

used and will continue to be used for a variety of public improvements in low-income areas. These activities included the construction, improvement, and replacement of community and neighborhood centers; libraries; curbs, gutters, and sidewalks; water and sewer systems; fire stations; parks and playgrounds; drainage and flood control; street and road improvements; and ADA improvements by removing architectural barriers.

How were these needs determined?

The County received input through outreach efforts helping to prioritize funding for community public improvements. Although recent CDBG appropriations have been stable, the County's overall CDBG allocation is significantly lower than it was 15 -20 years ago – despite significant population growth in the County over the same time period. The County anticipates that CDBG funding will not significantly increase in the immediate future due to the continuing federal budget challenges. Therefore, the CDBG Program, as part of this Consolidated Plan, has been targeted to specific activities designed to create better efficiency, more leveraging opportunities, and concentration in specific areas to maximize impacts, thereby creating the best opportunity to generate the desired outcomes in the community.

Describe the jurisdiction's need for Public Services:

The highest demand for CDBG funding comes from organizations providing services or programs that qualify as "Public Services" under CDBG regulations [570.201(e)]. The types of services and the intended beneficiaries vary greatly. CDBG-funded public service activities consistently rank as "high" priorities by residents and other stakeholders. Pursuant to CDBG regulations, only 15% of the County's annual grant allocation (plus 15% of prior year program income) can be used for public service-type activities. The County proposes to focus funds on lower-income households in order to establish, improve, and expand existing public services, such as: youth and senior services, transportation, substance abuse, employment training, child care, health and community services, services for battered, abused and/or neglected, fair housing, and services for the homeless and persons with Special Needs.

How were these needs determined?

Public service needs are based on the County's overall objective to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons and ensure access to programs that are related to a variety of social concerns. Through a community outreach process, which included comments received from the annual community input meetings and community needs assessment survey, the funding priorities were established based on the extent of needs identified and the availability of all funding sources to address those needs. Residents, local governments, local service providers, and community stakeholders were asked to identify public service, housing, and economic development needs based on the ranking of high, medium, or low priority.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As shown in the following Housing Market Analysis section, extremely low-income and low-income households have access to a small inventory of rental units available to them in Riverside County. Extremely low-income and low-income households generally cannot afford to own homes and must seek decent and affordable housing in the rental market, making it a challenge to afford housing. An hourly person must work full-time in order to afford a modest rental home while spending no more than his 30% wages on rent and utilities.

According to the Riverside-San Bernardino-Ontario, California, Comprehensive Housing Market Analysis, dated, As of January 1, 2017, states Rental housing market condition in the HMA are balanced, making the vacancy rate at 5.6%. In comparison from 2010 which was 9.1%. This is due to the construction of rental units, the conversion of single-family homes, townhomes and the condominiums to rental units.

While overall affordability in the County of Riverside has improved, housing costs remain a burden at the lower end of the income spectrum.

Riverside County continues to encourage the development of affordable housing, and plans to continue utilizing HOME funds to assist with the development of affordable housing. Additionally, the County intends to utilize both HOME and CDBG funds to preserve and maintain the existing affordable single family housing stock through housing rehabilitation program efforts and down payment assistance. These programs are extremely important in addressing the housing market needs.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Much of the County's housing stock is comprised of single-family detached structures: 1-unit detached structure (68 percent) and Mobile home, boat, RV, van, etc. (9 percent); totaling 77 percent. Multi-family developments account for 23 percent of total housing units with a majority of these concentrated in smaller projects containing fewer than 20 units. A majority (80.9 percent) of the ownership housing is comprised of larger units (3 or more bedrooms). In comparison, only 41 percent of rental housing was comprised of larger units. These physical constraints are a likely contributor to the large number of overcrowded renter households in Riverside County.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	222,850	73%
1-unit, attached structure	9,387	3%
2-4 units	10,746	4%
5-19 units	12,585	4%
20 or more units	5,478	2%
Mobile Home, boat, RV, van, etc.	42,828	14%
Total	303,874	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	3,521	2%	10,968	6%
1 bedroom	12,412	4%	53,510	30%
2 bedrooms	112,439	35%	113,876	69%
3 or more bedrooms	528,423	160%	141,645	95%
Total	656,795	201%	319,999	200%

Table 29 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As of January, 2019, Riverside County EDA monitors a portfolio of 146 completed affordable housing projects. This portfolio consists of a variety of housing types including multifamily, single family rental and ownership, mobile home parks and mobile home homeownership. The housing projects represent 7,646

housing units in which 4,046 are restricted to low- and moderate-income households. Within this portfolio the funding was provided in this way: 65 projects were assisted with HOME funds, 66 projects were assisted with RDA funds, 12 projects were assisted with NSP funds, 4 projects were assisted with CDBG funds, and 8 projects were assisted with State Bond funds. Eight (8) of the projects used a combination of funds while many of the projects used multiple sources of funding from other local, state, and federal programs. Over the next five (5) years, the County anticipates, the following housing activities:

Provide homeownership opportunities for first-time homebuyers and for the low- and moderate-income community.

- First Time Home Buyer (FTHB) Program. HOME down payment assistance for low and moderate-income households that have not owned homes within a three-year period. Objective: Assist 25 first-time homebuyers per year, for a five-year total of 125 households.
- Mortgage Credit Certificate (MCC). Tax credit for qualified households to reduce homeowner taxes and increase disposable income to allow homeowner to afford higher housing costs given their income.

Objective: Assist 20 homebuyers per year, for a five-year total of 100 households.

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

- Low-Income Home Energy Assistance Program (LIHEAP). Community Action Partnership of Riverside County administers a Weatherization Program available to low income homeowners.

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

- Mobile Home Tenant Loan (MHTL) Assistance Program. Assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. Objective: Assist 5 household per year, for a five-year total of 25 households.
- HOME Program – Farm worker Housing. HOME assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households. Objective: Assist 10 household per year, for a five-year total of 50 households.

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

- HOME Program – Multi-family. HOME assistance for the development and construction of affordable rental housing for low- and moderate-income households. Assisted units are restricted by a 55-year affordability covenant. Objective: Assist 40 households per year, for a five-year total of 200 households.

Shelter the homeless. (Note: HOME regulations restrict the use of funds for the development and construction of homeless shelters or temporary housing.)

- CDBG Public Service Activities. CDBG assistance to non-profit agencies that provide emergency shelters and supportive services for homeless persons.
- Emergency Solutions Grant (ESG) Activities. ESG assistance for selected non-profit agencies for emergency shelter and essential services for homeless persons.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

One project, consisting of 66 units, is expected to complete its affordability term during the period covered by this Consolidated Plan.

Randomly, a small number (less than 10) of single family units are lost on an annual basis due to foreclosure and/or trustee sale.

Does the availability of housing units meet the needs of the population?

As shown in the following Housing Market Analysis section, extremely low-income and low-income households generally cannot afford to own or rent market rate housing and require assistance to obtain decent and affordable housing. A large percentage of households are at or below the area median income and experiencing a disproportionate housing need.

The County has a significant need for affordable housing. Currently, waiting lists for publicly assisted housing and Housing Choice Vouchers have a wait period of many years. In addition to issues relating to affordability, issues relating to housing conditions are also prevalent. With more than 68 percent of the housing units older than thirty years of age, a large portion of the County's housing stock may need substantial rehabilitation and emergency repairs. The extent of housing needs in the County far exceeds the resources available to address those needs.

Describe the need for specific types of housing:

The County has a range of housing needs, including farm worker housing, transitional housing, housing for seniors, and housing suitable for families. The preservation of the current housing and bed inventory and the ability to expand the inventory over the next several years remains critical. Affordable housing for low-income and extremely low-income households is needed because housing market prices in the jurisdictions covered by the Consolidated Plan often translate into housing costs burden for low-income families.

Continued access to federal and state funding that target the type of housing described in this section is important.

Discussion

The continual challenge for the County of Riverside will be to preserve the existing affordable housing stock and increase the supply of new affordable housing units for all the groups identified above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

The cost of homeownership varies quite dramatically within the County of Riverside depending on the community. For example, the median sales price in 2017 for a home in the City of Riverside was \$319,200. In other areas of the County, such as the community of Mecca, the median sales price was \$116,900, according to the US Census. Overall, the median home price in the County was \$357,500 in 2017, a seventy two-percent increase compared to the 2010 Census but a significant decline compared to home prices in 2017 (the peak of the housing market).

Rental rates in the County also vary dramatically by community. Rents were highest in the Riverside neighborhood, while communities in the Eastern part of the County's had the lowest average rents: approximately \$1,251 and two-bedrooms for \$925, according to QuickFacts, Riverside County, California.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2015	% Change
Median Home Value	355,800	253,200	(29%)
Median Contract Rent	945	1,027	9%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	12,815	16.5%
\$500-999	28,616	36.8%
\$1,000-1,499	19,737	25.4%
\$1,500-1,999	9,596	12.3%
\$2,000 or more	6,917	8.9%
Total	77,681	99.9%

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,472	No Data
50% HAMFI	11,405	11,427
80% HAMFI	33,946	29,219
100% HAMFI	No Data	45,350
Total	48,823	85,996

Table 32 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	768	926	1,156	1,618	2,004
High HOME Rent	768	859	1,033	1,184	1,301
Low HOME Rent	590	632	758	876	977

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. According to the 2011-2015 CHAS data by HUD, mismatches in terms of supply and affordability exist in the County. Approximately 78,575 households earning less than 30 percent of AMI reside in the Urban County, however, there are only 21,790 dwelling units affordable to those at this income level. Similarly, the County has 81,425 households earning between 31 and 50 percent of AMI and only 26,700 housing units affordable to those at this income level. The shortage of affordable units is most acute for households with the lowest incomes, but even households earning between 51 and 80 percent AMI will have difficulty finding affordable housing. The Urban County is home to 116,175 households earning between 51 and 80 percent AMI but only 66,160 housing units are affordable to those at this income level. Furthermore, a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than presented by the CHAS data.

According to the 2017 American Community Survey 1-Year Estimates, there are approximately 282,025 persons with developmental disabilities in Riverside County. A safe affordable place to rent or own is essential to achieving independence and enables people with disabilities to be fully integrated participants in the community. However, most persons with developmental disabilities live on fixed incomes and affordable decent housing is very limited. A safe affordable place to rent or own is essential to achieving independence and enables people with disabilities to be fully integrated participants in the

community. However, most persons with developmental disabilities live on fixed incomes and affordable decent housing is very limited.

Reviewing the highlights of the previous Housing Needs section, Riverside County is in need of housing for special needs groups, farmworker households, homeless population and affordable housing for extremely low- and low-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

The tightened housing market will continue to place pressure on market rents and home prices. With diminishing public funds for affordable housing, the County is not only constructing fewer affordable units but is also beginning to lose some existing affordable units due to investors buying homes to immediately rent at market rate and hold for future appreciation.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on a survey of rental listings on www.craigslist.org, market rents in the County area vary dramatically by location. Market rents in most unincorporated communities are on the low end when compared to the Fair Market Rents. However, urbanized areas such as Riverside have comparable rents to the Fair Market Rents for the County. Therefore, while the County desires to de-concentrate affordable housing, market economics dictate that affordable housing may not be financially feasible or cost-effective in certain locations.

For first-time buyers, it is still a very difficult housing market even with lower mortgage interest rates, a shrinking inventory of affordably priced homes, and fierce competition from cash investors bidding for the same homes which reduces the number of affordable properties available to lower-income buyers.

Discussion

For the current and foreseeable housing market, the inability to purchase a home will increase pressure on the rental market, reducing supply and increasing rents. This pressure is shown by the declining apartment vacancy rate and the recent increase in rental rates.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing housing conditions in the County can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. The American Community Survey (ACS) defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on this definition, about one-half of all renter-occupied households (46 percent) in the County have at least one selected condition.

Definitions

A substandard condition is one that affects the health and safety of a resident’s habitability. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Following is a list of those conditions:

- Inadequate sanitation.
- Structural hazards.
- Any nuisance which endangers the health and safety of the occupants or the public.
- All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition.
- Faulty weather protection.
- The use of construction materials not allowed or approved by the health and safety code.
- Fire, health and safety hazards (as determined by the appropriate fire or health official).
- Lack of, or inadequate fire-resistive construction or fire-extinguishing systems as required by the health and safety code, unless the construction and/or systems conformed to all applicable laws in effect at the time of construction and/or installation and adequately maintained.
- Inadequate structural resistance to horizontal forces.
- Buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.
- Inadequate maintenance which causes a building or any portion thereof to be declared unsafe.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	67,650	38%	39,008	50%
With two selected Conditions	2,470	1%	5,708	7%
With three selected Conditions	249	0%	95	0%
With four selected Conditions	8	0%	44	0%
No selected Conditions	109,926	61%	32,928	42%
Total	180,303	100%	77,783	99%

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	74,340	41%	26,088	34%
1980-1999	61,723	34%	25,274	33%
1950-1979	39,096	22%	22,460	29%
Before 1950	5,113	3%	3,837	5%
Total	180,272	100%	77,659	101%

Table 35 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	44,209	25%	26,297	34%
Housing Units build before 1980 with children present	73,270	41%	25,085	32%

Table 36 – Risk of Lead-Based Paint

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	8,040	19,605	27,645
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Need for Owner and Rental Rehabilitation

Of the total 476,441 owner-occupied housing units, more than one-third (34 percent) of owner-occupied households in the County have at least one Selected Condition as defined by ACS. Of the total 242,292 renter-occupied housing units, more than one-half (53.8 percent) of all renter-occupied households in the County have at least one Selected Condition. As Riverside County's ownership and rental housing stock ages, there will be an increasing need to rehabilitate these units. Issues of aging rental and ownership housing that has not received periodic maintenance and upgrades will become more apparent particularly in the segments serving low-and very-low income families. It is important that Riverside County, to the maximum extent possible, maintain programs that offer ownership and rental housing rehabilitation assistance.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The use of lead was widespread in older homes, which often cost less and are therefore more likely to be occupied by lower-income families - posing an increased risk to this income group. Based on housing age/occupant income data from provided by the 2011-2015 CHAS, a total of 136,895 (58.9 percent) owner-occupied housing units were built before 1980 and a total of 95,355 (41.1 percent) renter-occupied housing units were built before 1980. More than 30 percent of the owner-occupied housing units built before 1980 have children present. More than 10 percent of the renter-occupied housing units built before 1980 have children present. As stated earlier, the lower cost of older units makes them more likely to be occupied by lower-income households, therefore a high probability exists for the number of housing units identified to be occupied by low or moderate income families with lead-based paint hazards.

Discussion

High housing costs reduce economic opportunities, access to jobs and services, and the ability of lower-income households, including the elderly and persons with disabilities to live in the communities and neighborhoods of their choice. The affordability gap results in a concentration of lower-income households in older neighborhoods that have higher levels of substandard housing and overcrowding. The County of Riverside's housing rehabilitation programs help to address needed owner-occupied and rental-occupied rehabilitation, as well as mitigate lead-based hazard conditions to the existing housing stock.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the County of Riverside (HACR) provides eligible residents of Riverside County with quality, affordable housing in decent neighborhoods. By working in partnership with the public and private sectors, the HACR provides families with housing choice and the opportunity to achieve self-sufficiency. HACR administers the Housing Choice Voucher Program and Project Based Voucher Program. The HACR currently has 469 public housing units that are located throughout the County, consisting of 17 apartment communities and 4 single family homes.

Totals Number of Units

	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher
				Total	Project-based	Tenant-based	
# of units vouchers available	0	80	0	622	8,288	180	117
# of accessible units			0				
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition							

Table 38 – Total Number of Units by Program Type

Alternate Data Source Name:
PIC (PIH Information Center)
Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The physical condition of the public housing units varies per community; however, the Housing Authority does have plans to modernize select units within the stock of public housing units. Examples of such modernization projects include the replacement of evaporative coolers with centralized air conditioning, kitchen cabinet upgrades, door replacements, the replacement of hot water heaters to on-demand water heaters and also ADA walkway and entrance improvements. Recently, the Housing Authority, through the Riverside Community Housing Corporation (RCHC), completed renovations of 12 units at the Beaumont Grove apartments in Beaumont, and 16 units at the Fairview Lake Townhomes in Lake Elsinore with CDBG funds. The renovations included kitchen, bathrooms, and flooring.

Public Housing Condition

Public Housing Development	Average Inspection Score
See Below on next question	0

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

As of 10/1/2016, We no longer own or manage any Public Housing Units – No current data provided

The Public Housing units within the jurisdiction have the following restoration and revitalization needs:

1. Modernization and replacement of interior structure due to age. These items include replacing kitchen cabinets, flooring, interior doors, and bathroom fixtures.
2. Modernization to improve energy efficiency which includes replacement of water heaters, toilets, windows, cooling units, etc.
3. Modifications to units and common areas to increase access for persons with disabilities which will expand ADA compliance.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

On an annual basis, the Housing Authority creates a plan to expend HUD awarded Capital Funds to revitalize and rehabilitate existing public housing units. This plan is based on a portfolio wide assessment of priority improvement needs. The plan provides the framework for improving the living environment of families residing in public housing within Riverside County. Improvement needs are prioritized based on the following priorities that directly impact resident families:

1. Addressing any immediate safety needs within individual units or in common areas;
2. Maintaining units in compliance with Housing Quality Standards;
3. Improving and expanding accessibility features for persons with disabilities;
4. Increasing energy efficiencies to lower utility costs for resident families;
5. Improving features that deter crime and improve overall safety;
6. Providing playgrounds and open space to facilitate outdoor recreation; and
7. Providing an aesthetically pleasing community that is comparable with market rate units in low-poverty areas.

The County of Riverside and the Housing Authority of the County of Riverside will continue to review and evaluate the potential of establishing an EnVision Center. One idea is the Mini EnVision Center. This center

would offer a narrowed list of focused services to PHA residents based upon resident and stakeholder surveys and needs assessment.

Discussion:

Refer to above discussion.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Introduction

The Riverside County 2018 Homeless Count and Subpopulation Survey concluded there was a 31% decrease in homelessness in 2018 (from 2013) that can be attributed, in part, to the following:

- A strengthened network of homeless service providers;
- Increased funding for homeless prevention and Rapid Re-housing initiatives; and
- An expansion of permanent housing beds that helped create 324 additional beds of permanent supportive housing from 2014 to 2017 – a 79% increase.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	29	0	87	23	0
Households with Only Adults	301	50	211	251	0
Chronically Homeless Households	6	0	0	0	0
Veterans	36	0	80	25	0
Unaccompanied Youth	15	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The County of Riverside's Ten Year Plan to End Homelessness recommends that the Continuum of Care create a streamlined benefits application system featuring a single application process for multiple programs in order to expedite enrollment and access to available resources for homeless and to at risk homeless individuals and families.

Health Services

With the implementation of the Affordable Care Act (ACA), the County of Riverside CoC will participate in enrollment and outreach activities to ensure eligible households are able to take advantage of new healthcare options. The CoC has initiated a series of trainings and workshops that provide information on the ACA which has expanded Medi-Cal eligibility for people who are experiencing chronic homelessness and allows for the integration of housing, primary care and behavioral health. DPSS also received funding to conduct medical outreach and enrollment and is working with CoC member agencies to train outreach workers and enrollment counselors throughout Riverside County.

Mental Health

The Riverside University Health System-Behavioral Health has been providing special services to persons with mental illness, who are homeless, for the past 25 years. Beginning in 1988, the RUHS-BH introduced a voucher-based food and shelter program. In July 1993, the Department initiated a street outreach program that included linkage to case management services. RUHS-BH collaborates with non-profit organizations to provide supportive services for homeless individuals with co-occurring mental illness and substance abuse disorders. The current linkage with all the regional mental health outpatient programs facilitates consumer access to the resources RUHS-BH has to offer. RCDMH has six (6) other HUD-funded grants, which include five (5) permanent housing grants for chronically homeless individuals and their families.

Employment

CoC Program-funded projects assist participants with increasing their incomes as one way to ensure housing stability and decrease the possibility of returning to homelessness. The CoC's Employment and Self-Sufficiency Committee (ESS), is responsible for identifying employment opportunities, training, education, and other resources that will help increase the income of participants by obtaining employment and becoming self-sufficient. ESS created a countywide resource list of all services related to employment/ mainstream benefits identifying potential employers who will work with the CoC to hire the homeless and identify educational programs to assist homeless/ near homeless to become more employable. The CoC also intends to educate participants and program operators on the value and benefits of employment for disabled persons. Social Security will be involved to assure that employment will not jeopardize current benefits and will be available to educate program providers, participants, and the CoC community on employment in conjunction with benefits received. The CoC has identified the PH

and disabled population as the lowest percentage of persons employed at exit. The CoC will work with employers to educate them on the employability of the population with disabilities.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency Shelters-In Riverside County, emergency shelter is offered at 14 facilities. Of the 787 beds available, 305 are for households with children, and 380 are for households without children, and 37 were for household with only children; two shelters for domestic violence victims (120 beds total); and two shelters for youth (37 beds total).

Transitional Housing- In Riverside County, there are a total of 180 transitional housing beds. Of these, 105 are for households with children, and 75 are for households without children. There are 4 (four) facilities in all, each of which serves a particular sub-population, including: Veterans-Help for Future Leaders Transitional Housing for Veterans (13 beds), and Lighthouse Treatment Center (12 beds) of Transitional Living Services for Veterans; and Operation Safe House Transitional Living Program (35) beds for youth, and Martha's Village & Kitchen Transitional Housing (120) beds.

Permanent Supportive Housing- Riverside County has a total of 1766 permanent housing beds available for particular subpopulations, including substance abuse, youth and veterans. Currently, 1088 of its permanent supportive housing beds are designated for people who are chronically homeless.

In addition to these facilities, there are additional services are available to meet the needs of the homeless population, particularly chronically homeless individuals and families, veterans and their families, and unaccompanied youth:

Street Outreach Teams- The deployment of street outreach teams are a crucial step in connecting chronically homeless persons living on the street to necessary supportive services and housing. The RUHS-BH and the City of Riverside have street outreach teams that serve all of Riverside County. The main purpose of these teams is to deploy highly trained staff to: locate people on the streets and in facilities; establish relationships; assess their situation and service needs; and, link them to appropriate supportive services.

Homeless Management Information System (HMIS)- Providers of homeless prevention, emergency shelter, transitional housing, permanent support housing, and related supportive service programs in the County of Riverside participate in the HMIS. The County of Riverside Department of Public Social Services (DPSS) administers the HMIS system for the County.

Access to mainstream services- Homeless service providers continually work toward linking homeless individuals and families to existing mainstream benefits. The CoC Collaborative Applicant (DPSS)

administers TANF, MediCal, and Food Stamps for the County .Three CoC agencies also received SSVF grants to partner with the Housing Authority to increase the number of vets who will receive VA benefits and other services.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

A variety of services and facilities targeting persons with special needs are available in the County of Riverside, however, most services and facilities are located in the more urbanized portions of the County. Many County residents living in rural parts of the County might have difficulty accessing these available services and facilities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs vary for persons with special needs including; Elderly persons, especially the frail elderly, may require long-term supportive housing that includes an assisted living or nursing care component. Some persons with disabilities, especially those with physical or developmental disabilities, are able to live either independently or with family members; however, some may benefit from a group living environment where some level of assistance and supervision is afforded. Persons with HIV are often able to live independently due to advances in medical treatment many persons living with AIDS may require long-term supportive housing as their health conditions deteriorate and impact their ability to work. Persons with drug and alcohol abuse may require supportive housing on a short-term basis while they are undergoing rehabilitation.

The specific objective identified is to assist these populations to remain housed in safe, affordable, and sanitary housing. This will primarily be accomplished by providing housing assistance for rehabilitation of owner-occupied housing. Additionally, for those who are in need of affordable housing, the County will continue to provide HOME funds to qualified Community Housing Development Organizations (CHDOs) and to other developers for the continued development of affordable housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Many individuals discharged from publicly funded institutions such as jails, prisons, hospitals, and mental health centers become homeless due to the lack of available affordable housing and permanent supportive housing options. The aim is to achieve a zero tolerance policy regarding discharging into homelessness by local institutions. This will be accomplished through education, programs and building relationships with providers responsible for ensuring that persons discharged from these institutions do not end up homeless. When HUD implemented the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act the definition of homelessness changed and thereby affecting who is eligible for various HUD-funded homeless assistance programs. Individuals exiting an institution where they

temporarily resided if they were in shelter or a place not meant for human habitation before entering the institution are now considered homeless. Specifically, people will now be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and were homeless immediately prior to entering that institution.

The following strategies will be implemented to prevent local institutions from discharging into homelessness with the goal of rapidly re-housing individuals from institutions back into affordable community based permanent housing options:

1. Encourage the use of mainstream resources that are available to people with disabilities.
2. Provide a comprehensive listing of all countywide agencies, divisions and departments that service homeless persons or contract with other agencies to serve homeless persons, with emphasis on chronically homeless persons.
3. Review and refine current discharge plans, clarify and analyze information, and make recommendations for specific and general improvements.
4. Educate the community to understand that for many people living with disabilities income is a larger barrier to housing than the actual disability. Many with disabilities must live on an extremely low-income benefit (such as SSI).
5. Assist people with disabilities to live successfully in available community housing with different housing services wrapped around them.

Residential care facilities provide supportive housing for persons with disabilities. The types of facilities available in the County of Riverside include:

1. Group Homes: Facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth.
2. Adult Residential Facilities: Facilities of any capacity that provide 24-hour nonmedical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
3. Residential Care Facilities for the Elderly: Facilities that provide care, supervision and assistance with daily living activities, such as bathing and grooming. They may also provide incidental medical services under special care plans.

These facilities are regulated by the State Department of Social Services (DPSS), Community Care Licensing Division. According to DPSS licensing data, there are 306 adult residential facilities, 512 residential care facilities for the elderly, and 72 group homes located in Riverside County.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The County will continue many of the projects begun in the last Five-Year plan. Activities will include providing assistance to senior citizens, AIDS prevention services, services for individuals with disabilities, and providing shelters for victims of domestic violence. The County will continue to invest in affordable housing with the use of HOME funds. Oftentimes, with the use of HOME funds new affordable multi-family housing units are constructed with on-site supportive services equipped to provide services to special needs populations. The County will continue to invest HOME funds in these communities. The County will also strive to maintain and commit to new partnerships to enhance collaborative efforts with all County departments as well as local non-profits that provide these supportive services. The County will continue to seek new funding sources to expand the already existing programs listed in the Section below that address housing issues for at-risk homeless individuals and supportive services for special needs population.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Special needs groups with high priority housing needs within the County include the elderly, frail elderly, persons with HIV/AIDS and their families, and individuals with alcohol and other drug addictions.

The following special needs programs will be implemented and expanded: **HOPWA Program-** The City of Riverside is the Grantee of the HOPWA formula funding for Riverside County. HACR, the Project Sponsor, administers the HOPWA grant throughout Riverside County. The goal of the HOPWA program is to prevent homelessness for individuals and/or families that have AIDS/HIV, by providing long term rental assistance through the Housing Options Program, Short Term Rental, and Mortgage and Utility Assistance through subcontractors in the community that serve this population. The Housing Options Program provides 90 units of permanent affordable housing via tenant based rental assistance to households at or below 80% of the Area Median Income. **Shelter Plus Care Program-** This program provides 110 units of permanent supportive housing for homeless persons with severe disabilities. More than half (59 units) of the 110 units are reserved for chronically homeless individuals to aid in the reduction of homelessness within the County. The Housing Authority (HA) partners with the Department of Mental Health, the City of Riverside's Homeless Street Outreach Team, and local HIV providers, to ensure that all participants are provided with in-depth supportive services which foster self-sufficiency. **Court-Referral Program-** Families that have been identified as ones who would benefit from housing and would likely be successful in completing court programs and self-sufficiency programs are referred for Special Admission Vouchers to the HACR from Riverside Court Services. All families participate in our FSS program in order to enable them to become self-sufficient and free of government assistance. **Emancipated Foster-care Youth Program-** This

program targets ten recently emancipated foster care youth, 18-20 years old. Youth will receive housing assistance, supportive services and will be enrolled in the family self-sufficiency program, to give them the tools and opportunities to successfully transition from foster-care to independent, self-sufficient living. **Family Unification Program-** This program provides 149 Section 8 vouchers to families engaged in the child welfare system who lack adequate housing to be reunified with their children. DPSS identifies eligible families within their caseloads and refers such families to the Housing Authority for voucher issuance. Transitional supportive services are provided DPSS in keeping with the family's reunification plan. The families also participate in the HA's Family Self Sufficiency Program to provide additional tools and resources which support family stability. **Tenant Based Rental Assistance Program.** This program is a pilot rapid re-housing and homeless prevention program funded through the City of Riverside. The TBRA program provides a 12 month transitional rental subsidy which assists homeless individuals and families to successfully transition to market rate housing. The City of Riverside's Homeless Street Outreach team and other local providers provide intensive case management to prepare participants for economic self-sufficiency during the course of the twelve month program. **Veterans Affairs Supportive Housing Program (VASH).** The VASH program which was implemented in October 2009, is a collaboration between the Housing Authority and the Loma Linda VA Medical Center to meet the housing needs of homeless veterans in Riverside County. The HA was allocated 380 Section 8 vouchers reserved exclusively for homeless veterans. The Loma Linda VA Medical Center refers eligible veterans and provides ongoing clinical support to ensure housing stability.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The County of Riverside covers an area of 7,208 square miles with a population of nearly 2.5 million. Within the territory of the County, there are highly diversified areas that consist of high density urbanized areas and also lower density rural areas. However, the need for affordable housing is Countywide. Within the vast areas of the County, there are several barriers to the production of affordable housing which are as follows:

Land Use: Land use implications directly affect the development of affordable housing including multi-family, high density, and affordable housing. . One such land use implication is zoning inconsistency. Zoning inconsistency can be addressed by undertaking a rezoning effort for the unincorporated areas of the County to provide for zoning classifications which are consistent with the General Plan. Although zoning inconsistency is a process constraint for affordable housing, a more immediate and cost effective approach can be achieved with the County already embracing alternative processes, such as expedited review of affordable multiple family residential projects that qualify under Senate Bill (SB) 35 and local ministerial review of high density multiple family residential projects within the Mixed Use and Highest Density Residential zoning classifications. Additionally, another state mandate, Assembly Bill (AB) 3194 eliminates the necessity to have zoning consistency for the approval of affordable housing developments that are consistent with the County's General Plan.

Density: Density is also a critical factor in the development of affordable housing. Given the ongoing economic and budget challenges facing the local, State, and Federal governments, together with diminishing resources for community development, it is now critical to lower the development costs of affordable housing. Overall, promoting higher density lowers the per unit land cost. Since the need for affordable housing is recognized as a significant housing problem in the County of Riverside, the County has established the R-6 zoning classification as a residential incentive zoning classification that allows flexibility in the density based on the physical and service constraints in the unincorporated areas. Affordability is restricted on units developed under this zoning classification. In addition to implementing the R-6 zoning classification, the County efforts to promote affordable housing led to the designation and rezoning of over 3,000 acres of land in the unincorporated areas of the County to allow for densities of up to 40 dwelling units per acre, which may be approved by way of an expedited ministerial process, as prescribed in the Riverside County Housing Element and implemented using two new zoning classifications: R-7 and MU. However, in order for density to contribute to the development of affordable housing, the development community must embrace the high density multiple family product for unincorporated communities, which is not generally the case at this time.

Infrastructure: The need for affordable housing remains high in rural unincorporated areas of the County that already have a significant number of low-income households. However, bridging this gap in affordable housing is strongly hindered by the lack of infrastructure for water, sewer, flood control, and transportation. For example, the Coachella Valley Water District, the main source of water supply in many

of these areas, completed a domestic water hydraulic modeling study for the Eastern Coachella Valley showed that demand for housing exceeds the areas availability of water. Section continues on **Appendix (E)**.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

At the time the last Five Year Consolidated Plan was being prepared, the County and Inland Empire region had regained their economic health with the ongoing recovery of the housing market as well as growth in the medical/health care, warehousing and distribution, and manufacturing sectors. The economies of the County and region remain strong with low-unemployment, increasing wages, increasing housing prices and other growth. Conversely, wage growth is being greatly out paced by housing costs creating an increasing burden for low and moderated income households. Further, the rapid growth of the County's population places considerable demands upon local governments that continue to struggle with limited revenues and resources necessary to address a multitude of identified community development needs.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	10,972	11,028	4	8	4
Arts, Entertainment, Accommodations	39,792	24,678	16	19	3
Construction	22,966	17,571	9	13	4
Education and Health Care Services	44,812	20,586	18	15	-3
Finance, Insurance, and Real Estate	13,094	4,317	5	3	-2
Information	4,869	958	2	1	-1
Manufacturing	24,444	9,057	10	7	-3
Other Services	9,546	5,616	4	4	0
Professional, Scientific, Management Services	18,694	7,395	7	6	-1
Public Administration	0	0	0	0	0
Retail Trade	37,433	21,331	15	16	1
Transportation and Warehousing	11,660	3,714	5	3	-2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	15,524	7,000	6	5	-1
Total	253,806	133,251	--	--	--

Table 41 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	411,281
Civilian Employed Population 16 years and over	356,658
Unemployment Rate	13.29
Unemployment Rate for Ages 16-24	29.96
Unemployment Rate for Ages 25-65	7.99

Table 42 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	72,437
Farming, fisheries and forestry occupations	15,745
Service	41,278
Sales and office	86,677
Construction, extraction, maintenance and repair	44,335
Production, transportation and material moving	21,710

Table 43 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	161,821	49%
30-59 Minutes	99,885	30%
60 or More Minutes	66,862	20%
Total	328,568	100%

Table 44 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	47,470	8,566	34,285

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	74,494	10,901	35,689
Some college or Associate's degree	104,539	12,756	39,400
Bachelor's degree or higher	70,952	4,753	16,412

Table 45 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	1,397	6,745	10,045	24,083	14,023
9th to 12th grade, no diploma	12,595	14,144	14,532	20,703	9,209
High school graduate, GED, or alternative	33,023	36,194	29,644	55,609	28,874
Some college, no degree	32,285	34,110	30,031	57,380	28,213
Associate's degree	4,152	10,283	8,751	17,243	8,660
Bachelor's degree	3,311	14,571	17,811	28,623	16,727
Graduate or professional degree	213	5,296	9,409	16,684	12,662

Table 46 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	1,796,520
High school graduate (includes equivalency)	2,404,097
Some college or Associate's degree	3,266,341
Bachelor's degree	3,470,294
Graduate or professional degree	3,929,775

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Riverside County Workforce Development Board (WDB) identified five priority regional industry sectors: Manufacturing, Utilities/Renewable Energy, Logistics, Construction, and Healthcare based on

economic indicators forecasting robust job growth and opportunities for high quality employment in each sector. In addition, the Eastern Regional Committee identified Hospitality/Tourism and Agriculture as key industries important to the economic vitality of their region.

Manufacturing in Riverside County generate \$2.5 billion in wages. The average earnings per job are \$64,200, with the Petroleum and Coal Products Manufacturing subsector having the highest earnings at \$117,058. Manufacturing has a workforce of 49,293, representing 6 percent of all jobs in the County. A 2018 study by Deloitte and The Manufacturing Institute indicates the skills gap in manufacturing is due to shifting skill sets with the introduction of advanced technologies, misperceptions of manufacturing jobs today, and retirement of baby boomers. A regional initiative of Riverside and San Bernardino Counties focuses on addressing this shortage locally by supporting the demand for machinists and mechatronics workers. One strategy is to increase apprenticeships through both community colleges and private sector schools to work with the industry.

Utilities/Renewable Energy: Riverside County has been on the forefront of wind energy development for decades and is now one of the premier solar energy regions in the country. Eastern Riverside County is recognized as a Solar Energy Zone by the federal government. In addition to utility scale solar project workers, there is a need for residential and industrial rooftop installations. Starting January 1, 2020, all new California residences must include rooftop solar. Additionally, the San Geronio Pass is a wind resource area with average wind speeds of 15 to 20 miles per hour. Industries in the Utilities subsector provide electric power, natural gas, steam supply, water supply, and sewage removal through a permanent infrastructure of lines, mains, and pipes. Utilities employment grew 3.6 percent between 2012 and 2018. **This section continues on Appendix (E).**

Describe the workforce and infrastructure needs of the business community:

Riverside County unemployment rate has continued to drop since the economic recovery that began in 2010. Skill shortages continue in many industries and a pool of unemployed and underemployed workers still exists. Our local residents are willing to work but lack the specific skills businesses need, particularly in priority industry sectors. The workforce needs of the business community are impacted by dramatic demographic shifts, and a baby boomer population reaching retirement age, creating challenges and opportunities to create a comprehensive workforce system focused on innovation and skills development.

During the recession, middle-skill occupations that require less than a four-year degree but more than a high school diploma, suffered a decline. However, they continue to be in-demand in the Inland Empire region and in California. These include occupations such as machinists, registered nurses, respiratory therapists, maintenance and repair workers, inventory managers, industrial truck and tractor operators, and computer support specialists.

In addition, the business community needs a skilled workforce that is basic skills proficient. As defined by the Occupational Information Network (O*NET), the top shared in-demand skills that are commonly required are:

1. Reading comprehension - Understanding written sentences and paragraphs in work related documents.
2. Critical thinking - Using logic and reasoning to identify the strengths and weaknesses of alternative solutions, conclusions or approaches to problems.
3. Speaking - Talking to others to convey information effectively.
4. Active listening - Giving full attention to what other people are saying, taking time to understand the points being made, asking questions as appropriate, and not interrupting at inappropriate times.
5. Monitoring - Monitoring/Assessing performance of yourself, other individuals, or organizations to make improvements or take corrective action.

Many of the training providers within Riverside County are including these “soft” skills training as part of their technical curriculum.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Major changes in the County include the decision by the California Air Resources Board (ARB) to construct its Southern California consolidated headquarters in Riverside near the University of California, Riverside (UCR). This project is currently under construction with completion anticipated in early 2022. Many ancillary private businesses have already expressed interest in locating here due to the need to interact with the ARB. Workforce Development has initiated conversations with UCR to support introductory profession certifications offered through the University that will support the entry level/lab and field positions needed by ARB and existing ancillary businesses.

UCR has also established the Office of Research and Economic Development which now cohosts with the County's EPIC Small Business Development Center. This Center specifically targets assistance to high tech startups coming from UCR's rich talent pool of researchers and the community at large. To support this effort, UCR has also established the Highlander Fund to provide capital for technology transfer.

Riverside County is now the Small Business Development Center (SBDC) for the Coachella Valley region. The SBDC is housed at the Workforce Development Center in Indio. The physical proximity leverages resources and provides the capacity to comprehensively address the development and workforce needs of existing and new businesses.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Middle-skill occupations continue to be in demand in the region requiring some postsecondary education but not a college degree. The coordination of the Community Colleges "Doing What Matters" and their Strong Workforce Initiative with the WDB has accelerated the pathway for job-seekers receiving stackable certificates in the Manufacturing, Healthcare and Construction industry sectors. This coupled with the Slingshot Initiative has seen meaningful gains in a trained workforce meeting the needs of these sectors.

The 2018 California School Dashboard report shows that Riverside County students continue to improve on both their English language and Mathematics achievement scores. They still remain below state levels. The dropout rate has similarly improved and now stands better than the statewide average. However, the proportion of high school seniors who graduated with the necessary coursework to be eligible for the University of California (UC) or California State University (CSU) system is low.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Riverside County Workforce Development Board (WDB) provides oversight for the Workforce Innovation and Opportunity Act (WIOA) legislation passed by Congress in 2014. The law streamlined the number of entities funded, down-sized the WDB membership, and required alignment of services and support of the local One-Stop system. The system has been branded state-wide as the American Job Centers of California (AJCC). The reduction in membership of the WDB has made Riverside County's regional committee structure essential to addressing specific industry and educational needs of the Southwest, West, and Eastern portions of the County. There are two Workforce Development Centers (WDC) listed as providing comprehensive services due to the co-location of State and County staff. There are three affiliated sites and one mobile One-Stop (M1) that serves adult job seekers (18 and older). There are six Youth Opportunity Centers (YOC) providing a system of support for the educational and employment success of opportunity youth and young adults (ages 16-24). All centers serve the business community through an array of services ranging from posting job orders to subsidizing the employment of eligible job-seekers.

The WDCs are set-up so that job-seekers are able to use the facilities and equipment to seek employment on their own or engage a career counselor to assist in development of their individual employment plan that may include training. By state law, Local WDBs must invest 30 percent of WIOA Adult and Dislocated Worker funds on skills training. Training services also include an On-the-Job Training program. The program reimburses a business for one-half of the job-seekers wages during the time they are learning the skills required by the job while they are doing the job. As WIOA legislation requires alignment of resources and services at the local level the State has initiated regional planning requirements. Riverside and San Bernardino Counties have a history of collaborating around workforce initiatives and now are designated as the Inland Empire Regional Planning Unit IERPU. A majority of funding opportunities/initiatives are through the IERPU and have the potential to significantly improve the region's quality of life and support the jurisdiction's Consolidated Plan. Special initiatives include:

Slingshot: An initiative funded through the IERPU with the purpose of stimulating economic growth, creating jobs and building the talent needed to increase income mobility and regional prosperity. The two counties have adopted two industry sectors (Manufacturing and Healthcare) to concentrate their efforts. Industry consultants were hired to coordinate strategies to fill the employment pipeline gaps as identified by industry champions. Community health workers, electricians and machinists were the selected occupations identified as in demand. Approved curriculum, pre-hire interviews and upskilling of incumbent workers have been successful strategies to meet industry demands.

Career Pathways Systems/Earn and Learn Initiatives: The WDB is working closely with its education partners and key stakeholders to build a strong career pathways system from K-12 into postsecondary institutions and apprenticeships. The Strong Workforce Initiative through the community colleges is coordinating projects that include building a comprehensive framework to develop non-traditional apprenticeships in the targeted industries, a dual enrollment apprenticeship program for high school students to earn classroom hours toward an apprenticeship program and a building industry training initiative that standardizes training throughout the Inland Empire. This section continued on **Appendix (E)**.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes. Initiative #1 - Maximize Job Creation and Investment In The Region. Riverside County is a large and growing county. In order to meet the needs of our current and future residents, we must pursue economic development policies and initiatives that result in sizeable job creation and significant economic growth. We must be aggressive, innovative, and ambitious to capture our county's collective strength to create the most globally competitive local economy possible. With that in mind, we have identified the following goals to amplify investment which will in turn increase job creation.

Initiative #2 - Develop A Local Workforce Prepared For The 21st Century Economy
Competing in today's knowledge-based economy requires a skilled workforce. Rapid advancement in technology has only increased this need by creating more specialized and complex jobs that demand higher levels of worker competency. Developing effective education and workforce development systems is the key to achieving the type of workforce needed in the 21st century.

Initiative #3 - Ensure A Business Friendly Climate

This strategy places focus on delivering concierge level service to Riverside County's business clients. A fundamental premise of this strategy is that people matter first and relationships are the key to successful business partnerships. Similarly, collaboration amongst the various economic development entities within Riverside County and the greater region is paramount to successful customer service and

desired outcomes. Though Riverside County is a world class service provider, resource allocation must be leveraged in a strategic and collaborative manner to sustain a robust economic development effort. An important theme to underscore in this endeavor is that the county of Riverside is the 4th most populous county in the state and 10th largest in the United States. The county's Gross Domestic Product is over \$70 billion which would rank it as the 42nd largest state in economic power. Given this economic prominence, the economic development efforts and imaging should reflect that of a world-class entity.

Initiative#4—InfrastructureInvestments

This strategy takes into consideration the importance of investment in infrastructure and land use policies in economic development efforts. Without adequate infrastructure or appropriately zoned available land, attraction, expansion or retention strategies would not work. To compete with other areas for job creation development, the county must have an adequate supply of development-ready large industrial sites for expanding and attracting companies. In pursuit of that, a complete assessment of current infrastructure deficiencies needs to be developed for industrial and commercial areas of the county. The needed infrastructure includes transportation, energy, water management, communications, and solid waste management. Given that these industrial or commercial zoned areas are future potential employment hubs for residents, they need to be preserved and protected from rezoning. Equally important is the elimination of regulatory barriers that inhibit development without adding environmental protections. The 5 objectives to this strategy are listed below along with the action steps needed to carry them out. This section continued in **Appendix (E)**.

Discussion

Riverside County has one of the fastest growing economies in California in **2018**, with total wage and salary increased by 3.2 percent. The 2018 Riverside County Economic Forecast predicts that from 2018-2023, a total employment will grow at an annual rate of 1.5 percent. Riverside County will reach a "full employment". Under these conditions, further improvements in the unemployment rate are expected to be minimal. Average salaries are currently below the California state average and will remain so over the foreseeable future. Inflation-adjusted salaries are expected to rise by an average of 1.5 percent per year between **2018** and **2023**, which will be slower than statewide growth. Several industries are growing very rapidly in Riverside County, including construction, transportation and warehousing, and healthcare.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing problems impact low- and moderate- income households disproportionately, compared to non-low and moderate- income households. Therefore, areas with concentrations of low- and moderate-income households are likely to have high rates of housing problems. The definition of "area of low-income concentration or minority concentration" is defined as areas with low-income population or minority concentration above 51 percent of total population for a particular Census Tract. **See Appendix (J) for needs area maps.**

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the United States Census Bureau, July 1, 2018, population estimates, the racial/ethnic composition of the County's population was: 49.1 percent Hispanic; 35.4 percent White (non-Hispanic); 7.0 percent Asian; Native Hawaiian and other Pacific Islander .4 percent; Black or African American 7.2 percent; and American Indian and Alaskan and Alaskan Native 1.9 percent.

Countywide, 35.4 percent of the population is White alone, not Hispanic or Latino; the remaining 65.6 percent of the population is comprised of minority persons. A "concentration" is defined as a block group whose proportion of minority households.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market are discussed in detail in Sections MA-05 through MA-25, and most of the same characteristics as described in those discussions apply to the market in these areas. The biggest differences would be that, as expected, there are a greater number of more substantial housing issues related to both housing costs and housing conditions, including multiple housing problems in both ownership and owner rental and multifamily rentals, in these areas.

Are there any community assets in these areas/neighborhoods?

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, among others. In these specific areas, there are a number of local parks, as well as elementary, middle, and high schools.

Are there other strategic opportunities in any of these areas?

When the redevelopment agency was dissolved, the Housing Authority of the County of Riverside (HACR) was designated as the successor agency for the agency's housing function. The HACR assumed the former redevelopment agency's assets, which included vacant land scattered throughout the County. Some of these properties are located in areas with low-income concentrations. The HACR continues to research various funding sources to better determine the most economically feasible and appropriate way to develop these properties resulting in a positive impact to these communities.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The primary purpose of this plan is to provide a grantee with a collaborative consolidated planning process whereby a community establishes a unified vision for housing and community development and communicates that vision to the public. The Strategic Plan section, being the core of the Consolidated Plan, outlines the County's five-year strategies and objectives and how the community and housing development needs will be addressed over the next five-years. The County has identified high priority needs for public services, affordable housing, economic development, code enforcement, homeless services and housing, and public facilities improvements and infrastructure. These needs were identified and reconfirmed to be high priorities based on community input and consultation efforts.

The HUD CPD-funded programs are important tools for helping local governments tackle serious community development challenges facing their communities. These programs have made a difference in the lives of millions of people and their communities across the Nation.

The goals and objectives set-forth in the 2019–2024 County of Riverside Consolidated Plan for Housing and Community Development are guided by the following goals:

- Provide a suitable living environment through safer, more livable neighborhoods, greater incorporation of lower-income residents throughout Riverside County communities, increased housing opportunities, and revitalize low-and moderate-income areas to create healthy and sustainable communities by reinvesting in deteriorating communities.

- Provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.

- Expand economic opportunities through more jobs paying self-sufficiency wages, homeownership opportunities, development activities that promote long-term community feasibility, eliminate blight and promote economic development opportunities through infrastructure and public facility improvements, and empower lower-income persons to achieve self-sufficiency.

- Support efforts to develop and maintain the Continuum of Care System for the homeless through the provision of emergency shelters, transitional housing, prevention and rapid re-housing, and outreach services.

- Provide community and supportive services for low- and moderate-income persons and those with special needs, including the homeless and persons living with HIV/AIDS.

-Implement effective and efficient management practices to enhance customer service and project delivery.

This Strategic Plan focuses on housing and community development activities to be funded with the three primary entitlement grants from HUD (CDBG, HOME, and ESG).

The One Year Action Plan addresses priority community needs on an annual basis that are identified in the Five-Year Consolidated Plan. It provides detailed information on how the County will annually maximize and utilize all available funding resources and the activities undertaken to meet the priority needs of the economically disadvantaged residents of the Urban County.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	Administration
	Area Type:	Efficient and effective implementation and oversight of Community Planning and Development Programs
	Other Target Area Description:	Efficient and effective implementation and oversight of Community Planning and Development Programs
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Cooperating Cities
	Area Type:	Area that benefits the greatest percentage of low/moderate-income persons.
	Other Target Area Description:	Area that benefits the greatest percentage of low/moderate-income persons.
	HUD Approval Date:	
	% of Low/ Mod:	

	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	County of Riverside LMA
	Area Type:	Low-and Moderate-Income Areas (LMA)
	Other Target Area Description:	Low-and Moderate-Income Areas (LMA)
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
	Area Name:	Countywide

4	Area Type:	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC.
	Other Target Area Description:	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC.
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	Area Name:	Metro City
	Area Type:	Area that benefits the greatest percentage of low/moderate-income persons.
	Other Target Area Description:	Area that benefits the greatest percentage of low/moderate-income persons.
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	Area Name:	Supervisory Districts
	Area Type:	Area that benefits the greatest percentage of low/moderate-income persons.
	Other Target Area Description:	Area that benefits the greatest percentage of low/moderate-income persons.
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Public Services - SL-1
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.
Associated Goals	Public Services - SL-1	

	Description	The County's overall objective is to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons and ensure access to programs that are related to a variety of social concerns. The County's five-year objectives are to establish, improve, and expand existing public services. As described on the Needs Assessment Section, there is a high need for a variety of essential Public Services. The primary objective of these public service activities is to provide a suitable living environment to meet the specific performance outcome of availability/accessibility.
	Basis for Relative Priority	The County's overall objective is to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons and ensure access to programs that are related to a variety of social concerns. The County's five-year objectives are to establish, improve, and expand existing public services. As described on the Needs Assessment Section, there is a high need for a variety of essential Public Services. The primary objective of these public service activities is to provide a suitable living environment to meet the specific performance outcome of availability/accessibility.
2	Priority Need Name	Public Services - SL-2
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence

	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.
	Associated Goals	Public Services - SL-2
	Description	The County's overall objective is to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons and ensure access to programs that are related to a variety of social concerns. The County's five-year objectives are to establish, improve, and expand existing public services. As described on the Needs Assessment Section, there is a high need for a variety of essential Public Services. The primary objective of these public service activities is to provide a suitable living environment to meet the specific performance outcome of affordability.
	Basis for Relative Priority	Public Services were identified as being a high priority need based on the results from the community meetings, public hearing, and community needs assessment survey. The County anticipates allocating 15% of its annual entitlement and 15% of its prior year program income to eligible public service activities.
3	Priority Need Name	Public Services - SL-3
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development Other
	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.
	Associated Goals	Public Services - SL-3

	Description	The County's overall objective is to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons and ensure access to programs that are related to a variety of social concerns. The County's five-year objectives are to establish, improve, and expand existing public services. As described on the Needs Assessment Section, there is a high need for a variety of essential Public Services. The primary objective of these public service activities is to provide a suitable living environment to meet the specific performance outcome of sustainability - Promoting Livable or Viable Communities.
	Basis for Relative Priority	Public Services were identified as being a high priority need based on the results from the community meetings, public hearing, and community needs assessment survey. The County anticipates allocating 15% of its annual entitlement and 15% of its prior year program income to eligible public service activities.
4	Priority Need Name	Public Facility/Infrastructure - SL-1
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.
Associated Goals	Public Facility/Infrastructure - SL-1

	Description	<p>Public facility investments can increase access to support services and lead to better coordination among service providers. Objectives established to meet priority needs include: Provide or expand public facilities and community centers, to include those that serve special needs, such as child Care Centers, senior centers, youth centers, park and recreation facilities, neighborhood facilities, health facilities, facilities for abused and neglected children, and facilities for AIDS patients; Develop multi-agency, multi-service centers to deliver services more efficiently and effectively.</p> <p>The primary objective of the proposed improvements are to maintain quality and adequate infrastructure, and ensure access for the mobility impaired. Objectives established to meet priority needs include: construct, improve, or replace infrastructure such as curbs, gutters, sidewalks, water/sewer, and flood drains in lower-income areas to improve community health and safety; provide street and sidewalk repairs to increase safety and access in lower-income neighborhood; increase community access through ADA improvements.</p> <p>The primary objective of these public facility and infrastructure activities is to provide a suitable living environment to meet the specific performance outcome of availability/accessibility.</p>
	Basis for Relative Priority	<p>The County's public facility/infrastructure priorities are to construct, reconstruct, rehabilitate, or install public facilities and improvements for the primary benefit of low-income persons. Based on the results from the community meetings, public hearings, and community needs assessment survey these projects were identified as being a high priority need in the community.</p>
5	Priority Need Name	Public Facility/Infrastructure - SL-3
	Priority Level	High

Population	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
Geographic Areas Affected	<p>Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.</p>
Associated Goals	<p>Public Facility/Infrastructure - SL- 3</p>

	Description	Public facility/infrastructure investments can provide or expand public facilities and activities that sustain a suitable living environment. Objectives established to meet priority needs include: Improve or replace public facilities/infrastructure such as local streets and sidewalks, rehabilitate or construct community parks/community centers, neighborhood enhancement projects, code enforcement, preventative home maintenance and critical home repair services, and public safety improvements. The primary objective of these public facility and infrastructure activities is to provide a suitable living environment to meet the specific performance outcome of sustainability/promoting livable or viable communities.
	Basis for Relative Priority	The County's public facility/infrastructure priorities are to construct, reconstruct, rehabilitate, or install public facilities and improvements for the primary benefit of low-income persons. Based on the results from the community meetings, public hearings, and community needs assessment survey these projects were identified as being a high priority need in the community.
6	Priority Need Name	Code Enforcement - SL-3
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.
	Associated Goals	Code Enforcement - SL-3
	Description	Code Enforcement consists of inspecting substandard structures that have been determined to be uninhabitable and pose a threat to public health and safety in deteriorated areas. The primary objective is to enhance public safety and the quality of life, through fair enforcement of laws and codes, in partnership with communities, as well as, private and publically-funded improvements, rehabilitations, and other services for the purpose of promoting sustainability and livable communities.

	Basis for Relative Priority	The Code Enforcement Division priorities are to maintain enforcement responsiveness that reflects public needs and concerns regarding health and safety, and to provide uniform, effective, and timely code enforcement services to unincorporated Riverside County.
7	Priority Need Name	Economic Development - EO-1
	Priority Level	High
	Population	Extremely Low Low Moderate Other
	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons.
	Associated Goals	Economic Development - EO-1
	Description	Economic Development is an activity or improvement designed to support, increase, or stabilize business development, as well as to create or retain jobs, or expand the provision of goods and services.
	Basis for Relative Priority	A diverse range of economic and community development activities benefiting low-income persons or low-income communities were determined to be a high priority based on the need for assistance to private, for-profit businesses necessary to strengthen communities by creating and retaining jobs.
8	Priority Need Name	Rehabilitation - DH-2
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.
	Associated Goals	Rehabilitation - DH-2
	Description	Home Rehabilitation Programs will provide home improvements and/or energy efficiency improvements for seniors, individuals with disabilities, and low-income households. The primary objective of these rehabilitation activities is to provide decent housing to meet the specific performance outcome of affordability.
	Basis for Relative Priority	Housing rehabilitation/minor home repairs including energy efficiency improvements.
9	Priority Need Name	Homelessness - SL-1
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.
	Associated Goals	Homelessness - SL-1
	Description	Homelessness activities provide services exclusively to persons who are homeless or at risk of homelessness. The primary objective of these homeless activities is to provide a suitable living environment to meet the specific performance outcome of availability/accessibility.
	Basis for Relative Priority	The Homelessness Programs have shifted priorities from addressing the needs of homeless people in emergency or transitional shelters to the expansion of homelessness prevention and the addition of a new rapid re-housing assistance component. There is a much greater emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.
10	Priority Need Name	Homeless - DH-2
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.
	Associated Goals	Homelessness - DH-2
	Description	Homelessness activities provide services exclusively to persons who are homeless or at risk of homelessness. The primary objective of these homeless activities is to provide decent housing to meet the specific performance outcome of affordability.
	Basis for Relative Priority	The Homelessness Programs have shifted priorities from addressing the needs of homeless people in emergency or transitional shelters to the expansion of homelessness prevention and the addition of a new rapid re-housing assistance component. There is a much greater emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.
11	Priority Need Name	Administration
	Priority Level	High
	Population	Other

	Geographic Areas Affected	Efficient and effective implementation and oversight of Community Planning and Development Programs
	Associated Goals	Administration
	Description	Administration funding provides staffing and overall program management, coordination, monitoring, and evaluation of the CPD programs.
	Basis for Relative Priority	The County strongly supports and encourages community-wide participation, input, cooperation, and feedback from all residents of the County in the administration of its CPD-funded programs. The County will use 20% of the County's CPD allocations for the management and administration of the three (3) CPD- funded programs and a negotiated percentage of the CDBG Joint Metro-City program allocation to oversee the city's program. Funds will be used for staffing, overhead, coordination, monitoring, and evaluation of the programs. A portion of the CDBG administrative allocation will be used for Fair Housing (F.H.) activities.
12	Priority Need Name	Shelter the Homeless - TBRA
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

Geographic Areas Affected	<p>Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC.</p> <p>Low-and Moderate-Income Areas (LMA)</p> <p>Area that benefits the greatest percentage of low/moderate-income persons.</p> <p>Area that benefits the greatest percentage of low/moderate-income persons.</p> <p>Area that benefits the greatest percentage of low/moderate-income persons.</p>
Associated Goals	Shelter the Homeless - TBRA
Description	The County of Riverside has established as a priority the need to Shelter the Homeless.
Basis for Relative Priority	<p>The County of Riverside has established this as a priority need based on data analyzed in the needs section of this consolidated plan, "persons who are homeless or at risk of homelessness". According to the Riverside County 2018 Homeless Count and Subpopulation Survey, there were 2,316 adults and children who were homeless within the County of Riverside during the point-in-time count conducted in January 23, 2019.</p> <p>Cost of housing, most specifically rental housing, is the primary factor affecting the need for Tenant Based Rental Assistance (TBRA). Fair Market Rents (FMRs) for the Riverside County are \$818 for studio units, \$976 for 1-bedroom units, \$1,220 for 2-bedroom units, and \$1,682 for 3-bedroom units.</p> <p>Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD based on the 2011-2015 American Community Survey shows that in Riverside County, 55% of renters with incomes at or below 80% of the Area Median Income (AMI) are cost burdened. A household is cost burdened if it spends more than 30% of income on housing costs. There is a total of 135,550 households in Riverside County identified as cost burdened.</p>
13	Priority Need Name First-Time Home Buyer Assistance
Priority Level	High
Population	<p>Extremely Low</p> <p>Low</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Other</p>

	Geographic Areas Affected	<p>Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC.</p> <p>Low-and Moderate-Income Areas (LMA)</p> <p>Area that benefits the greatest percentage of low/moderate-income persons.</p> <p>Area that benefits the greatest percentage of low/moderate-income persons.</p> <p>Area that benefits the greatest percentage of low/moderate-income persons.</p>
	Associated Goals	First Time Homebuyer Assistance
	Description	The County of Riverside has established as a priority to provide homeownership opportunities for first-time homebuyers for the low and moderate-income community.
	Basis for Relative Priority	The need to establish first time homebuyer assistance as a priority in the County of Riverside is seen based on the number of renter households at or below 80% AMI. According to the 2011-2015 data 141,990 households are renters at or below 80% AMI. Of these renters a total of 149,605 live in housing characterized by HUD as having 1 or "Housing Problems" and 135,550 are severely cost burdened paying more than 50% of their income towards rent and utilities. By implementing first-time homebuyer assistance it will alleviate inadequate housing situations experienced by these renters in Riverside County while provided the opportunity for homeownership.
14	Priority Need Name	Expand the Affordable Rental Housing Stock
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.
Associated Goals	Expand the Affordable Rental Housing Stock
Description	The County of Riverside has established as a priority to expand the affordable rental housing stock for low-income and special needs households.

	Basis for Relative Priority	<p>The basis of this priority is established through the needs assessment section of this Consolidated Plan. Two critical factors were analyzed to substantiate the need to increase the affordable housing stock. Within the County of Riverside 135,550 renter households at or below 80% Area Median Income were severely cost burdened paying 30% or more of their income towards rent and utilities. In addition to being cost burdened 3,677 renter households at or below the 80% Area Median Income experience substandard housing that lack plumbing or kitchen facilities. In addition to sever cost burned and substandard housing the 2018 Riverside County Homeless Count surveyed that there were approximately 2,316 homeless adults and children, 1,685 were unsheltered.</p> <p>The need to increase the special needs affordable housing stock is also analyzed in the needs assessment section which shows that there is a strong need for senior housing, persons with disabilities, foster care youths aging out of the system and chronically homeless individuals.</p>
15	Priority Need Name	Improve the Conditions of Substandard Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.
	Associated Goals	Improve the Conditions of Substandard Housing
	Description	The County of Riverside has established as a priority the need to improve the conditions of substandard housing and substandard existing rental housing affordable to low-income families.

	Basis for Relative Priority	The need for the revitalization of substandard housing is identified in the needs assessment section of this consolidated plan whereas it discusses the number of households within the County of Riverside that have at least one of four of the HUD identified housing problems, which are 1) lacks kitchen facilities, 2) lacks plumbing facilities, 3) overcrowding consisting of 1.5 or more persons per room and 4) cost burdened-paying over 50% or more of income towards rent and utilities.
16	Priority Need Name	Address Farmworker Housing Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.
	Associated Goals	Address Farmworker Housing Needs
	Description	The County of Riverside through the allocation of HOME funds will address farmworker housing issued through the construction and/or rehabilitation of affordable housing units.
	Basis for Relative Priority	Address Farmworker Housing.
	17	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Other
	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC.
	Associated Goals	Acquisition of Real Property
	Description	Acquiring real property to develop for a public purpose.
	Basis for Relative Priority	The County's acquisition priorities are to acquire property to develop for public purpose for the primary benefit of low-income persons and communities. Based on the results from the community meetings, public hearings, and community needs assessment survey using funds for this purpose was identified as being a high priority need in the community.
18	Priority Need Name	Clearance and Demolition
	Priority Level	High
	Population	Extremely Low Low Moderate Other
	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons.
	Associated Goals	Clearance and Demolition
	Description	The County would use funds for clearance or demolition of buildings/improvements, or move buildings to other sites for the purpose of improving communities or neighborhoods, helping to make them livable by removing or eliminating sums or blighted areas.
	Basis for Relative Priority	The County's clearance and demolition priorities are to clear or demo buildings/improvements, or the movement of buildings to other sites for the primary benefit of low-income persons and/or communities. Based on the results from the community meetings, public hearings, and community needs assessment survey these projects were identified as being a high priority need in the community.

19	Priority Need Name	CHDO Set Aside
	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA) Area that benefits the greatest percentage of low/moderate-income persons. Area that benefits the greatest percentage of low/moderate-income persons.
	Associated Goals	CHDO Set Aside
	Description	Per federal regulations the County of Riverside must set aside 15% of HOME funds for certified Community Housing and Development Organizations.
	Basis for Relative Priority	15% set-aside of HOME funds for certified Community Housing and Development Organizations.

Narrative (Optional)

The County of Riverside is the fourth most populated county in the State, consisting of urbanized neighborhoods, suburban cities, and rural communities. Riverside County includes twenty-eight (28) incorporated cities with fourteen (14) participating in the Urban County program. There are also approximately sixty-three (63) unincorporated communities and neighborhoods. The County is divided into five (5) Supervisorial Districts. (Refer to Appendix Maps) The County seeks to direct funds primarily to these areas of the County and to programs and projects that serve the most disadvantaged residents in these communities.

The County is committed to allocating CDBG, HOME, and ESG funds within each Supervisorial District, Cooperating City, and Metropolitan City to address community development needs. The Urban County has not established specific priority areas *per se* to focus the investment of CDBG funds, therefore, this section and Table 49 would not be applicable.

For purposes of the Consolidated Plan, geographic areas have been more loosely defined to include administration, countywide, supervisorial districts, cooperating cities, and metro city. Priority is typically given to projects that benefit the greatest percentage of low/moderate-income persons, both as Low/Mod Area (LMA) or Low/Mod Clientele (LMC). Some service providers in the County are not always located in low/moderate-income census tracts yet their services are designed and intended for

low/moderate income clients. These may include clinics, food pantries, senior centers, health care facilities, etc.

While projects and programs are intended and designed to target low-income and minority populations, they will not necessarily be limited geographically to areas where these populations are concentrated. It is not the policy of the County to concentrate low-income populations in certain areas. Alternatively, the County supports the development of housing opportunities for these households in areas with varied income levels and as well as areas near jobs, transportation, and services.

Other factors affecting CDBG allocation priorities include project readiness, project sponsor capacity, number served, and leveraging of other resources.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>Cost of housing, most specifically rental housing, is the primary factor affecting the need for Tenant Based Rental Assistance (TBRA). Fair Market Rents (FMRs) for the Riverside County are \$818 for studio units, \$976 for 1-bedroom units, \$1,220 for 2-bedroom units, and \$1,682 for 3-bedroom units. According to the Public Policy Institute of California Poverty by County renters need to earn nearly 3 times local minimum wage to afford the median asking rent in Riverside County.</p> <p>Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD based on the 2011-2015 American Community Survey shows that in Riverside County, 55% of renters with incomes at or below 80% of the Area Median Income (AMI) are cost burdened. A household is cost burdened if it spends more than 30% of income on housing costs. There is a total of 135,550 households in Riverside County identified as cost burdened.</p> <p>If used effectively TBRA can help stabilize households, the goal of the program is to remove initial barrier that extremely and very low income households encounter as they attempt to find suitable, decent housing to rent. The TBRA program is designed to provide up to 12 months' rent or a one-time grant to pay for the security deposit for very low-income families with 50% AMI. Eligible participants will include participants in the following Housing Authority Programs: Section 8 Housing Choice Voucher Program; Veterans Affairs Supportive Housing (VASH) Program; Shelter Plus Care; Homeless Prevention and Rapid Rehousing or any other programs administered by the Housing Authority of the County of Riverside.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
TBRA for Non-Homeless Special Needs	<p>Cost of housing, most specifically rental housing, is the primary factor affecting the need for Tenant Based Rental Assistance (TBRA). Fair Market Rents (FMRs) for the Riverside County are \$818 for studio units, \$976 for 1-bedroom units, \$1,220 for 2-bedroom units, and \$1,682 for 3-bedroom units. According to the Public Policy Institute of California Poverty by County renters need to earn nearly 3 times local minimum wage to afford the median asking rent in Riverside County.</p> <p>Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD based on the 2011-2015 American Community Survey shows that in Riverside County, 55% of renters with incomes at or below 80% of the Area Median Income (AMI) are cost burdened. A household is cost burdened if it spends more than 30% of income on housing costs. There is a total of 135,550 households in Riverside County identified as cost burdened.</p> <p>If used effectively TBRA can help stabilize households, the goal of the program is to assist households with the security deposit assistance to remove the initial barrier that extremely and very low income households encounter as they attempt to find suitable, decent housing to rent. Eligible participants will include participants in the following Housing Authority Programs: Section 8 Housing Choice Voucher Program; Veterans Affairs Supportive Housing (VASH) Program; Shelter Plus Care; Homeless Prevention and Rapid Rehousing or any other programs administered by the Housing Authority of the County of Riverside.</p>
New Unit Production	<p>With the recent loss of redevelopment funds, a major local funding source for affordable housing development, housing developers must compete even more so for dwindling federal funds for housing. The County must be especially strategic in awarding funds. The County will continued to use HOME funds for new unit production, to fund soft costs, and construction for new developments.</p>
Rehabilitation	<p>Although rehabilitation of aging housing has been established as a priority the County has not identified a potential funding source to fund such type of activities.</p>
Acquisition, including preservation	<p>The County will continue to use HOME funds for acquisition and rehabilitation of affordable housing development. HOME funds will be used for soft costs and construction for new developments.</p>

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

As a requirement of receiving CPD funding, the County must prepare and submit a Consolidated Plan every five years to the U.S. Department of Housing and Urban Development (HUD). The County of Riverside anticipates receiving an annual allocation of CDBG, HOME, and ESG funds from HUD over the next five years for activities that provide decent housing, suitable living environments, and expanded economic opportunities for its residents. These funds are intended to help meet priority needs identified throughout the County. Detailed information on the resources the County expects to receive and the activities to be undertaken to meet the priority needs are identified in the OYAP of the Five-Year Consolidated Plan.

A continuing challenge of the County and our Participating Cities is securing funding and resources adequate to effectively address the community, economic, and social needs of residents and communities in the Urban County area. As with most of the priority goals, the needs far outweigh the County's available resources. Current CPD funding and other community development resources are insufficient to address all of the needs of low- and moderate-income persons or special needs residents in the County's CPD program area. It is anticipated that Federal and private funding sources for affordable housing and community development programs will remain limited given the political realities, at the Federal and State levels. Even under these circumstances, the County will strive to make progress in implementing its public facility and community service projects and programs as well as meeting the established objectives.

The following section summarizes the major sources of funding available to carry out housing and community development activities in the Urban County, and specifically identifies the County's first year and projected funding levels over the five year plan period for formula grant programs (CDBG, HOME, and ESG). Funds are available from the following categories.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,832,875	0	0	7,832,875	31,331,500	Expected allocation of CDBG funding 2019-2024.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,321,692	350,000	3,026,039	5,697,731	10,686,768	The County expects an allocation of \$2,321,692 for the first year, 2019-2024. Anticipating for the remaining years, the County expects a total of \$10,686,768. Refer to 2019-2020 Action Plan for breakdown.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	613,342	0	0	613,342	2,453,368	Expected allocation of ESG funding 2019-2024 including administration, Rapid Rehousing, Homelessness, prevention, emergency services, and HMIS.

Table 51 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The County will comply with applicable federal regulations for the matching requirements of the HOME and ESG programs. The match for both programs is reported annually in the Consolidated Annual Performance and Evaluation Reporting (CAPER). The Emergency Solutions Grant (ESG) program has a mandatory "matching grant" requirement that the County places upon the sub-recipients. It is anticipated that the County will leverage or "match" more than six times its ESG allocation with Federal, State, and private resources. The HOME Program regulations require a twenty-five percent (25%) non-Federal match for every HOME dollar expended. Funds set-aside for program administration and for Community

Housing Development Organization (CHDO) technical assistance/capacity building is exempt from this matching requirement. The match must be met by the end of the Federal fiscal year in which the expenditure occurred. This requirement is not project-specific but rather program-wide.

The County expects to leverage CPD funds with the following funding sources to assist in accomplishing the goals of the Five Year Consolidated Plan:

Department of Public Social Services (DPSS)-As the County of Riverside's Collaborative Applicant and the County's lead agency in providing public assistance programs, DPSS is able to effectively leverage additional federal and state funds and in-kind support, including mainstream programs with a minimum of 150% leveraging. These resources are also leveraged through each of the sub recipients. The CoC Program is designed to promote a community-wide commitment to the goal of ending homelessness; to provide funding for efforts by nonprofit providers, States, and local governments to quickly re-house the homeless while minimizing the trauma and dislocation caused by homelessness; to promote access to and effective utilization of mainstream programs by the homeless; and to optimize self-sufficiency among those experiencing homelessness.

Section 8 the Housing Authority receives an annual allocation to administer the Housing Choice Voucher Program (also known as Section 8) authorized by the U.S. Housing Act of 1937. The Section 8 program provides permanent rental subsidies in the form of vouchers for use in the private rental market thereby making market rate housing affordable to extremely low and low income families. The Section 8 program has the added benefit of providing income to local landlords who participate in the program which strengthens the local rental market.

HOME Program-The leveraging of public and private funds is critical to the success of HOME projects. In order to provide sufficient financial support, most HOME projects require layered funding. The following is a list of some of the possible funding sources that may be used in conjunction with HOME funds: Limited Partner Tax Credit Equity; California Housing Finance Agency (CalHFA) funds; California Department of Housing and Community Development Multifamily Housing Program (MHP) funds; Federal Home Loan Bank Affordable Housing Program (AHP) funds; U.S. Department of Agriculture California Department of Housing and Community Development Farm Worker Housing Grant Program; and No Place Like Home (NPLH) funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

When redevelopment agencies were terminated in California, the Housing Authority of the County of Riverside (HACR) was designated as the successor agency for the former redevelopment agencies housing functions. The HACR assumed the former Redevelopment Agency for the County

of Riverside and former Coachella Redevelopment Agency assets, which included 104 vacant parcels scattered throughout the County. Some of these properties are located in areas of low-income populations. The HACR has successfully developed 39 of the infill parcels by partnering with a nonprofit developer and built 39 self-help single family homes. Additionally, the HACR has entered into Exclusive Negotiation Agreements on 4 other parcels for the development of potentially 4 new multifamily developments.

The HACR is continuing to work with affordable housing developers to develop the other vacant parcels owned by the HACR. If planned well, development of these properties will have a positive impact on these areas, by providing housing and other services that these areas lack.

Discussion

The amount of resources available to address social, community, and economic development goals pale in comparison to the recognized and documented needs. To address this challenge, the County will strongly encourage its own agencies as well as cooperating cities and other subrecipients to collaborate and forge new partnerships and seek out other resources in order to leverage whenever possible

As noted previously, both HOME and ESG have matching fund requirements – HOME 25%, ESG 100%. These regulatory matching requirements ensure the efficient use of the Federal funds through leveraging. The CDBG program regulations do not require a funding match; however, the County strongly encourages leveraging of CDBG funds and gives priority consideration in the evaluation of proposed activities that leverage with other funding. Acceptable leveraging can be in the form of land; cash; other Federal, State, or local government assistance; donations; private resources; or other subsidized financing.

Given the extent and magnitude of the need for housing, as well as other community and economic development needs in Riverside County, it is imperative that the limited resources made available through the federal programs be leveraged with other resources. Many of the most successful affordable housing projects, community facilities, and public service programs use extensive leveraging.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
COUNTY OF RIVERSIDE - EDA	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
HOUSING AUTHORITY OF RIVERSIDE COUNTY	PHA	Public Housing Rental	Jurisdiction
RIVERSIDE COUNTY OF DEPARTMENT OF PUBLIC SOCIAL SERVICES	Continuum of care	Homelessness	Jurisdiction
RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT	Government	neighborhood improvements	Jurisdiction
COUNTY OF RIVERSIDE WDC	Government	Economic Development	Jurisdiction
CITY OF LAKE ELSINORE	Other	neighborhood improvements public facilities public services	Jurisdiction
COMMUNITY ACTION PARTNERSHIP	Other	Homelessness	Jurisdiction
CITY OF BANNING	Other	public facilities public services	Jurisdiction
CITY OF BEAUMONT	Other	public facilities public services	Jurisdiction
CITY OF BLYTHE	Other	public facilities public services	Jurisdiction
City of Canyon Lake	Other	public facilities public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF COACHELLA	Other	neighborhood improvements public facilities public services	Jurisdiction
CITY OF DESERT HOT SPRINGS	Other	public facilities public services	Jurisdiction
City of Eastvale	Other	neighborhood improvements public facilities public services	Jurisdiction
City of Indian Wells	Other	neighborhood improvements public facilities	Jurisdiction
CITY OF LA QUINTA	Other	neighborhood improvements public facilities public services	Jurisdiction
CITY OF MURRIETA	Other	neighborhood improvements public facilities public services	
City of Norco	Other	neighborhood improvements public facilities public services	Jurisdiction
CITY OF SAN JACINTO	Other	neighborhood improvements public facilities public services	Jurisdiction
City of Wildomar	Other	neighborhood improvements public facilities public services	Jurisdiction
FAIR HOUSING OF RIVERSIDE COUNTY, INC.	Non-profit organizations	Homelessness Ownership Planning Rental	Region

**Table 52 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

Addressing the community, social, and economic development needs of low and moderate-income people throughout the County is a comprehensive and challenging undertaking. The formation of sustainable partnerships and collaboration is essential. The institutional structure includes the private, public, and nonprofit organizations that help carry-out the Consolidated Plan for the Urban County. The relationships and interaction of these organizations as they deliver programs and undertake activities is known as the County's housing and community development delivery system. These efforts bring more than just leveraged financial resources to a project; they provide additional experience, knowledge, information, facilities, strategies, and other valuable resources. The County continues to encourage and support the formation of these joint efforts for projects and activities that create viable, self-sufficient communities; decent, affordable housing; a suitable living environment; and expanded economic development opportunities for low-income persons. The County values its partners and affiliated agencies and recognizes their vital contributions to improving the health and well-being of the entire community. No one agency or organization alone can successfully accomplish the task. Strengths and gaps regarding the institutional structure delivery system were identified as a result of the surveys, community meetings, forums, and other research. With multiple agencies providing a variety of services, there may be a general lack of coordination causing an overlap of services or issues with directing clients to the appropriate services increasing the possibility of a client falling through the gaps. The system is further complicated by the geographical challenges of the County. The vast distance between communities and cities contributes to the impediments encountered by private, non-profit, and government agencies attempting to provide public services to low-income residents. With the number and variety of participants in the delivery system it can be difficult to establish priorities and to allocate resources. The County continues to play an important role in both facilitating and directly bringing together diverse interests toward developing new and strengthening existing institutional structures and enhancing coordination. So far, the process has been responsive to new and emerging issues, including new HUD rules and requirements, which are continually testing the strengths and gaps of delivery system. The County has developed and will implement the 2019-2024 Five-Year Consolidated Plan and subsequent Action Plans through public, nonprofit, and private sector partnerships and collaboration. This coordination of efforts and cooperation has been instrumental in meeting the wide-range of community development needs and will help carry out the Consolidated Plan for the Urban County.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The County has many experienced homeless providers with demonstrated track record in fiscal management and the provision of housing and supportive services targeted to homeless households. The HUD-funded Continuum of Care (CoC) program dollars will focus more on meeting critical housing needs. Although some HUD dollars may be reinvested in the system for support services, it is expected that other mainstream resources will be offered to provide services to chronically homeless persons and families and special needs populations (persons with HIV/AIDS, veterans, transition age youth, and persons with mental illness and/or disabilities). In addition to housing needs, there will be an increased focus on employment opportunities so the individuals and families ready for permanent employment can help offset service costs and needs through increased income. These strategies are explained in more detail below. The Emergency Solutions Grant (ESG) program is linked to the CoC single grant program and now places a greater emphasis on helping people, including special needs populations, quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The Veterans Affairs Supportive Housing Program (VASH) program, which was implemented in October, 2009, is collaboration between the Housing Authority and the Loma Linda VA Medical Center to meet the housing needs of homeless veterans in Riverside County. Youth in the Foster-care Youth Program will receive housing assistance, supportive services and will be enrolled in the family self-sufficiency program, to give them the tools and opportunities to successfully transition from foster-care to independent, self-sufficient living. The use of the 2-1-1 line has allowed available services to be updated quickly through an electronic database of information. Key services, such as Homeless Prevention and Rapid Re-housing are updated

regularly to inform the public of available financial assistance. Veterans calling into 2-1-1 are also referred appropriately to local veteran services. Those agencies, which assist persons with HIV/AIDS and their families, also participate in 2-1-1. The City of Riverside is the Grantee of the HOPWA formula funding for both Riverside and San Bernardino Counties. The Housing Authority of the County of Riverside (HACR) as the Project Sponsor administers the HOPWA grant throughout Riverside County. The goal of the HOPWA program is to prevent homelessness for individuals and/or families that have AIDS/HIV, by providing long term rental assistance through the Housing Options Program and Short Term Rental, Mortgage and Utility Assistance through subcontractors in the community that serve this population. The HACR also partners with the Department of Mental Health, the City of Riverside's Homeless Street Outreach Team, and local HIV providers, to ensure that all participants are provided with in-depth supportive services which foster self-sufficiency.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The County is a strong believer in the importance of collaboration. The County continues to play an important role in both facilitating or directly bringing together disparate interests toward developing new and strengthening existing institutional structures and enhancing coordination between housing and service agencies. There are a variety of services for special needs population and persons experiencing homelessness; however, major gaps in the service delivery system exist, including: inadequate funding to provide the level of services needed; lack of coordination and communication among different agencies; and geographic coverage of services is uneven, with some rural and remote communities being underserved. In addition to those mentioned above, the following issues have been identified: lack of public awareness of services and needs; local politics and agendas Local policies and procedures; institution barriers (service area); underutilization of non-profit agencies as partners; language barriers; community apathy; funding policies; cultural views, beliefs, and acceptance of government assistance. The County will continue to take specific actions to overcome these obstacles by using all available resources such as annual meetings with service providers and improving communication by the posting of notices and information on websites.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The identified strengths and gaps provide the basis for cooperative strategies to fill gaps in the Urban County's housing and community development delivery system. The County's focus on the institutional structure involves a broad strategy of coordination, empowerment, and communication with the public, private, and nonprofit sectors. The Urban County will identify gaps in services through the needs assessment process and allocate fifteen percent of CDBG funds for supportive service programs that are most needed to address gaps in the service delivery system. A portion of the CDBG funds will also be used to address costs associated with program delivery.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services - SL-1	2019	2023	Homeless Non-Homeless Special Needs Non-Housing Community Development Public Service	Countywide Supervisory Districts Cooperating Cities Metro City	Public Services - SL-1	CDBG: \$2,710,925	Public service activities other than Low/Moderate Income Housing Benefit: 94650 Persons Assisted
2	Public Services - SL-2	2019	2023	Non-Housing Community Development Public Service	Countywide Supervisory Districts Cooperating Cities Metro City	Public Services - SL-2	CDBG: \$216,080	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted
3	Public Services - SL-3	2019	2023	Non-Homeless Special Needs Non-Housing Community Development Public Service	Countywide Supervisory Districts Cooperating Cities Metro City	Public Services - SL-3	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 57325 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facility/Infrastructure - SL-1	2019	2023	Non-Homeless Special Needs Non-Housing Community Development Public Facility/Infrastructure	Countywide County of Riverside LMA Supervisorial Districts Cooperating Cities Metro City	Public Facility/Infrastructure - SL-1	CDBG: \$15,739,115	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 560260 Persons Assisted
5	Public Facility/Infrastructure - SL-3	2019	2023	Non-Housing Community Development Public Facility/Infrastructure	Countywide County of Riverside LMA Supervisorial Districts Cooperating Cities	Public Facility/Infrastructure - SL-3	CDBG: \$6,068,255	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
6	Code Enforcement - SL-3	2019	2023	Code Enforcement	Countywide County of Riverside LMA Supervisorial Districts Cooperating Cities Metro City	Code Enforcement - SL-3	CDBG: \$1,316,205	Housing Code Enforcement/Foreclosed Property Care: 422925 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Economic Development - EO-1	2019	2023	Business/Jobs	Countywide Supervisory Districts Cooperating Cities Metro City	Economic Development - EO-1	CDBG: \$300,000	Public service activities other than Low/Moderate Income Housing Benefit: 560 Persons Assisted
8	Rehabilitation - DH-2	2019	2023	Rehabilitation - DH-2	Countywide Supervisory Districts Cooperating Cities Metro City	Rehabilitation - DH-2	CDBG: \$4,235,710	Homeowner Housing Rehabilitated: 125 Household Housing Unit
9	Homelessness - SL-1	2019	2023	Homeless	Countywide Supervisory Districts Cooperating Cities Metro City	Homelessness - SL-1	CDBG: \$350,000	Homelessness Prevention: 715 Persons Assisted
10	Homelessness - DH-2	2019	2023	Homeless	Countywide Supervisory Districts Cooperating Cities	Homeless - DH-2	CDBG: \$275,210	Tenant-based rental assistance / Rapid Rehousing: 170 Households Assisted Homelessness Prevention: 140 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Administration	2019	2023	Administration	Administration	Administration	CDBG: \$7,303,145 HOME: \$1,160,850 ESG: \$230,030	Other: 0 Other
12	Shelter the Homeless - TBRA	2019	2023	Affordable Housing Homeless	Countywide	Shelter the Homeless - TBRA	HOME: \$300,000	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
13	First Time Homebuyer Assistance	2019	2023	Affordable Housing	Countywide	First-Time Home Buyer Assistance	HOME: \$4,353,170	Direct Financial Assistance to Homebuyers: 100 Households Assisted
14	Expand the Affordable Rental Housing Stock	2019	2023	Affordable Housing	Countywide	Expand the Affordable Rental Housing Stock	HOME: \$2,353,170	Rental units constructed: 200 Household Housing Unit
15	Improve the Conditions of Substandard Housing	2019	2023	Affordable Housing	Countywide	Improve the Conditions of Substandard Housing	HOME: \$1,000,000	Rental units rehabilitated: 50 Household Housing Unit
16	Address Farmworker Housing Needs	2019	2023	Affordable Housing	Countywide	Address Farmworker Housing Needs	HOME: \$1,000,000	Rental units constructed: 50 Household Housing Unit
17	Acquisition of Real Property	2019	2023	Acquisition of Real Property	Countywide	Acquisition of Real Property	CDBG: \$500,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Clearance and Demolition	2019	2023	Clearance and Demolition	Countywide	Clearance and Demolition	CDBG: \$200,000	Other: 1 Other
19	CHDO Set Aside	2019	2023	Affordable Housing	Countywide	CHDO Set Aside	HOME: \$1,741,270	Rental units constructed: 25 Household Housing Unit

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services - SL-1
	Goal Description	<p>The County's overall objective is to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons and ensure access to programs that are related to a variety of social concerns. The County's five-year objectives are to establish, improve, and expand existing public services. As described on the Needs Assessment Section, there is a high need for a variety of essential Public Services. The primary objective of these public service activities is to provide a suitable living environment to meet the specific performance outcome of availability/accessibility.</p> <p>In FY 2019-2020, the County will allocate funds in this category to food pantries, community services, operating costs for homeless services, children & youth services, services for battered and abused spouses, senior services, services for abused and neglected children, and health services.</p>

2	Public Services - SL-2	<p>Goal Name</p> <p>Goal Description</p> <p>The County's overall objective is to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons and ensure access to programs that are related to a variety of social concerns. The County's five-year objectives are to establish, improve, and expand existing public services. As described on the Needs Assessment Section, there is a high need for a variety of essential Public Services. The primary objective of these public service activities is to provide a suitable living environment to meet the specific performance outcome of affordability.</p> <p>In FY 2019-2020, the County will allocate funds in this category to after-school programs, youth services, handicapped services, services for abused and neglected children, and subsistence payments.</p>
3	Public Services - SL-3	<p>Goal Name</p> <p>Goal Description</p> <p>The County's overall objective is to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons and ensure access to programs that are related to a variety of social concerns. The County's five-year objectives are to establish, improve, and expand existing public services. As described on the Needs Assessment Section, there is a high need for a variety of essential Public Services. The primary objective of these public service activities is to provide a suitable living environment to meet the specific performance outcome of sustainability - Promoting Livable or Viable Communities.</p> <p>In FY 2019-2020, the County will allocate funds in this category to Community Enhancement activities and programs including, neighborhood cleanups</p>

4	Goal Name	Public Facility/Infrastructure - SL-1
	Goal Description	<p>Public facility investments can increase access to support services and lead to better coordination among service providers. Objectives established to meet priority needs include: provide or expand public facilities and community centers, to include those that serve special needs, such as child care centers, senior centers, youth centers, park and recreation facilities, neighborhood facilities, health facilities, facilities for abused and neglected children, and facilities for AIDS patients; and develop multi-agency/multi-service centers to deliver services more efficiently and effectively.</p> <p>The primary objective of the proposed improvements are to maintain quality and adequate infrastructure and ensure access for the mobility impaired. Objectives established to meet priority needs include: construct, improve, or replace infrastructure such as curbs, gutters, sidewalks, water/sewer, and flood drains in lower-income areas to improve community health and safety; provide street and sidewalk repairs to increase safety and access in lower-income neighborhood; increase community access through ADA improvements.</p> <p>The primary objective of these public facility and infrastructure activities is to provide a suitable living environment to meet the specific performance outcome of availability/accessibility.</p>
5	Goal Name	Public Facility/Infrastructure - SL- 3
	Goal Description	<p>Public facility/infrastructure investments can provide or expand public facilities and activities that sustain a suitable living environment. Objectives established to meet priority needs include: Improve or replace public facilities/infrastructure such as local streets and sidewalks, rehabilitate or construct community parks/community centers, neighborhood enhancement projects, code enforcement, preventative home maintenance and critical home repair services, and public safety improvements. The primary objective of these public facility and infrastructure activities is to provide a suitable living environment to meet the specific performance outcome of sustainability/promoting livable or viable communities.</p> <p>Objectives established for FY 2019-2020 to meet priority needs include: Neighborhood park/recreational facility improvements and road improvements, public safety improvements.</p>

6	Goal Name	Code Enforcement - SL-3
	Goal Description	The County will conduct enhanced code enforcement activities in FY 2019-2020 in eligible LMI areas. The purpose of code enforcement is to enhance public safety and the quality of life, through fair enforcement of laws and codes, in partnership with communities, as well as, private and publically-funded improvements, rehabilitation, and other services. The CDBG-funded code enforcement will target enforcement to dangerous and substandard structures/buildings, zoning violations, and other health and safety issues.
7	Goal Name	Economic Development - EO-1
	Goal Description	Economic Development funded activities in FY 2019-2020 will provide technical assistance to for-profit businesses, including business support services, workshops, referrals, and activity delivery costs for owners of Microenterprises or persons developing Microenterprises in the unincorporated communities and cooperating cities of Riverside County.
8	Goal Name	Rehabilitation - DH-2
	Goal Description	In FY 2019-2020, CDBG funds will be used to provide down payment and closing cost assistance to eligible low-income households to directly assist with the purchase of a home, and grants for Home Rehab to provide both major and minor exterior home improvements for seniors, veterans, individuals with disabilities, and low-income households of stick-built and modular (attached to private land) owner-occupied single-family residences. Grants are used to cover the cost of exterior rehabilitation relative to the health, safety, and Housing Quality Standards of a property as defined by U.S. Department of Housing and Urban Development. The primary objective of these homeless activities is to provide decent housing to meet the specific performance outcome of affordability of housing assistance, and improvements
9	Goal Name	Homelessness - SL-1
	Goal Description	Homelessness activities provide services exclusively to persons who are homeless or at risk of homelessness. The primary objective of these homeless activities is to provide a suitable living environment to meet the specific performance outcome of availability/accessibility. In FY 2019-2020, the County will allocate ESG funds in this category to emergency/transitional shelters, outreach services, and HMIS staff salaries (direct cost).

10	Goal Name	Homelessness - DH-2
	Goal Description	Homelessness activities provide services exclusively to persons who are homeless or at risk of homelessness. The primary objective of these homeless activities is to provide decent housing to meet the specific performance outcome of affordability.
11	Goal Name	Administration
	Goal Description	The County strongly supports and encourages community-wide participation, input, cooperation, and feedback from all residents of the County in the administration of its CPD-funded programs. In FY 2019-2020, the County will use a percentage of the County's allocations for the management and administration of the three (3) CPD- funded programs (CDBG-20% to also include 20% receipted PI, HOME-10%, ESG-7.5% of annual grant allocations) and a negotiated percentage of the CDBG Joint Metro-City program allocation to oversee the city's program. Funds will be used for staffing, overhead, coordination, monitoring, and evaluation of the programs. A portion of the CDBG administrative allocation will be used for Fair Housing (F.H.) administrative activities.
12	Goal Name	Shelter the Homeless - TBRA
	Goal Description	The County of Riverside shelters the homeless through the Tenant Based Rental Assistance Program. At this time for FY 2019-2020, the County does not plan to allocate additional funds to this category.
13	Goal Name	First Time Homebuyer Assistance
	Goal Description	HOME funds will be used for direct homeownership assistance to eligible households through the First-Time Home Buyers Assistance (FTHB) Program. FTHB provides down-payment assistance on a first-come, first-served basis to persons meeting the income requirements.
14	Goal Name	Expand the Affordable Rental Housing Stock
	Goal Description	The County of Riverside will expand the affordable housing rental stock with the use of HOME funds.

15	Goal Name	Improve the Conditions of Substandard Housing
	Goal Description	The County of Riverside through the allocation of HOME funds will improve the conditions of Substandard Housing
16	Goal Name	Address Farmworker Housing Needs
	Goal Description	The County of Riverside through the allocation of HOME funds will address farmworker housing issued through the construction and/or rehabilitation of affordable housing units.
17	Goal Name	Acquisition of Real Property
	Goal Description	Acquiring real property to develop for a public purpose.
18	Goal Name	Clearance and Demolition
	Goal Description	The County may use funds for clearance or demolition of buildings/improvements, or move buildings to other sites for the purpose of improving communities or neighborhoods and helping to make them livable by removing or eliminating sums or blighted areas.
19	Goal Name	CHDO Set Aside
	Goal Description	The County of Riverside, per HUD regulation will set aside 15% of HOME allocation for qualified Community Housing and Development Organizations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The County of Riverside anticipates with the use of HOME funds to assist 1,088 households by providing affordable rental housing units and 100 families purchase homes with the First Time Homebuyer program.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not Applicable (N/A)-The Housing Authority of the County of Riverside does not have a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

N/A

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The County of Riverside covers an area of 7,208 square miles with a population of nearly 2.5 million. Within the territory of the County, there are highly diversified areas that consist of high density urbanized areas and also lower density rural areas. However, the need for affordable housing is Countywide. Within the vast areas of the County, there are several barriers to the production of affordable housing which are as follows:

Land Use: Land use implications directly affect the development of affordable housing including multi-family, high density, and affordable housing. . One such land use implication is zoning inconsistency. Zoning inconsistency can be addressed by undertaking a rezoning effort for the unincorporated areas of the County to provide for zoning classifications which are consistent with the General Plan. Although zoning inconsistency is a process constraint for affordable housing, a more immediate and cost effective approach can be achieved with the County already embracing alternative processes, such as expedited review of affordable multiple family residential projects that qualify under Senate Bill (SB) 35 and local ministerial review of high density multiple family residential projects within the Mixed Use and Highest Density Residential zoning classifications. Additionally, another state mandate, Assembly Bill (AB) 3194 eliminates the necessity to have zoning consistency for the approval of affordable housing developments that are consistent with the County's General Plan.

Density: Density is also a critical factor in the development of affordable housing. Given the ongoing economic and budget challenges facing the local, State, and Federal governments, together with diminishing resources for community development, it is now critical to lower the development costs of affordable housing. Overall, promoting higher density lowers the per unit land cost. Since the need for affordable housing is recognized as a significant housing problem in the County of Riverside, the County has established the R-6 zoning classification as a residential incentive zoning classification that allows flexibility in the density based on the physical and service constraints in the unincorporated areas. Affordability is restricted on units developed under this zoning classification. In addition to implementing the R-6 zoning classification, the County efforts to promote affordable housing led to the designation and rezoning of over 3,000 acres of land in the unincorporated areas of the County to allow for densities of up to 40 dwelling units per acre, which may be approved by way of an expedited ministerial process, as prescribed in the Riverside County Housing Element and implemented using two new zoning classifications: R-7 and MU. However, in order for density to contribute to the development of affordable housing, the development community must embrace the high density multiple family product for unincorporated communities, which is not generally the case at this time.

Infrastructure: The need for affordable housing remains high in rural unincorporated areas of the County that already have a significant number of low-income households. However, bridging this gap in affordable housing is strongly hindered by the lack of infrastructure for water, sewer, flood control, and transportation. For example, the Coachella Valley Water District, the main source of water supply in many

of these areas, completed a domestic water hydraulic modeling study for the Eastern Coachella Valley showed that demand for housing exceeds the areas availability of water. (Section continues on Appendix E).

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The County is working to mitigate the identified barriers to affordable housing. Multiple County departments have strategically planned and implemented effective procedures to address causes that result in barriers to the production of affordable housing. In addition to the procedures mentioned above, the County continues to secure funding resources that will assist in mitigating the cost burden due to the lack of infrastructure in parts of the County where affordable housing is crucial.

SP-55 Strategic Plan Barriers to Affordable Housing-Goals and Policies Pt.1

Jurisdiction Goals, Programs and Policies for reducing the number of poverty-level families:

The County's Five-Year CP and 2019-2020 OYAP will support programs that improve the quality of life, raise household incomes, and stabilize housing situations by supporting anti-poverty activities through the following:

- Rehabilitate substandard existing single-family or multi-family housing for income qualified owners or to owners who rent to income-qualified tenants;
- Provide increased affordable homeownership opportunities for low income households, including seniors and disabled;
- Rehabilitate or provide new affordable housing units that (1) include handicap accessibility for seniors or the disabled (2) Provide housing opportunities for homeless individuals and households earning less than 30% of AMI;
- Encourage economic development and economic opportunity in LMI areas;
- Provide comprehensive rapid-rehousing and homeless prevention housing programs;
- Encourage Substance Abuse Recovery and Counseling Programs;
- Provide Job Training and Life Skills Development;
- Provide programs and services offering education and wealth building opportunities; and
- Provide access to local Health and Dental Programs.

In addition, the County's anti-poverty agency, Community Action Partnership (CAP), addresses poverty through a comprehensive set of strategies that range from crisis management, to financial security, to capacity building for families and communities, to advocacy and community organizing. The County also supports a network of other core service agencies that are located strategically throughout the County and cover specific geographic areas. They often are the first to intercept clients seeking safety net services including information and referrals to other agencies that specialize in particular knowledge and skill sets to address their challenges directly. Efforts are continually underway to improve the quality of life and economic well-being of the residents through these types of collaborative efforts.

SP-55 Strategic Plan Barriers to Affordable Housing-Goals and Policies Pt. 2

The Riverside County Workforce Development Board (WDB) provides oversight for the Workforce Innovation and Opportunity Act (WIOA) programs in the County and acts as a catalyst to provide seamless services among various workforce programs, and provides community leadership around workforce issues. There are five ways the WDB carries out their role:

- Convener – Bringing together business, labor, education, and economic development to focus on community workforce issues;
- Workforce Analyst – Developing, disseminating and understanding current labor market and economic information and trends;
- Broker – Bring together systems to solve common problems, or broker new relationships with businesses and workers;
- Community Voice – Advocating for the importance of workforce policy, providing perspective about the need for skilled workers; and
- Capacity Builder – Enhancing the region’s ability to meet the workforce needs of local employers.

Workforce Development services offer business, employment, education, and youth initiatives with the goal that they have an economic impact or effect on job and business growth opportunities, especially for low-income and/or homeless individuals and families, including those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions).

Economic Development collaborates and leverages financial and human resources for the purpose of promoting business opportunities and retention programs. Job creation, microenterprise assistance, business finance assistance, and technical assistance to businesses are all classified as economic development. The County’s Economic Development strategic plan, 5 in 5 Moving Business Forward: Five Economic Strategies for the Next Five Years (2017-2022), indicates economic development work and services will have a significant impact on many households in the form of job opportunities, business opportunities, and the opportunity to live in communities with strong infrastructure and services. The County funds and supports activities that create and retain jobs and have a direct community and financial impact. Activities undertaken utilize funds in an effort to reduce persons in poverty and improve the quality of life and economic stability for residents, either directly or indirectly.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County of Riverside CoC has determined that chronically homeless persons are the highest need priority. The CoC supports targeted street-to-home outreach program/campaign that covers 100% of its area and takes a "housing-first" approach for chronically homeless households and others with a disabling condition. Non-disabled persons are referred to emergency shelter or transitional housing programs and housed as quickly as possible. The CoC will soon implement a coordinated assessment system to ensure the right intervention through program admissions that will be marketed to community groups and outreach providers who coordinate outreach efforts with staff trained to guide households through the process regardless of age, gender, ethnicity, disability, etc. The CoC has two outreach teams that cover most of County areas. The City of Riverside Street Outreach program conducts daily mobile outreach and provides client services focused on the chronically homeless populations living on streets to connect them with supportive services and achieve housing stability. The Department of Mental health has outreach peer specialists in the Desert-Mid county region and presents each person with an initial field assessment and an in depth assessment as well as referrals to all contacts, linkage to various community organizations, assist with entitlement questions and problems, linkage to mental health providers for assessment and services if appropriate and emergency shelter and transitional housing by partnering with community agencies as well as facilitating referrals and other linkages to services.

Addressing the emergency and transitional housing needs of homeless persons

To date, there are 722 emergency shelter YR beds and 180 transitional housing beds in the County of Riverside CoC. Transitional Housing (TH) is used to cover the costs of housing while providing case management and support services; providing a period of stability to enable homeless people to transition successfully to and maintain permanent housing within 24 months of program entry. To achieve its goal of ending homelessness, the CoC encourage communities to transform transitional housing programs to permanent supportive housing or rapid re-housing. The CoC is working with the County's Economic Development Agency (EDA), which administers ESG funding, to integrate CoC and ESG funding to increase the number of families with children who are assisted through rapid re-housing. In addition, non-McKinney-Vento funding sources, such as Emergency Food and Shelter Program (EFSP), which is funded under FEMA, will be matched as a source for rental/mortgage assistance for families that are homeless or at-risk of homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The CoC has taken the following steps to reduce Length of Time Homeless (LOTH):

- 1) adopted and implemented a CoC-wide Housing First approach; and
- 2) adopted and implemented a CoC wide Rapid Re-housing approach.
- 4) adjusted case management procedures in order to train CoC and ESG case managers to move away from a housing-ready approach to an evidence-based home-based case management approach;
- 5) improved data collection through HMIS by training participants to enter related data correctly and timely; and
- 6) generating monthly reports for outcome measurement.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The County of Riverside CoC Discharge Policy is mandated by the State and followed by the CoC. The CoC formed a Discharge Planning Committee, responsible for implementing policies and protocols and coordinating with various organizations, to ensure that persons being discharged from a publicly-funded institution or system of care are not discharged immediately into homelessness. The goals are to identify discharge housing needs inclusive of housing and supportive services and to link the individual with community resources that will include mental health services, substance abuse support, and housing.

Health Care – The Hospital Association of Southern California Inland Area serves as the lead agency on the Discharge Planning Committee to facilitate communication regarding the discharge planning needs of homeless persons from acute care hospitals including Riverside County Regional Medical Center. They identify those individuals with severe mental health or substance abuse disorders, as well as veterans. They then coordinate their discharge plan to the fullest extent possible with follow-up to mental health and/or physical service providers.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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

The County of Riverside, Environmental Health Department, has programs to identify and address lead based paint hazards. The programs from the Office of Industrial Hygiene (OIH) are as follows:

Childhood Lead Poisoning Prevention Program (CLPPP): Funded by the State of California, Department of Public Health the Riverside County CLPPP performs provides case management for children with elevated blood lead levels. The CLPPP consists of both nursing personnel, from the County’s Department of Public Health, and State of California Lead certified Environmental Health Specialists (EHS) from the County’s Department of Environmental Health. The EHS personnel conduct lead paint inspections / risk assessments in order to identify housing-related lead hazards as part of case management.

In addition to performing the environmental assessment of the homes of lead poisoned children, the Department of Environmental Health conducts enforcement actions against those who create lead hazards in Riverside County. The Environmental Health Department also provides outreach and education to Code Enforcement agencies throughout the County and the public at large.

All applicants seeking assistance under the County's Affordable Housing Programs for the purchase of an existing house that was constructed prior to 1978 are given a pamphlet on the hazards of lead-based paint (LBP). The pamphlet, Protect Your Family from Lead in Your Home, is sponsored by the U.S. Environmental Protection Agency (EPA), the U.S. Consumer Product Safety Commission and the U.S. Department of Housing and Urban Development (HUD). County staff also conducts a visual inspection of the property. If any chipping, peeling, or deteriorated paint is detected, the real estate agent is notified. It is the responsibility of the agent to provide documentation from a certified LBP consultant that the property has passed a lead clearance exam. HOME funding approval is not granted until all supporting documentation satisfactory to the County is received.

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

How are the actions listed above related to the extent of lead poisoning and hazards?

The programs listed above identify at-risk populations, such as children and aged housing stock in order to identify, assess, and prevent lead poisoning and hazards. The programs allow for extensive community outreach in an effort to protect families from LBP. The County is also actively seeking measures to reduce the cost of lead abatement through a HEPA Vacuum Lending Program. Not only does the County have lead hazard reduction programs, the County enforces lead hazard control through SB 460.

How are the actions listed above integrated into housing policies and procedures?

The actions above are integrated into housing policies and procedures within the various housing programs. For all rental assistance programs, including but not limited to Section 8, Shelter Plus Care, and VASH, all owners are required to certify that units do not contain any lead based paint. Clients receiving rental assistance are given information on how to avoid lead poisoning regardless of the age of the unit.

For all rehabilitation projects where the County has committed HOME Investment Partnerships (HOME) funds, projects are required to have lead hazard evaluation performed which results in the paint being tested for lead. If less than \$5,000 is committed for a specific project, then all surfaces disturbed by rehabilitation are required to be repaired if tested positive for lead. If between \$5,000 and \$25,000 is committed for a specific project, then interim controls are performed to reduce lead-based paint hazards which consists of removing lead-based paint and its dust; replacing components with lead-based paint; and removing or permanently covering lead contaminated soil. If more than \$25,000 is committed for a specific project, then complete lead abatement is required to permanently eliminate all lead-based paint hazards. The lead abatement must last for a life expectancy of 20 years, and abatement must be performed by certified abatement workers.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty is a persistent situation in which an inability to enter the mainstream results from inadequate income and opportunities. The challenges associated with poverty make it difficult for LMI individuals/families to be self-sufficient, gainfully employed, and have access to affordable housing and basic needs. To the extent possible, the County seeks to reduce the number of households with incomes below the Federal poverty level (extremely low-income households earning less than 30% of the AMI) by providing a combination of direct assistance services and indirect benefit from neighborhood improvement activities.

The American Community Survey (ACS) is an ongoing survey that annually provides data giving communities the current information they need to plan investments and services. Official poverty data comes from the Current Population Survey (CPS) Annual Social and Economic Supplement (ASEC). There are two slightly different versions of the U.S. (federal) poverty measure: the poverty thresholds and the poverty guidelines. The official measure of poverty was established by the Office of Management and Budget (OMB) in Statistical Policy Directive 14. The poverty thresholds determined by the U.S. government, and updated each year by the Census Bureau, use a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but are updated for inflation using the Consumer Price Index (CPI-U). The thresholds are used by Federal agencies mainly for statistical purposes (e.g., preparing estimates of the number of Americans in poverty each year). Government aid programs do not have to use the official poverty measure as eligibility criteria. Many government aid programs use a different version of the Federal poverty measures- the poverty guidelines. They are issued each year in the *Federal Register* by the Department of Health and Human Services. The guidelines are a simplification of the poverty thresholds for use for administrative purposes; (e.g., determining financial eligibility for certain Federal programs - each aid program may define eligibility differently). For more information, go to www.hhs.gov.

Although there are many causes of poverty, some of the more pronounced causes include the following:

Low income-earning capability;

Low educational attainment and job skills;

Discrimination; and

Personal limitations (e.g. developmental and physical disabilities, mental illness, drug/alcohol dependency, etc.).

Other important causes of poverty include: unemployment or underemployment; lack of affordable and decent housing; lack of policy and widespread community support for poverty issues (this includes the lack of additional funding and programs to address the problem of poverty); unaffordable childcare, health and dental care; age; cultural and language barriers; lack of behavioral changes of people in poverty; limited access to services; transportation difficulties; stress; and strained family relationships. All of these barriers present challenges to low-income families to lift themselves out of poverty, obtain and maintain employment, and therefore, housing and basic needs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The affordable housing plan offers numerous programs that eliminate and reduce barriers associated with poverty. Each of these programs strategically analyzes the barriers associated with poverty through census data, ACS, CHAS Reports, and through community outreach. The shared goal between these programs is self-sufficiency.

Family Self-Sufficiency (FSS) Program- This program through the Housing Authority of the County of Riverside (HACR), assists approximately 318 Housing Choice Voucher (HCV) holders who are striving to become free of governmental cash aid welfare assistance. The program is administered by case managers that assist in transitioning families that are usually under-employed or receiving public assistance to employment at a wage or salary that provides means of greater independence. The case manager and the household work in partnership to develop a self-sufficiency plan and communicate regularly to work on the progress of the household's ultimate goal. Like other families in the HCV programs, most FSS participants pay rent based on a percentage of their household income. The benefit that the client joining this program receives, other than extensive case management, is that they may be eligible to establish an escrow savings account. As each household income increases so does the amount the household pays towards their portion of rent. FSS participants, however, have the opportunity to convert increases in rent due to increases in earned income into savings. For FSS participants, the HACR will deposit an amount generally equal to the increase in rent due to the families increased earnings into the FSS escrow account. This allows FSS participants to build savings automatically over time. FSS escrow savings do not count against asset limits for means-tested programs until they are disbursed.

The escrow deposit calculation varies depending on the family's income level, with different rules for families with incomes below 50 percent and between 50 and 80 percent of the Area Median Income (AMI). In brief, a family whose income is greater than 50 percent of AMI but less than or equal to 80 percent of AMI is treated as if its income is 50 percent of AMI for purposes of calculating the escrow deposit. In addition, families whose incomes rise above the low-income limit (80 percent of area median) do not receive any additional escrow deposits.

A family is eligible to receive its full escrow account balance (in excess of any amounts owed to the Housing Authority upon graduating successfully from the FSS program. These funds are unrestricted. However,

coordinators may work with participants to coach them on how to use their escrowed funds strategically to meet personal and life goals.

Resident Opportunity Self-Sufficiency (ROSS) - This program provides case management activities at three of the Housing Authority owned, public housing sites. The case management activities include resume building classes, employment referrals, credit counseling, and referrals to other non-profits and governmental agencies for supportive services. The ultimate goal of the ROSS program is to increase self-sufficiency among public housing residents.

In addition to the offered self-sufficiency programs, the County of Riverside has multiple programs that assist in the elimination of the barriers associated with poverty. These programs include Section 8, VASH, Shelter Plus Care, HOME, and other programs targeting special needs populations. Each of these programs provide rental assistance either through new construction, rehabilitation or tenant-based rental assistance mitigating the cost burdened issues for low-income households. Many of the program residents reap the benefits of choosing where they reside; however, they are encouraged to move to areas where they have adequate access to transportation and employment.

Jurisdiction Goal, Programs, and Policies for reducing the number of poverty-levels families, cont.

Eastern Coachella Valley Community Empowerment Initiative (ECVCEI)

Beginning with the 2020-2021 programs year of this 2019-2024 Consolidated Plan, the County will implement a pilot program known as the ECVCEI. The boundaries of the Eastern Coachella Valley area are generally described as the unincorporated communities of Mecca, North Shore, Thermal, and Oasis. The purpose of the ECVCEI is to focus CDBG funds towards community-based activities that build capacity, increase awareness and participation, develop strategies and plans, and other activities that address issues of housing, healthy communities, employment, infrastructure, transportation, etc., that lead improved quality of life, to community empowerment, and self-sufficiency.

The County intends to allocate a portion of its annual CDBG allocation, not to exceed 1.5% of the total CDBG allocation, to ECVCEI activities. These reserve funds are subject to availability including administrative and public service spending caps. Further, the funded activities must comply with all CDBG regulations including eligible activities and national objectives. The funding will be made available through the County's annual CDBG NOFA process, and administered pursuant to the County CDBG policies. Eligible applicants are non-profits organizations and government agencies.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

HUD CPD program regulations, the County, as the Grantee, continually monitors all grant and sub-grant supported activities. Monitoring Policies were developed and adopted in April, 2006, through Administrative Program Notice 2006.01, to ensure compliance with 24 CFR 570.502 (CDBG) and 24 CFR 576.500 (ESG). Additionally, the County updated the monitoring policies on September 28, 2016, through Administrative Program Notice 2016.02, to ensure compliance with 2 CFR 200.328(a). The County has identified two separate yet related components of effective CPD Program monitoring: internal (EDA) and external (Sub-recipients). Internal monitoring encompasses the actions, procedures, and performance of EDA staff - primarily the CSD staff assigned to CDBG and ESG. External or Sub-recipient monitoring is directed at those organizations or entities receiving CDBG or ESG funding. These include the cooperating cities and their sub-recipients, Sponsors (non-profits), and County Agencies. Monitoring can take a number of forms and can include telephone consultation, review of progress reports, performance measures, and on-site assessments. The County acknowledges the importance and necessity of their own proficiency and internal monitoring of day-to-day activities associated with the administration of the CDP programs. This is best accomplished through trainings, policies and procedures, and internal auditing. The responsibility for monitoring subrecipient activities for compliance, financial management, and tracking program activity is assigned to the Program Managers and the CDBG Program Administrator is responsible for oversight of the Program Managers' monitoring tasks. To ensure that the subrecipients achieve their performance objectives, effective monitoring involves planning, implementation, and follow-up to assure compliance with applicable regulations governing the subrecipients' administrative, financial, and programmatic activities. The monitoring process of the CPD-funded programs consists of three levels of activities; desk, On-site (Level I), On-site (Level II), and Performance/Compliance Monitoring (Level II). At the beginning of the CDBG/ESG program year, Program Managers complete a Project (Subrecipient) Risk Assessment for each activity to determine the appropriate level of monitoring actions necessary. Based on the risk level, not all monitoring actions are conducted with the same comprehensiveness, detail, or thoroughness. Remote monitoring of projects and subrecipients takes place on an on-going basis with the submission of reimbursement requests including required supporting documentation. All reimbursement requests and documentation are reviewed by staff for accuracy, completeness, and compliance with program guidelines and project implementation schedules. Staff examines progress reports and financial information submitted in order to ensure work is being carried out as described in the application and agreement, to conduct risk assessments, ensure production, accountability, and to evaluate each agency's organizational and project performance. Staff also performs frequent reviews of expenditures during the PY and may recommend OYAP amendments to facilitate timely expenditures. For OYAP substantial amendments, the Board of Supervisors approves the defunding of slow-moving activities and the reallocation of funds to other activities of priority that can utilize the funds expeditiously. Staff typically conducts on-site monitoring for all moderate and high-risk subrecipients.