance Evaluation Report). This document reports on the progress made in carrying out the Consolidated Plan and One-Year Action Plan. The Agency prepares the report annually in accordance with 24 CFR Part 91.

Low Income Persons: An individual from a household with a total income does not exceed eight-percent (80%) of the median household income for the area (Riverside-San Bernardino Counties), adjusted for family size.

Moderate Income Persons: An individual from a household with a total income does not exceed one hundred twenty-percent (120%) of the median household income for the area (Riverside-San Bernardino Counties), adjusted for family size.

One-Year Action Plan (OYAP): This document updates the Consolidated Plan on an annual basis and allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG, ESG, and HOME programs.

Predominantly Low and Moderate Income Neighborhood: a recognized community or neighborhood where at least 51% of the population, according to the U.S. Census and American Community Survey (ACS) data, is considered to have incomes at or below the 80% of the median family income for Riverside County.

Very Low Income Persons: An individual from a household with a total income does not exceed fifty-percent (50%) of the median household income for the area (Riverside-San Bernardino Counties), adjusted for family size.

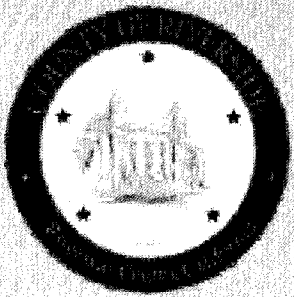
HUD: the U.S. Department of Housing and Urban Development.

Subrecipient: A public or private nonprofit agency, authority or organization, or a for-profit entity receiving CDBG, HOME or ESG funds from the County or another subrecipient to undertake activities eligible for assistance. The term does not include contractors providing supplies, equipment, construction or services subject to the procurement requirements in 24 CFR Part 85.36 or in 24 CFR Part 84, as applicable.

Substantial Amendment: A substantial amendment is a change to the jurisdiction's planned or actual activities as published in the Consolidated Plan or Annual Action Plan. The County has established and published in the Citizen Participation Plan thresholds to define what constitutes a substantial amendment.

APPENDIX O

AI Analysis of Impediments to Fair Housing



Draft Analysis of Impediments to Fair Housing Choice 2019-2024

April 2019



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A. Background

The Analysis of Impediments to Fair Housing Choice (A.I.) serves as the fair housing planning document for the County of Riverside Public Housing Authority (PHA) programs that address the entire County, and the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG) programs that address the unincorporated areas of the County, the City of Lake Elsinore (Metro City), and the following Cooperating Cities: Banning, Beaumont, Blythe, Coachella, Canyon Lake, Desert Hot Springs, Eastvale, Indian Wells, La Quinta, Murrieta, Norco, San Jacinto, and Wildomar.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The A.I. examines local housing conditions, economics, policies and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

Equal access to housing (housing choice) is vital to meeting essential needs and pursuing personal, educational, employment, or other goals. Recognizing this fundamental right, the federal government and the State of California have established fair housing as a right protected by law.

Fair Housing Laws

In an effort to end housing segregation, the United States Congress passed the Civil Rights Act of 1968, making housing discrimination based on race, color, national origin, or religion illegal. In 1974, Congress amended the Fair Housing Act to include sex as a protected category. Then in 1988, Congress again amended the Fair Housing Act by passing the Fair Housing Amendments Act¹, making housing discrimination against families with children and people with disabilities unlawful. The Fair Housing Amendments Act also incorporated accessibility standards for new multi-family units and “reasonable accommodations” for people with disabilities into the Fair Housing Act.

In addition to prohibiting discrimination based on federal laws, the State of California has enacted a number of statutes that mirror and, in certain cases, extend federal fair housing protections. The Unruh Civil Rights Act of 1959² and subsequent court decisions require equal access to the accommodations, advantages, facilities, privileges, or services of all business establishments regardless of protected status. The courts have interpreted this Act

¹42 U.S. Code §§ 3601 et. seq.

²California Civil Code, §§ 51 and 52

to prohibit any arbitrary discrimination based in any class distinction, regardless of whether or not that basis is enumerated in the Act.

The Fair Employment and Housing Act of 1963³ is the primary state law that prohibits discrimination in the sale, rental, lease negotiation, or financing of housing based on race, color, religion, sex, marital status, national origin, and ancestry. The California Fair Housing Act of 1992 brought state laws into conformity with the Federal Fair Housing Act of 1988 and added protections for people with a “mental and physical disability” and “familial status.” The Act also requires that housing providers allow disabled persons to modify their premises to meet their needs.

The Ralph Civil Rights Act of 1976 provides that all persons have the right to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of their race, color, religion, ancestry, national origin, political affiliation, sexual orientation, sex, age, disability, or position in a labor dispute. The Act prohibits violence or threat of the same in rental housing situations. The Banes Civil Rights Act also forbids interference by force or threat with an individual's constitutional or statutory rights in places of worship, housing, and private property.

The Federal protected classes include:

- Color
- Disability⁴
- Familial status
- National origin
- Race
- Religion
- Sex

The additional State of California protected classes include:

- Age
- Ancestry
- Arbitrary discrimination
- Gender
- Gender identity
- Gender expression
- Genetic information
- Marital status

³California Government Code §§ 12900-12906

⁴ The Fair Housing Act uses the term ‘handicap,’ however, we use the term “person with a disability,” to represent this language of the Act.

- Sexual orientation
- Source of income

This report considers impediments to fair housing choice experienced by both federal and State of California protected classes.

Defining Fair Housing and Impediments

In consideration of federal and state fair housing laws and in consultation with the U.S. Department of Housing and Urban Development (HUD) and professionals providing fair housing services, the following definition of fair housing is used for this report:

Fair housing is a condition in which individuals of similar income levels in the same housing market having a like range of housing choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income or any other arbitrary factor.

Within the legal framework of federal and state laws and based on the guidance provided by HUD *Fair Housing Planning Guide* (1996), impediments to fair housing choice can be defined as:

Any actions, omissions, or decisions taken because of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or

Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor.

To affirmatively promote equal housing opportunity, a community must work to remove or mitigate impediments to fair housing choice. Furthermore, eligibility for federal funding assistance requires the County to comply with federal fair housing laws. Specifically, to receive HUD Community Planning and Development (CPD) formula grants, a jurisdiction must:

- Certify its commitment to actively further fair housing choice;
- Maintain fair housing records; and
- Conduct an analysis of impediments to fair housing.

The County of Riverside actively furthers fair housing choice through the preparation of this A.I. and annual funding of a fair housing service provider. The County of Riverside is dedicated to providing fair housing opportunities to all residents and ensuring compliance with all applicable laws.

B. Methodology and Citizen Participation

Pursuant to Federal Register Notice Docket No. FR-5173-N-18 published May 23, 2018, the County of Riverside prepared this A.I. in accordance with the recommended content and format included in Volumes 1 and 2 of the *Fair Housing Planning Guide* published by the HUD Office of Fair Housing and Equal Opportunity. Subsequent to adoption of this A.I., the County shall take appropriate actions to overcome the effects of any impediments identified through that analysis and maintain records reflecting the analysis and actions.

Methodology

HUD requires jurisdictions that receive federal funding for community development activities to assess the status of fair housing in their community. As a direct recipient of CDBG, HOME, and ESG funds, the County of Riverside is required to update the A.I. every five years and to report the findings and progress in the Consolidated and Performance Evaluation Report (CAPER) submitted to HUD following each program year. The County's last A.I. was published March 2014. This A.I. is a comprehensive update of the 2014 document, including a Fair Housing Plan for 2019-2024, covering the Consolidated Plan period of July 1, 2019 through June 30, 2024.

The purpose of this report is to identify impediments to fair and equal housing opportunities in Riverside County. This A.I. provides an overview of the laws, regulations, conditions, or other possible obstacles that may affect access to housing and other services in Riverside County.

The A.I. contains these six chapters:

1. *Executive Summary.* This chapter provides background on "fair housing," methodology, citizen participation, and a summary of the findings and recommendations identified within the report.
2. *Community Characteristics.* This chapter provides a brief history of the County, a demographic profile, income profile, employment profile, housing profile, special needs housing profile, and key maps to provide the baseline information necessary to form a complete understanding of the County. This chapter provides a broad overview and understanding of the community so that housing needs are clearly defined. Community profile information analyzed in this chapter includes data elements required by HUD in the online Consolidated Plan system (the eCon

Planning Suite) from the 1990, 2000, and 2010 Decennial Census, 2012-2016 American Community Survey (ACS) 5-Year Estimates and the Affirmatively Furthering Fair Housing Tool (AFFH-T) data Version 4.

3. *Analysis of Private Sector Impediments.* This chapter provides an overview of the private owner-occupied housing market and the renter-occupied housing market. It examines the private-sector impediments to fair housing.
4. *Analysis of Public Policy Impediments.* This chapter identifies and analyzes a range of public activities that may impede fair housing choice, including governmental land use, development regulations, and community development activities. Potential impediments to fair housing choice are discussed.
5. *Analysis of Current Fair Housing Activity.* This chapter includes the current fair housing education, enforcement and legal status of any pending cases currently underway in the County.
6. *Conclusions and Recommendations.* This chapter provides a summary of major issues and recommendations to further fair housing. This chapter also reports on progress made in implementing the prior A.I. This chapter outlines the County's Fair Housing Plan for 2019-2024 including specific actions to be taken to address identified impediments within designated timeframes.

Citizen Participation

The County values citizen input concerning the investment of federal funds. To solicit public participation for this A.I., the County held four Community Meetings at the following locations:

DATE: December 3 (5th District)
TIME: 5:00 - 7:00 p.m.
LOCATION: Cabazon Community Center
50390 Carmen Avenue, Cabazon, CA 92230

DATE: December 5 (3rd District)
TIME: 5:00 - 7:00 p.m.
LOCATION: Murrieta Library Community Room
8 Town Square, Murrieta, CA 92562

DATE: December 6 (4th District)
TIME: 5:00 - 7:00 p.m.
LOCATION: County Workforce Development Center - Room 402
44-199 Monroe Street, Indio, CA 92201

DATE: January 2 (1st District)
TIME: 6:00 p.m. or soon thereafter – 9:00 p.m.
LOCATION: Mead Valley Community Center
21091 Rider Street
Mead Valley, CA 92570

In all, over 20 residents and stakeholders attended the four meetings and their feedback was considered in the development of this A.I.

To further understand the current perspectives of fair housing practices in Riverside County, the County released an “Analysis of Impediments to Fair Housing Choice Survey” to residents in November 2018. The survey consisted of 34 questions related to fair housing issues, community planning needs (such as access to healthcare and transportation), questions regarding schools and questions about the job market. Many of the questions were open-ended, allowing the community to provide additional comments beyond simply answering “yes or no.” The survey was published in English and in Spanish. Links to the surveys were publicized in the public notices for community participation and through email distribution. The survey response period was open for approximately 75 days. During that time, 150 responses were received, many of which contained additional feedback via the open-ended questions. For more information, refer to Appendix D.

After preparing the draft A.I. document, the County published a notice of availability and request for written and oral comments. That notice as published in the Press-Telegram and The Desert Sun. The minimum 30-day public review period began on or about May 2nd and concluded on or about on June 4th. The draft document was accessible in the following locations:

Riverside County Economic Development Agency - CDBG/ESG Programs
5555 Arlington Avenue, Riverside, CA 92504
(951) 351-0700

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

On-line at: www.rivcoeda.org

The County Board of Supervisors will formally consider the A.I. at its regular meeting of June 4, 2019. Comments received concerning the draft A.I. during the public review period and at the public hearing before the Board of Supervisors will be summarized in Appendix C.

C. Status of Prior Impediments and Recommendations

HUD requires the County to analyze past performance with respect to the resolution of impediments to fair housing choice that were identified in prior A.I.s. The 2014 A.I. identified eight fair housing issues including affordable housing, lack of available housing, discrimination against persons with disabilities, rental advertising and viewing the unit, credit check / leasing, predatory lending / steering, habitability / constructive eviction, and Other Lending / Sales Concerns. All but one of these issues were addressed during the prior planning period or were found to not meet the definition of an impediment to fair housing choice. The issue of discrimination against persons with disabilities is supported through data and FHCRC case files documenting that, in large numbers, persons with disabilities experience discrimination in obtaining or maintaining housing in Riverside County. Each of the prior issues are summarized below, including the original issue, the 2019 status and for discrimination against persons with disabilities, a set of recommended actions to be taken over the next five years.

Affordable Housing

The 2014 A.I. identified affordable housing as an impediment to fair housing choice, indicating that “one of the biggest problems facing low-income individuals is the gap between what they can afford to pay for housing and the actual cost of that housing.” This remains true in 2019. The 2014 A.I. indicated the County Economic Development Agency (EDA) needed to “alleviate governmental constraints which add to the cost of housing and developer costs.” The 2014 A.I. further indicated that the EDA should “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.”

2019 Status: Removed. The 2014 A.I. and the 2019 A.I. update did not reveal specific information indicating that the lack of affordable housing in the community constitutes an impediment to fair housing choice, as defined in this A.I. In other words, the lack of affordable housing in the community is not the result of actions, omissions, or decisions taken because of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income or any other arbitrary factor which restrict housing choices or the availability of housing choices; or, actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income or any other arbitrary factor. Rather, the lack of affordable housing is a market condition whereby housing prices are out of reach for many low- and moderate-income wage earners.

Although removed as a listed impediment to fair housing choice in this A.I., it should be noted that the County of Riverside EDA and PHA continue to follow federal and state law with respect to establishing local laws and policies that promote the development of affordable housing and remove unnecessary constraints to such development.

Lack of Available Housing

The 2014 AI identified the lack of available housing as an impediment to fair housing choice, indicating that “Housing shortages increase the probability of housing discrimination by creating competition that can be used to disguise unlawful discrimination practices.” The County Economic Development Agency (EDA) needed to “increase the number of agency-funded affordable single and multi-family housing projects.

2019 Status: Removed. The 2014 A.I. and the 2019 A.I. update did not reveal specific information indicating that the lack of affordable housing in the community constitutes an impediment to fair housing choice, as defined in the AI. In other words, the lack of available housing in the community is not the result of actions, omissions, or decisions taken because of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income or any other arbitrary factor which restrict housing choices or the availability of housing choices; or, actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income or any other arbitrary factor. Rather, the lack of available housing is a housing market condition whereby there are an insufficient number of units available to accommodate individuals and households at all income levels.

Although removed as a listed impediment to fair housing choice in this A.I., it should be noted that the County of Riverside EDA and PHA recognize the lack of available housing—particularly for low- and moderate-income people—has the potential to disproportionately affect members of protected classes. For this reason, the County continues to provide as many agency-funded affordable single and multifamily housing opportunities as possible within funding constraints of available programs. These goals are an integral component of the EDA’s Consolidated Plan and the PHA’s Agency Plan submissions to HUD.

Rental Advertising and Viewing the Unit

The 2014 A.I. indicates that “Potential renters most often begin their search for a home from advertising material. Unfortunately, the language used is often improper and even the use of models may indicate a preference and can be a potential problem. Advertising a “no pets” policy can also be an impediment to Fair Housing if the housing provider is not aware that a service or companion animal is not a pet.”

Further, the 2014 A.I. indicates that “One of the most common discrimination a potential renter may encounter is when viewing the unit. Housing providers may make a judgment based on one’s race, disability, familial status or other characteristic when determining qualifications. In some cases, potential renters are quoted different terms and conditions than other potential renters because of the housing provider’s discriminatory actions.”

2019 Status: Addressed. FHCRC continues to provide information and education services concerning the proper way to advertise housing opportunities and to show housing opportunities to prospective tenants. In workshops and fair housing training, FHCRC encourages rental property owners, managers, and realtors to provide written documentation to all applicants which include the listings of all available housing, standard information on the terms and conditions of the application process, posting Fair Housing informational signs and providing Fair Housing literature. Further, FHCRC conducts paired-testing audits under its Fair Housing Initiatives Program grant to identify large-scale abuses such as preferential treatment by management companies and leasing agents based on protected status.

Credit Check / Leasing Issues

The 2014 A.I. indicates that “Potential renters may be asked to produce documentation regarding credit history, current and previous addresses and landlords, as well as employment history/salary. Qualifications criterion for tenant selection, if any, are usually not known to those seeking to rent. Although housing providers may set qualification guidelines that screen potential tenants, in many instances poor credit or rental history is used as a reason for denial as a way to exclude certain protected classes.”

Further, the 2014 A.I. indicates that “Standard leases or rental agreements include information regarding the monthly rental rate, required deposit, length of occupancy, community/house rules, and termination requirements. Most leases and rental agreements are standard for all units within the same community. The enforcement of the rules in the lease or rental agreement, however, may not be uniform for all tenants. Housing providers may choose strict enforcement of the rules for certain tenants based on discriminatory factors, such as familial status, race or disability, as well as arbitrary factors such as tattoos or body piercing. Since the recent escalation of housing prices throughout California,

complaints regarding tenant harassment through strict enforcement of lease agreements as a means of evicting tenants have increased. In a lucrative housing market, one potential impediment to Fair Housing is that some housing providers favor shorter lease terms like month-to-month leases. It allows the housing provider to forego a waiting period to increase rents and sometimes increasing rent is a way to push out tenants that they consider undesirable. Lastly, the security deposit can also serve as an impediment. To deter what a landlord perceives as less desirable tenants, the landlord may ask for a deposit higher than for others.”

2019 Status: Addressed. This issue illustrates the fine line between landlord-tenant issues and bona-fide fair housing discrimination. Over the last five years, FHCRC has encouraged rental property owners, managers, and realtors to provide written documentation to all applicants that includes the listings of all available housing, standard information on the terms and conditions of the application process, such as income qualifications, down payments, and other fees and expenses, posting Fair Housing informational signs and providing Fair Housing literature. These best practice recommendations serve to protect the interests of both the landlord and the tenant or prospective tenant.

FHCRC quarterly reports for the last five years indicate that over 93 percent of landlord-tenant clientele are in-place tenants. Further, FHCRC reports indicate that repairs and notices under existing leases are the leading case categories for landlord-tenant complaints.

Predatory Lending / Steering

The 2014 A.I. indicates that “Predatory lending occurs when a variety of characteristics are present during the lending process or in the final mortgage loan itself. These characteristics include targeting specific groups for mortgage loans, unreasonable loan terms, and fraudulent behavior by the lender. Given the financial dangers associated with subprime loans, prepayments penalties, excessive fees, exaggerated incomes and abusively high rates, it is clear that discrimination found in the subprime market constitutes a grave threat to the financial well-being of America’s already underserved populations. The Department of Housing and Urban Development (HUD) has noticed that homeowners in high-income African-American neighborhoods are 6 times more likely to have a subprime loan compared to homeowners in a high-income Caucasian neighborhood. Product steering is another form of predatory lending that occurs when the borrower will be offered a variety of loan options, but they will be persuaded to take the higher cost loan. This was often seen when lenders steered potential borrowers towards FHA loans, even though they could have qualified for a conventional loan. There are benefits to an FHA loan but statistics have shown that even with these benefits, an FHA loan will cost the borrower more money over the life of a loan than a conventional loan would.”

Further, the 2014 A.I. indicates that “When Caucasian purchasers are discouraged from neighborhoods of color, while African American purchasers are steered toward those same neighborhoods, there is a clear violation of the Federal Fair Housing Act. Sometimes real estate agents steer by limiting the location of homes they show buyers. In other cases, real estate agents steer by making comments and editorializing about communities and neighborhoods.

2019 Status: Addressed. The 2019 A.I. analyzed the most recent available Home Mortgage Disclosure Act (HMDA) data for 2017 and found that the County and FHCRC have made great strides toward helping low-income and minority purchasers achieve a more level playing field in terms of lending outcomes. In 2017, not one low-income minority group had a loan approval rate (purchase, refinance or home improvement) that was disproportionately lower than non-Hispanic White applicants. Through its private and public grant funding sources, FHCRC provided extensive homebuyer education, credit counseling, and fair housing counseling and awareness training to the first-time home buyers and homeowners, particularly low-income and very low-income applicants. With respect to steering, there was insufficient publicly available data to support the charge that real estate agents in Riverside County are steering clientele into particular neighborhoods based on protected status. Additionally, HMDA data suggests that at least from a lending perspective, loan approval rates for home purchases were within 10 percentage points when comparing census tracts with high concentrations of minorities as well as for tracts with low concentrations of minorities. Similarly, family income levels for residents of census tracts where loan applicants were applying did not appear to impact lending decisions, as 71 percent of home purchase loans for properties located in low-income census tracts were approved, 77 percent of loans for middle-income tracts were approved, and 75 percent of loans for upper income census tracts were approved.

Habitability / Constructive Evictions

The 2014 A.I. indicates that “The California Supreme Court has recognized that every residential lease carries with it an implied warranty of habitability. California Civil Code §1942 gives a tenant two options if the premises are uninhabitable: repair the problems and deduct the cost from the rent, or move out. This creates a situation where although the remedies of “repair and deduct” or “move out” are great on paper, yet in practice they are too risky for tenants to truly benefit from them. This creates an impediment to Fair Housing because tenants then come to accept the substandard living conditions as unavoidable. Low income families are often the most impacted by substandard living conditions, which makes the need to address this impediment to Fair Housing all the more important.”

Further, the 2014 A.I. indicates that “Another impediment to Fair Housing that is related to

habitability is the constructive eviction. A constructive eviction occurs when a landlord takes actions that interfere with the tenant's use and enjoyment of the premises in a significant way. Some of the tactics that landlords engage in that may result in a constructive eviction are cutting off the tenant's utilities or other essential services; harassing the tenant, whether verbally, physically, or emotionally; or blocking the tenant's access to the unit, such as changing the locks. Actions behind a constructive eviction are an attempt by the landlord to remove a lawful tenant without going through the proper unlawful detainer process." The 2014 A.I. included a recommendation to "Continue to develop, expand, and provide more education and outreach to housing providers, community organizations, and the general public regarding housing discrimination, fair housing laws, and services provided by the Fair Housing Council."

2019 Status: Removed. Upon review, there was insufficient publicly available data to support inclusion of this landlord-tenant issue as an impediment to fair housing choice.

Other Lending / Sales Concerns

The 2014 A.I. indicates that "Other impediments to Fair Housing in the lending and sales market that do not involve predatory lending are differential treatment of minorities or low-income individuals in the lending process and real estate agents refusal to deal with transactions for properties valued less than \$100,000 or so. These are yet additional hurdles for low-income individuals and are impediments to Fair Housing that needs to be addressed." The 2014 A.I. recommended that the County contract with the Fair Housing Council of Riverside County, Inc., to conduct audit testing. Continue to develop, expand, and provide more education and outreach to housing providers, community organizations, and the general public requesting housing discrimination, fair housing laws, and services provided by the Fair Housing Council. Continue homebuyer education programs and ongoing education for participants in the first-time homebuyer program that the Fair Housing Council offers.

2019 Status: Addressed. The County supported the development and expansion of education and outreach to housing providers, community organizations, and the general public requesting housing discrimination, fair housing laws, and services provided by FHCR. FHCR provided 20 first-time homebuyer workshops during fiscal year 2017-18.

Discrimination against Persons with Disabilities

Consistent with findings in the 2014 A.I., nearly 63 percent of the discrimination complaints in the County of Riverside over the last five years were on the basis of physical or mental disability. In total, there were 3,108 fair housing complaints surfaced through the work of the Fair Housing Council of Riverside County (FHCR) over the last five years, with 1,586 or

51.03 percent of all discrimination cases reported on the basis of physical disability and with 370 or 11.90 percent of all discrimination cases reported on the basis of mental disability. These two case categories were the leading causes (first and second, respectively) of discrimination complaints in Riverside County according to FHCRC data. **Table I-1** illustrates the number of disability discrimination cases over the five-year period of study.

**Table I-1
Fair Housing Discrimination Cases in Riverside County**

Basis	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
Number of Disability Discrimination Cases (Physical and Mental)	309	524	402	285	436	1,956

Source: Fair Housing Council of Riverside County Quarterly Reports (2014-2018).

The high proportion of disability complaints to FHCRC is consistent with other communities in the area and is also consistent with data at the state and federal level. Fair housing discrimination on the basis of disability demonstrates a lack of understanding in the housing industry of the housing rights of persons with disabilities. Disabled persons are experiencing difficulties when requesting reasonable accommodations or modifications. In particular, persons with cognitive disabilities experience significantly more problems with these accommodations.

2019 Status: This impediment was addressed during the 2013-2018 planning period through education and outreach to housing providers through workshops, audits, information and referrals. However, given that nearly 63 percent of all fair housing complaints received by FHCRC over the last five years were on the basis of disability, this impediment has not been adequately addressed and remains a high priority in this A.I.

Recommendations: The County of Riverside and its contracted fair housing service provider should continue providing educational opportunities for property owners, property managers, and residents throughout the County to provide information concerning the law as it pertains to reasonable accommodations and reasonable modifications, which are some of the leading reasons why persons with disabilities encounter discrimination when seeking housing or attempting to maintain their housing. This could be addressed through workshops, public services announcements, literature distribution and through the provision of landlord-tenant mediation services to address potential discrimination before it occurs.

It is recommended that the County provide for, under contract, multiple workshops per year for the next five (5) years in locations throughout the County focused on the housing rights applicable to persons with physical disabilities and

persons with mental disabilities. The content of these workshops should be tailored to landlords, tenants and government officials (e.g., code enforcement, PHA staff, EDA staff), including a general introduction to fair housing laws and discrimination, and then primarily focus on forms of discrimination against persons with disabilities, such as unreasonably denying or refusing to address requests for reasonable accommodation and modification.

It is further recommended that the County continue contracting with a fair housing service provider for both discrimination and landlord-tenant services. Consultation with fair housing agencies indicates that offering free landlord-tenant services is the best way to identify more serious, but less often reported incidences of discrimination that leads to the types of large-scale pattern-and-practice cases that impact thousands of people each year and have the scale to warrant investigative and legal support from regulatory agencies.

Responsible Entity: County of Riverside.

Timeframe: Each year starting July 1, 2019 and ending June 30, 2024.

D. New Impediments to Fair Housing Choice and Recommendations

This 2019-2024 A.I. revealed the following new impediment and recommendations:

Siting and Standards for Transitional and Supportive Housing

Chapter 4 of this A.I. studies public policies to determine if impediments to fair housing choice exist that negatively affect the ability of members of protected classes to secure or maintain housing. Review of the 2017-2021 Housing Element of the General Plan and County Ordinance 348 governing land use planning and zoning in the County of Riverside revealed that transitional and supportive housing are not currently defined in the Ordinance and are not treated as a permitted use in residential zones.

Recommendation: Implement Action 1.5c of the Housing Element to revise Ordinance 348 to include a definition of transitional housing and supportive housing that is consistent with State of California Health and Safety Code Sections 50675.14 and 50675.2; and, revise the Ordinance to list transitional and supportive housing as permitted uses within residential zones.

Responsible Entity: According to Action 1.5c, the County of Riverside Transportation and Land Management Agency (TLMA) is responsible for implementing this recommendation.

Timeframe: No later than June 30, 2020

A. Historical Profile

Riverside County is the fourth largest county in the state by population, stretching nearly 200 miles across and comprising over 7,200 square miles of fertile river valleys, low deserts, natural hot springs, soaring mountains, lush foothills, and rolling plains. Riverside County shares borders with Imperial, Orange, San Diego, and San Bernardino Counties, and extends from within 14 miles of the Pacific Ocean to the Colorado River border with Arizona.

Taking its name from the City of Riverside, the County was formed in 1893 from a small portion of San Bernardino County and a larger part of San Diego County.

Before the arrival of Europeans, Riverside County was home to many indigenous inhabitants, among them the Serranos, the Luiseños, the Cupeños, the Chemehuevi, and the Cahuillas, to employ the names given them by Spanish missionaries. Their own languages, some of which are considered extinct, are part of the Uto-Aztecan family of languages, which includes both the Ute language of Utah and the Nahuatl languages (also known as Aztec) of Mexico.

In 1798, Spanish Missionaries established *la Misión de San Luis Rey de Francia* (the Mission of Saint Louis, King of France) in northern San Diego County and designated the Indians living in the region "Sanluiseños," eventually shortened to "Luiseños." Members of the Pechanga Band of Luiseño believe their ancestors have lived in the Temecula area of Riverside County for more than 10,000 years. For the Pechanga, life on earth began in the Temecula Valley. Spanish settlers planted grapes in the favorable climate, and a thriving wine industry was born.

The Spanish and later Mexican governments rewarded retired *soldados de cuera*, or "leather jacket soldiers" who served in frontier garrisons of northern New Spain, with large land grants, known as *ranchos*, for the raising of cattle and sheep. Mexico gained independence from Spain in 1821, and subsequently, the Spanish missions were secularized, their Franciscan officials expelled. The Mexican governor of Alta California at the time, José Figueroa, was opposed to the Híjar-Padrés colonization plan put forth by the Mexican government, which called for the seizure of all mission lands for the benefit of Mexican settlers. Figueroa, himself, a *mestizo* of Spanish and Aztec ancestry, objected to the colonization plan and advocated for the restoration of at least half of the mission lands to the California natives. The Spanish Franciscan missionaries had, after all, administered the missions in trust for the original inhabitants. On August 4, 1834, Figueroa issued a 180-page proclamation setting out a plan for secularization of the missions, which was far more favorable to the native peoples than the Híjar-Padrés plan. The manifesto, published in Monterey in 1835, was the first book published in California. Figueroa's sudden death the same year while the first edition was in preparation ended the dispute.

The region would thereafter experience many violent clashes between non-native settlers

and the indigenous populations over the issue of land rights. Among these was the Temecula massacre, which took place in December 1846 east of present-day Temecula, and during which a combined force of California militia and Cahuilla Indians attacked and killed an estimated 33 to 40 Luiseño Indians. A treaty was negotiated between settlers and the native peoples in 1852, but the U.S. Senate failed to ratify it. The area's land grants were challenged before the California Land Commission in 1851 and the ruling appealed to the district court in 1856 to no avail. The Luiseño were eventually evicted.

Many of the communities that had grown up around the twenty-one California missions became secular *pueblos* (towns). Most of these places kept their previous mission names, by which we know them to this day, among them San Diego, San Juan Capistrano, San Fernando, San Gabriel, and Santa Barbara, to name but a few.

The first land grant in what is now Riverside County, Rancho Temescal, was a Mexican land grant in present-day Temescal Valley. Granted by Governor José María de Echeandía in 1828 to Leandro Serrano, the grant extended along the Temescal Valley south of present-day Corona and encompassed El Cerrito and Lee Lake. In 1838, Rancho Jurupa was awarded to Juan Bandini by Governor Juan B. Alvarado. Located along both banks of the Santa Ana River, the rancho included much of the land in the present day city of Jurupa Valley, as well as the downtown area of the City of Riverside. Other land grants within Riverside County would follow, among them, El Rincón in 1839, Rancho San Jacinto Viejo in 1842, Rancho San Jacinto y San Gorgonio in 1843, Ranchos La Laguna, Pauba, Temecula in 1844, Ranchos Little Temecula and Potreritos de San Juan Capistrano in 1845, Ranchos San Jacinto Sobrante, La Sierra (Sepúlveda), La Sierra (Yorba), Santa Rosa, and San Jacinto Nuevo y Potrero in 1846.

La Placita, originally La Placita de los Trujillos, is the earliest community established in Riverside County, California. The town was informally established soon after 1843 on the Santa Ana River, across from the town of Agua Mansa. La Placita and Agua Mansa were the first non-native settlements in the San Bernardino Valley. Together, they were referred to as "San Salvador," and were the largest settlements between New Mexico and Los Angeles in the 1840s. It is from these settlements that the city of Riverside evolved.

In 1848, with the signing of the Treaty of Guadalupe Hidalgo with Mexico, California became United States territory, and in 1850, California earned statehood. This event precipitated an influx of settlers into the region, among them seekers of health and wealth and personal freedoms, who included gold miners, entrepreneurs, speculators, politicians, adventurers, the ill and infirm, religious refugees, and utopian idealists.

A stagecoach line started a local route from Warner Ranch to Colton in 1857 that passed through Temecula Valley. Within a year, the Butterfield Overland Mail stagecoach line, with a route between St. Louis, Missouri and San Francisco, stopped at Temecula's Magee Store. On April 22, 1859, the first inland Southern California post office was established in Temecula in the Magee Store and the city was incorporated. This was the second post office

in the state, the first being located in San Francisco.

On May 9, 1893, voters approved the formation of Riverside County. The County's seat is the city of Riverside, named for its location on the Santa Ana River. The city is a university town, home to the University of California, Riverside, one of ten University of California campuses.

Riverside is also the birthplace of the citrus industry in California. One of three original orange trees from Bahia, Brazil, given in 1874 to Eliza Tibbets by William Saunders, a friend and horticulturist at the United States Department of Agriculture, still stands to this day inside a protective fence at one of the city's major intersections. The city's own unique California Gold Rush is commemorated in its California Citrus State Historic Park and in the restored packing houses of its downtown Marketplace district. By 1882, there were more than half a million citrus trees in California, almost half of which were in Riverside. Refrigerated railroad cars and innovative irrigation systems established Riverside as the richest city in the United States in terms of per capita income by 1895.

Downtown Riverside's historic Mission Inn, formerly the Glenwood Tavern, is the largest Mission Revival style building in the U.S. It has seen visits by sitting presidents since Benjamin Harrison in 1891. Other visitors included Theodore Roosevelt in 1903, William Howard Taft in 1909, Herbert Hoover in the 1920's and after leaving the White House, John F. Kennedy in 1940, Gerald Ford in 1998, and George W. Bush in 1999 and 2003. The Inn also hosted the nuptials of Richard and Pat Nixon in 1940, and the honeymoon of Ronald and Nancy Reagan in 1952.

Postcards of lush orange groves, swimming pools and magnificent homes have attracted vacationers and entrepreneurs to Riverside throughout the years. Many relocated to the warm, dry climate for reasons of health and to escape Eastern winters. The first golf course and polo field in southern California were built in Riverside. In addition to the draw of Riverside itself, the resort cities of Palm Springs, Palm Desert, Indian Wells, La Quinta, Rancho Mirage, and Desert Hot Springs, located in the Coachella Valley region of central Riverside County, became world-renowned havens for the elite of the burgeoning Hollywood film industry in the twentieth century. Film stars Bob Hope and Dinah Shore brought together the worlds of Hollywood celebrity and professional golf with the popular Bob Hope Desert Classic golf tournament and the Colgate Dinah Shore Winner's Circle, the latter serving to shine a spotlight on the emerging Ladies Professional Golf Association, or LPGA. These resort communities have hosted U.S. Presidents from Dwight Eisenhower, who owned a vacation home in Palm Springs, to Barack Obama, who enjoyed multiple visits and many rounds of golf.

The County is home to Joshua Tree National Park, which straddles Riverside and San Bernardino Counties, north of Palm Springs, Skull Rock Historical Landmark in Twentynine Palms, and Box Spring Mountain Reserve Park in Moreno Valley.

The County is also the location of the March Air Reserve Base, one of the oldest airfields continuously operated by the United States military. Established as the Alessandro Flying Training Field in February 1918, it was one of 32 U.S. Army Air Service training camps established after the United States' entry into World War I in April 1917.

Riverside County has also been at the forefront of the modern Native American Gaming movement. In response to the County government's attempts to shutter their small bingo hall operations in the early 1980s, the Morongo Band of Cahuilla Mission Indians and the Cabazon Band of Mission Indians joined forces. Their legal battle with the County resulted in a favorable ruling in the U.S. Supreme Court on February 25, 1987. Congress then enacted the Indian Gaming Regulatory Act in 1988 to codify the relationship between Indian gaming and state governments. Consequently, both tribes now operate large casinos in the County: the Morongo Casino, Resort & Spa in Cabazon, and the Fantasy Springs Resort Casino in Indio, adjacent to Spotlight 29 Casino in Coachella. The Pechanga Resort & Casino in Temecula is currently one of the top ten employers in the County, with 4,000 employees.

This Analysis of Impediments presents a demographic profile of the County of Riverside. It evaluates the level of housing needs of specific groups, and assesses the availability of a range of housing choices for its residents. The report also contains an analysis of the public and private sectors that examines factors limiting the availability of a range of housing choices, as well as conditions that may hinder a person's fair access to housing. Employment, transportation, and the provision of municipal services all play vital roles in terms of housing choice. In its conclusion, the report provides a practical guide with recommendations as to how to improve fair housing opportunities.

B. Demographic Profile

According to the Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) Data Documentation, "The Affirmatively Furthering Fair Housing (AFFH) rule created a standardized process for fair housing planning that program participants use to help meet their longstanding requirement to affirmatively further fair housing. As part of this process, program participants analyze data and other information to assess fair housing issues in their jurisdictions and regions." Data provided by HUD for this demographic profile includes Decennial Census data from 1990, 2000, 2010, data from the Brown Longitudinal Tract Database (LTDB) based on decennial census data, as well as American Community Survey (ACS) 5-year estimates. These data were evaluated, along with local data and local knowledge, to prepare this A.I.

Population Trends

Tables II-1, II-2, II-3 and II-4 below present demographic information and demographic trends both for the jurisdiction and the region. In terms of population growth from the

period between 1990 and the current census, the County of Riverside far outpaces the region. While the region saw significant population growth of 63.2 percent within the period, with the number of area residents rising from nearly 2.6 million to over 4.2 million, the jurisdiction saw explosive growth of 87.05 percent within the same period, from a population of 1,170,628 in 1990 to 2,189,641 residents in 2010. The latest ACS 5-year estimates (2013-2017), show an even greater population surge of 101.2 percent within the County to an estimated 2,355,002 residents.

Age and Sex Characteristics

The County's largest demographic group, residents between 18 and 64 years, grew 91.92 percent since 1990, slightly outpacing the overall population growth rate of 87.05 percent over the period between censuses. While the population of children under age 18 kept pace, with 85.96 percent growth within the same period, the senior population grew at a far slower rate of just over 68 percent. However, seniors in the jurisdiction still outpaced the average regional population growth of 63 percent for their group.

Factoring in 2017 estimates, the largest demographic grew even more demonstrably, with an increase of over 108 percent among 18 to 64 year olds. Seniors kept pace with nearly 106 percent growth, while children under 18 posted the slowest growth rate, at 84 percent.

As percentages of the overall population, the largest demographic, 18 to 64 year-olds, grew in both the jurisdiction and the region, 1.51 and 1.38 percentage points respectively, while the relative populations of children under 18 years and of seniors over age 64 both decreased. Seniors within the jurisdiction decreased in number by the largest overall proportional share, from 13.15 percent of the overall population in 1990 to 11.81 percent in 2010. However, current ACS estimates place the senior population at 13.46 percent of the total, more closely in keeping with 1990 levels. These estimates also place the largest demographic, 18-64 year-olds, at 60.48 percent, 2.12 percentage points higher than 1990 levels. By these recent estimates, the population that is decreasing most sharply within the jurisdiction is children under 18, at 26.06 percent of the total, down from a high of 31.01 percent in 2000 and below the 28.75 percent of this group's population within the region.

In terms of sex, females have historically slightly outnumbered males within the jurisdiction. That trend has continued during the period under review, as women edged out men 50.20 percent to 49.80 percent as of the 2010 census, up slightly from 50.08 percent to 49.92 percent in 1990. Current ACS estimates put the gender gap as consistent with the latest census. This is in keeping with a regional trend that has seen a rise in the female population from 50 percent in 1990 to 50.27 percent in 2010.

Household Profile

Information on household characteristics assists cities and housing providers in understanding

and meeting changing housing needs. The Bureau of the Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households for the purposes of the data.

Table II-1 below compares various household trends in Riverside County. Reflective of the age distribution within the County, families of all types continue to make up the vast share of the County’s population, varying only slightly from 73.6 percent in 2000, to 74.4 percent in 2010, to current estimates of 73.4 percent. As a percentage of overall households, married families with children have been supplanted by married families without children as the largest statistical group, with current estimates as high as 29.82 percent of total households within the County. Perhaps the most significant change since 2000 was the percent increase in the number of “Other Family” households (58.13 percent change), followed closely by married families without children (50.71 percent change). Other Family households consist of a parent of either sex maintaining a household with no spouse present. Interestingly, 2017 ACS data identify the vast majority, 93,976, or 68.64 percent, of these “Other Families,” as “Female householder, no husband present, family household” (S1101). Therefore, single mother households are an emerging demographic within the jurisdiction.

**Table II-1
Households by Household Type**

Household Type	2000		2010		2016		Percent Change
	Number	Percent	Number	Percent	Number	Percent	
Family Households							
- Married With Children	145,009	28.6%	185,194	27.0%	173,225	24.34%	19.46%
- Married Without Children	140,799	27.9%	191,187	27.8%	212,202	29.82%	50.71%
- Other Families	86,578	17.1%	133,860	19.6%	136,905	19.24%	58.13%
Non-Family Households							
- Non-families ¹	133,832	26.4%	176,019	25.6%	189,392	26.60%	41.51%
Total	506,218	100%	686,260	100%	711,724	100%	40.60%
Average Household Size	2.98		3.14		3.26		9.40%

Source: U.S. Census 2000 & 2010, 2013-2017 ACS Five-year Estimates, S1101.

¹ Total of Non-families includes Single Persons.