

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



**ITEM: 19.2**  
(ID # 25291)

**MEETING DATE:**  
Tuesday, July 30, 2024

**FROM :** HOUSING AND WORKFORCE SOLUTIONS


**SUBJECT:** HOUSING AND WORKFORCE SOLUTIONS (HWS): Public Hearing for the 2024-2029 Five Year Consolidated Plan, 2024-2025 One Year Action Plan, the Citizen Participation Plan, and the Riverside County Assessment of Fair Housing Report (AFH), and Accept FY 24/25 HUD Community Planning and Development (CPD) Funding Allocations; All Districts. [\$10,130,771; 100% HUD CPD Funds] (CEQA and NEPA Exempt)

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

1. Find that the approval and adoption of the 2024-2029 Five Year Consolidated Plan, 2024-2025 One Year Action Plan, Citizen Participation Plan, and Riverside County Assessment to Fair Housing Report are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3);

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**ACTION:**Policy

  
Heidi Marshall, Director 7/3/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: July 30, 2024  
xc: HWS

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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

2. Find that the approval and adoption of the 2024-2029 Five Year Consolidated Plan, 2024-2025 One Year Action Plan, Citizen Participation Plan, and Riverside County Assessment to Fair Housing Report are exempt from the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Section 58.34(a)(1) and (a)(3);
3. Conduct a public hearing for the 2024-2029 Five-Year Consolidated Plan, 2024-2025 One Year Action Plan, the Citizen Participation Plan, and the Riverside County Assessment of Fair Housing Report (AFH);
4. Approve and adopt the attached 2024-2029 Five Year Consolidated Plan and authorize submittal to the U.S. Department of Housing and Urban Development (HUD);
5. Approve and adopt the attached 2024-2025 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan and authorize submittal to HUD;
6. Approve and adopt the attached Citizen Participation Plan for the 2024-2029 Five Year Consolidated Plan and authorize submittal to HUD;
7. Approve and adopt the attached 2024 Riverside County Assessment of Fair Housing Report (AFH) and authorize submittal to HUD;
8. Authorize the Director of Housing and Workforce Solutions, or designee, to sign the attached Applications for Federal Assistance (SF-424 and SF-424D) and related Federal Certifications for the CDBG, HOME, and ESG Programs, as set forth in the 2024-2025 One Year Action Plan;
9. Accept the Community Planning and Development (CPD) funding allocation of \$10,130,771 and approve the Community Development Block Grant (CDBG) Funding Approval Agreement (form HUD-7082), the Home Investment Partnerships Act (HOME) Funding Approval Agreement (form HUD-40093), and the Emergency Solutions Grant (ESG) FY 2024 Local Government Grant Agreement for programs set forth in the 2024-2025 One Year Action Plan, subject to approval as to form by County Counsel, and authorize the Chair of the Board to execute the Funding Approval Agreements on behalf of the County;
10. Authorize the Director of Housing and Workforce Solutions, or designee, to execute, subject to approval as to form by County Counsel, CDBG Sponsor's Agreements, CDBG Supplemental Agreements, and ESG Agreements, by and between the County and the subrecipient, in accordance with the approved 2024-2025 One Year Action Plan;

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

11. Authorize the Director of Housing and Workforce Solutions, or designee, to approve, issue, and modify First Time Home Buyer (FTHB) Program loans and disburse program loan funds to qualified low-income borrowers in a maximum cumulative total amount not to exceed \$100,000 per household, in accordance with the FTHB program guidelines;
12. Authorize the Director of Housing and Workforce Solutions, or designee, to take all necessary steps to implement the FTHB Program, including, but not limited to, approving expenditures of funding in the amounts approved by the Board, and drafting, negotiating, and executing, essential and relevant documents, including, but not limited to, Lender Participation Agreements and FTHB loan documents for borrowers such as loan applications, loan agreements, promissory notes, deeds of trust, security agreements, and other agreements, subject to approval by County Counsel;
13. Authorize the Director of Housing and Workforce Solutions, or designee, to make administrative, non-substantive revisions and amendments to the FTHB guidelines, subject to approval by County Counsel;
14. Authorize the Director of Housing and Workforce Solutions, or designee, to execute, subject to approval as to form by County Counsel, FTHB Homebuyer Agreements and Loan Documents by and between the County and FTHB borrowers, in accordance with the approved 2024-2025 One Year Action Plan;
15. Authorize the Director of Housing and Workforce Solutions, or designee, to execute all non-substantial amendments to the 2024-2029 Five Year Consolidated Plan and the 2024-2025 One Year Action Plan as set forth in the Citizen Participation Plan, subject to approval by County Counsel; and
16. Direct staff to file a Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) business days of approval.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$10,130,771	\$ 0	\$10,130,771	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% HUD-CPD Funds			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Years:</b> 2024/2025	

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

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**BACKGROUND:**

**Summary**

Pursuant to 24 CFR Part 91, the County is required to prepare and submit to HUD a Five-Year Consolidated Plan in order to receive Community Planning and Development (CPD) funding over the next five program years (July 1, 2024 – June 30, 2029). The specific federal grant programs are the Community Development Block Grant (CDBG), Home Investment Partnerships Act (HOME), and Emergency Solutions Grant (ESG).

The objective of the County's Consolidated Plan is to describe and assess community needs, identify resources, establish priorities, and propose activities to be undertaken over the next five years. This is necessary to address critical housing and community development needs faced by communities, residents, businesses, and other stakeholders, and to satisfy the statutory HUD requirements for the County's (CPD) funded programs.

The consolidated planning process is guided by three objectives:

- To provide a suitable living environment through safer, more livable neighborhoods, greater incorporation of lower-income residents throughout Riverside County communities, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To provide decent housing by increasing the availability of affordable housing for persons of low- and moderate-income, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To expand economic opportunities through more jobs paying self-sufficiency wages, homeownership opportunities, development activities that promote long-term community feasibility, and the empowerment of lower-income persons to achieve self-sufficiency.

Once approved and adopted by the Board, the Consolidated Plan will then be supplemented each year with a One Year Action Plan that identifies the specific projects and activities to receive CPD funding in that program year.

In order to comply with public noticing and citizen participation requirements pursuant to 24 CFR 91.105 and the County's Citizen Participation Plan, the Assessment of Fair Housing Report, a draft of the 2024-2029 Five Year Consolidated Plan, and 2024-2025 One Year Action Plan were made available for public review and comment starting June 28, 2024. Interested persons were able to submit written, oral, or electronically sent comments until 4:00 p.m. on July 29, 2024. Comments, if any, will be included in the final submission of the Plan. The draft documents were made available at HWS's offices, HWS's website, and other locations throughout the County.

On April 2, 2024 (Agenda Item 19.2), the Board of Supervisors conducted a public hearing to obtain the views of residents, service providers, and other organizations regarding housing,

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community, and economic development needs within the County. The 2024-2025 One Year Action Plan identifies how the County will use its 2024-2025 allocation of HUD's Community Planning and Development (CPD) funding to address the County's housing and community development needs identified in the 2024-2029 Consolidated Plan. The funding allocations to be received through the 2024-2025 HUD CPD appropriations are: \$7,452,148 CDBG; \$2,071,517 HOME; and \$607,106 ESG.

HOME funds are used to fund the County's First Time Home Buyer (FTHB) Program, as further described in the 2024-2025 One Year Action Plan. The County regularly conducts training for mortgage lenders applying for certification to participate in the County's FTHB Program. Lenders that participate in the County's program are also required to enter into a participation agreement with the County. Staff desires to streamline the process for assisting households in obtaining loans through the FTHB Program and for assisting lenders who desire to participate in the program without increasing administrative costs.

To facilitate implementation and administration of the FTHB Program, increase program efficiency, and save administrative costs, staff recommends that the Board delegate to the Director of the Department of Housing and Workforce Solutions, or designee, the authority to (i) approve, issue, and modify loans to qualified households in an amount not exceeding \$100,000, in accordance with the FTHB Program guidelines, and (ii) draft, negotiate, approve and execute essential and relevant documents, including but not limited to Lender Participation Agreements and FTHB Program loan documents for qualified borrowers such as loan applications, loan agreements, promissory notes, deeds of trust, security agreements, and other agreements, subject to the satisfaction of certain conditions precedent for the benefit of the County, and further subject to approval by County Counsel. The aforementioned will result in increased access to much-needed affordable housing within the County.

Staff recommends the approval and adoption of the 2024-2029 Five Year Consolidated Plan, the approval and adoption of the 2024-2025 One Year Action Plan, and formal submission to HUD. The Application for Federal Assistance (Standard Form 424) will be submitted to HUD together with the required certifications and project descriptions. The approved and adopted plans will be available online and at various locations throughout the County.

As part of the 2024-2029 Five Year Consolidated Plan, the County has prepared an updated Citizen Participation Plan. In accordance with 24 CFR Part 91, the Citizen Participation Plan sets forth the County's policies and procedures for citizen participation pursuant to the Housing and Community Development Act of 1974, as amended, and HUD-CPD funding received by the County.

In addition, HWS has prepared an Assessment of Fair Housing Report (AFH) for the 2024-2029 Five Year Consolidated Plan. In accordance with 24 CFR Part 570.904(c), the AFH serves as the fair housing planning document for the County of Riverside's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG) programs, and the Housing Authority of the County of Riverside (HACR) programs.

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On February 9, 2023, HUD published in the Federal Register (Docket FT-6250-N-02) a Notice of Proposed Rulemaking (NPRM) entitled "Affirmatively Furthering Fair Housing". The public comment period closed April 24, 2023. The proposed rule, which builds on and redefines HUD's 2015 rule, would faithfully implement the Fair Housing Act's statutory mandate that HUD ensure that recipients of its funding affirmatively further fair housing (AFFH). The AFFH mandate requires the agency and its program participants to proactively promote fair housing choice, eliminate disparities in opportunities, and foster inclusive communities free from discrimination. The County of Riverside, in partnership with the Housing Authority of Riverside County, has prepared the attached Assessment of Fair Housing Report in accordance with the recommended content established by the 2015 AFFH Rule, but it also contains refinements based on considerable input from a wide variety of stakeholders.

Upon adoption of the AFH, the County shall take appropriate actions that will affirmatively further fair housing. It is the County's intent to provide greater transparency for the public, and accountability mechanisms that ensure that the County and its program participants live up to their commitments resulting in meaningful actions being undertaken and maintain records reflecting the analysis and actions.

Pursuant to the California Environmental Quality Act (CEQA), the approval and adoption of the 2024-2029 Five Year Consolidated Plan, 2024-2025 One Year Action Plan, Citizen Participation Plan, and Assessment of Fair Housing Report (AFH) and submittal of the applications to HUD for funding under the three entitlement programs and related activities were reviewed and determined to be categorically exempt for CEQA under State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" exemption. It can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment as it will only have administrative effects and will not lead to any direct or indirect physical environmental impacts. The individual activities and projects identified in the 2024-2025 One Year Action Plan will be subject to a separate CEQA environmental review prior to taking any choice limiting action or discretionary action on those specific projects. A Notice of Exemption will be filed by County staff with the County Clerk within five days of the approval and adoption of the 2024-2025 One Year Action Plan.

Furthermore, the approval and adoption of the 2024-2029 Five Year Consolidated Plan, 2024-2025 One Year Action Plan, Citizen Participation Plan, and Assessment of Fair Housing Report and submittal of the applications to HUD for funding under the three entitlement programs and related activities were reviewed and determined to be exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Sections 58.34 (a)(1) and (a)(3) since the proposed project is an administrative and planning/strategy activity. The individual activities and projects identified in the 2024-2025 One-Year Action Plan will be subject to separate NEPA environmental review prior to taking any choice limiting action or discretionary action on those specific projects.

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Staff recommends the following: (i) approval and adoption of the 2024-2029 Five Year Consolidated Plan, 2024-2025 One Year Action Plan, the Citizen Participation Plan, and the Assessment of Fair Housing Report and authorization to submit the plans to HUD formally, (ii) approval of the forms of the CDBG and ESG subrecipients agreements, (iii) delegation of authority to the Director of HWS or designee to take all necessary steps to implement the First Time Home Buyer Program, and (iv) authorization to formally submit the Applications for Federal Assistance (Standard Form 424 and 424D) together with the required Federal Certifications, HUD funding forms, and project descriptions to HUD.

**Impact on Residents and Businesses**

Through the Consolidated Planning process, the County identifies and assesses community needs, establishes priorities, and selects, evaluates, and monitors activities to be undertaken over the next five years of HUD CPD funding. For 2024-2025, the first year of the 2024-2029 planning period, the CPD funding totals \$10,130,771. These CPD funds, together with other resources, will be used to provide a suitable living environment through safer, more livable communities, increased housing opportunities, and reinvestment in deteriorating neighborhoods; provide decent housing by increasing the availability of affordable housing for persons of low and moderate incomes, reducing discriminatory barriers, increasing supply of supportive housing for those with special needs, and rapidly transitioning homeless persons and families into housing; and to expand economic opportunities through job creation, livable wages, homeownership opportunities, development activities that promote long-term community feasibility, and the empowerment of lower-income persons to achieve self-sufficiency.

**Additional Fiscal Information**

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

**Attachments**

- Public Notices and Proof of Publications
- 2024-2029 Five-Year Consolidated Plan and 2024-2025 One-Year Action Plan
- Citizen Participation Plan
- Assessment of Fair Housing Report
- Federal Certifications
- Standard Forms 424 and 424 D for CDBG, HOME, and ESG programs
- HOME FTHB Borrower Information Packet
- Forms FTHB Homebuyer Agreements and Lender Participation Agreements
- Forms-CDBG Sponsor, CDBG Supplemental, and ESG Agreements
- Funding Approval Agreements CDBG, HOME, and ESG
- Notice of Exemption (Executed)

  
Erianna Lontajo, Principal Management Analyst

7/23/2024

  
Aaron Gettis, Chief of Deputy County Counsel

7/9/2024

## Public Notice and Proof of Publication



## NOTICE OF PUBLIC HEARING

### COUNTY OF RIVERSIDE 2024-2029 FIVE YEAR CONSOLIDATED PLAN

Pursuant to *24 CFR Part 91.105(e)(i)* and the County of Riverside's Citizen Participation Plan, NOTICE IS HEREBY GIVEN that the Board of Supervisors of the County of Riverside will conduct a public hearing to consider any comments or views of affected citizens, public agencies, and other interested parties on the 2024-2029 Five Year Consolidated Plan, the 2024-2025 One Year Action Plan, the Citizen Participation Plan for the 2024-2029 Five Year Consolidated Plan, and the Assessment of Fair Housing Report (AFH).

Said public hearing is scheduled for July 30, 2024, at 9:30 a.m., or soon thereafter, in the Board of Supervisors Chambers, County Administration Center, 4080 Lemon Street, 1<sup>st</sup> Floor, Riverside, California, to formally receive public comments.

**Executive Summary:** 24 CFR Part 91.105, Consolidated Submission for Community Planning and Development Program, Final Rule, requires that the County of Riverside prepare a Consolidated Plan in order for the County to receive Federal funds under the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. The Consolidated Plan has as its focus the singular goals of consolidating the Community Planning and Development (CPD) planning and application requirements into a single submission. The objectives contained in this planning document are to develop viable communities through public/private partnerships by providing decent affordable housing, a suitable living environment, and expanded economic development opportunities principally for persons of low- and moderate-income.

The **Assessment of Fair Housing Report (AFH)** is a comprehensive review of the County of Riverside and its participating communities' laws, regulations, and administrative policies, procedures, and practices; an assessment of how those laws, etc. affect the location, availability, and accessibility of housing; an assessment of conditions, both public and private, affecting fair housing choice for all protected classes; and assessment of the availability of affordable, accessible housing in a range of unit sizes; an analysis of actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; and an analysis of any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

The **Citizen's Participation Plan (CPP)** sets forth the County of Riverside's policies and procedures for citizen participation throughout the Consolidated Planning process. The CPP must facilitate citizen participation throughout the Consolidated Plan's initial development, substantial amendment process, and annual performance report. CPP regulations require grantees to actively encourage widespread citizen participation, with a particular emphasis on efforts to encourage participation from the following populations: low- and moderate-income persons; residents of slums, blighted areas, and predominately low- and moderate-income areas; non-English speaking persons; persons with disabilities; public housing residents; and other low-income residents of targeted revitalization areas.

**Participating Communities:** The 2024-2029 Consolidated Plan encompasses the County of Riverside's Urban County Program, which includes the county's unincorporated areas and the following cooperating cities: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Norco, Rancho Mirage, San Jacinto, and Wildomar. The Joint Metro Cities of Lake Elsinore and Murrieta are also included in the County's CDBG program.

To comply with Federal requirements in preparing the Consolidated Plan, the County of Riverside will hold a 30-day public comment period beginning June 28, 2024. The Board of Supervisors is anticipated to adopt the Consolidated Plan and One Year Action Plan at the regular meeting of July 30, 2024. The Consolidated Plan will then be submitted to the U.S. Department of Housing and Urban Development on or about August 1, 2024, for final review and approval.

**Citizen Review and Comments:** Concerned individuals may view the draft 2024-2029 Consolidated Plan, 2024-2025 One Year Action Plan, the Citizen Participation Plan for the 2024-2029 Five Year Consolidated Plan, and the Assessment of Fair Housing Report (AFH), beginning June 28, 2024, at:

- Online at <https://rivcohws.org/community-and-housing-development> ; and
- Draft documents will also be made available for public viewing at the following locations:

Riverside County HWS  
3403 10<sup>th</sup> St., Suite 300, Riverside, CA 92501  
(951) 955-1161

Riverside County HWS - Indio  
44-199 Monroe St., Suite B, Indio, CA 92201  
(760) 863-2650

City of Blythe  
235 N. Broadway, Blythe, CA 92225  
(760) 922-6161

Anza Library  
57430 Mitchell Rd., Anza, CA 92539  
(951) 763-0657

City of Beaumont  
550 E. 6th St., Beaumont, CA 92223  
(951) 769-8520

Valle Vista Library  
25757 Fairview Ave., Hemet, CA 92544  
(951) 927-2611

Mead Valley Charles Meigs Community Center  
21091 Rider St., Perris, CA 92570  
(951) 210-1580

Mecca Library  
91-260 66<sup>th</sup> Ave., Mecca, CA 92254  
(760) 396-2363

Lake Elsinore Library  
600 W Graham Ave., Lake Elsinore, CA 92530  
(951) 674-4517

Home Gardens Library  
3785 Neece St., Corona, CA, 92879  
(951) 279-2148

Written comments may be submitted to 3403 10<sup>th</sup> St., Suite 300, Riverside, CA 92501, no later than 4:00 PM on July 29, 2024. Comments may also be emailed to [rivcocdbg@rivco.org](mailto:rivcocdbg@rivco.org) or faxed to (951) 374-3098.

Should you have any questions or need additional information, please contact Susana Orozco at (951) 955-5933 or via email at [rivcocdbg@rivco.org](mailto:rivcocdbg@rivco.org).

Juan Garcia, HWS Deputy Director – CHD - CDBG/HOME/ESG Programs

## AVISO DE AUDIENCIA PÚBLICA

### PLAN CONSOLIDADO DE CINCO AÑOS 2024-2029 DEL CONDADO DE RIVERSIDE

De conformidad con *24 CFR Parte 91.105 (e) (i)* y el Plan de Participación Ciudadana del Condado de Riverside, POR LA PRESENTE SE NOTIFICA que la Junta de Supervisores del Condado de Riverside llevará a cabo una audiencia pública para considerar cualquier comentario o opinión de los ciudadanos afectados, agencias públicas y otras partes interesadas sobre el Plan Consolidado Quinquenal 2024-2029, el Plan de Acción Anual 2024-2025, el Plan de Participación Ciudadana para el Plan Quinquenal Consolidado 2024-2029 y el Informe de Evaluación de la Equidad en la Vivienda (AFH).

Dicha audiencia pública está programada para el 30 de julio de 2024, a las 9:30 a.m., o poco después, en las Cámaras de la Junta de Supervisores, Centro de Administración del Condado, 4080 Lemon Street, 1er piso, Riverside, California, para recibir formalmente comentarios públicos.

**Resumen Ejecutivo:** 24 CFR Parte 91.105, Presentación Consolidada para el Programa de Planificación y Desarrollo Comunitario, Regla Final, requiere que el Condado de Riverside prepare un Plan Consolidado para que el Condado reciba fondos federales bajo la Subvención en Bloque para el Desarrollo Comunitario (CDBG), las Asociaciones de Inversión en Viviendas (HOME), y Programas de Subvenciones para Soluciones de Emergencia (ESG, por sus siglas en inglés). El Plan Consolidado tiene como objetivo consolidar los requisitos de planificación y aplicación de la Planificación y el Desarrollo Comunitario (CPD) en una sola presentación. Los objetivos contenidos en este documento de planificación son desarrollar comunidades viables a través de asociaciones público-privadas proporcionando viviendas decentes y asequibles, un entorno de vida adecuado y mayores oportunidades de desarrollo económico, principalmente para personas de ingresos bajos y moderados.

El **Informe de Evaluación de la Vivienda Justa (AFH, por sus siglas en inglés)** es una revisión exhaustiva de las leyes, reglamentos y políticas, procedimientos y prácticas administrativas del Condado de Riverside y sus comunidades participantes; una evaluación de cómo esas leyes, etc. afectan la ubicación, disponibilidad y accesibilidad de la vivienda; una evaluación de las condiciones, tanto públicas como privadas, que afectan la elección de vivienda justa para todas las clases protegidas; y una evaluación de la disponibilidad de servicios asequibles, viviendas accesibles en una variedad de tamaños de unidades; un análisis de las acciones, omisiones o decisiones tomadas por motivos de raza, color, religión, sexo, discapacidad, estado familiar u origen nacional que restringen las opciones de vivienda o la disponibilidad de opciones de vivienda; y un análisis de cualquier acción, omisión o decisión que tenga el efecto de restringir las opciones de vivienda o la disponibilidad de opciones de vivienda por motivos de raza, color, religión, sexo, discapacidad, estado familiar u origen nacional.

El **Plan de Participación Ciudadana (CPP, por sus siglas en inglés)** establece las políticas y procedimientos del Condado de Riverside para la participación ciudadana a lo largo del proceso de Planificación Consolidada. El CPP debe facilitar la participación ciudadana a lo largo del desarrollo inicial del Plan Consolidado, el proceso de modificación sustancial y el informe anual de desempeño. Las regulaciones del CPP requieren que los concesionarios fomenten activamente la participación ciudadana generalizada, con un énfasis particular en los esfuerzos para fomentar la participación de las siguientes poblaciones: personas de ingresos bajos y moderados; residentes de barrios marginales, zonas deterioradas y zonas predominantemente de ingresos bajos y moderados; personas que no hablan inglés; personas con discapacidad; residentes de viviendas públicas; y otros residentes de bajos ingresos de áreas de revitalización específicas.

**Comunidades participantes:** El Plan Consolidado 2024-2029 abarca el Programa de Condados Urbanos del Condado de Riverside, que incluye las áreas no incorporadas del condado y las siguientes ciudades cooperantes: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Norco, Rancho Mirage, San Jacinto y Wildomar. Las Ciudades Metropolitanas Conjuntas de Lake Elsinore y Murrieta también están incluidas en el programa CDBG del Condado.

Para cumplir con los requisitos federales en la preparación del Plan Consolidado, el Condado de Riverside llevará a cabo un período de comentarios públicos de 30 días a partir del 28 de junio de 2024. Se prevé que la Junta de Supervisores adopte el Plan Consolidado y el Plan de Acción de un año en la reunión ordinaria del 30 de julio de 2024. El Plan Consolidado se presentará al Departamento de Vivienda y Desarrollo Urbano de EE. UU. alrededor del 1 de agosto de 2024 para su revisión y aprobación final.

**Revisión y comentarios de los ciudadanos:** Las personas interesadas pueden ver el borrador del Plan Consolidado 2024-2029, el Plan de Acción de un Año 2024-2025, el Plan de Participación Ciudadana para el Plan Consolidado de Cinco Años 2024-2029 y el Informe de Evaluación de la Vivienda Justa (AFH), a partir del 28 de junio de 2024, en:

- En línea en <https://rivcohws.org/community-and-housing-development> ; y
- Los borradores de los documentos también se pondrán a disposición del público en los siguientes lugares:

Riverside County HWS  
3403 10th St., Suite 300, Riverside, CA 92501  
(951) 955-1161

Riverside County HWS - Indio  
44-199 Monroe St., Suite B, Indio, CA 92201  
(760) 863-2650

Ciudad de Blythe  
235 N. Broadway, Blythe, CA 92225  
(760) 922-6161

Anza Library  
57430 Mitchell Rd., Anza, CA 92539  
(951) 763-0657

Ciudad de Beaumont  
550 E. 6th St., Beaumont, CA 92223  
(951) 769-8520

Valle Vista Library  
25757 Fairview Ave., Hemet, CA 92544  
(951) 927-2611

Mead Valley Charles Meigs Community Center  
21091 Rider St., Perris, CA 92570  
(951) 210-1580

Mecca Library  
91-260 66th Ave., La Meca, CA 92254  
(760) 396-2363

Lake Elsinore Library  
600 W Graham Ave., Lake Elsinore, CA 92530  
(951) 674-4517

Home Gardens Library  
3785 Neece St., Corona, CA, 92879  
(951) 279-2148

Los comentarios por escrito pueden enviarse a 3403 10th St., Suite 300, Riverside, CA 92501, a más tardar a las 4:00 p. m. del 29 de julio de 2024. Los comentarios también pueden enviarse por correo electrónico a [rivcocdbg@rivco.org](mailto:rivcocdbg@rivco.org) o por fax al (951) 374-3098.

Si tiene alguna pregunta o necesita información adicional, comuníquese con Susana Orozco al (951) 955-5933 o por correo electrónico al [rivcocdbg@rivco.org](mailto:rivcocdbg@rivco.org).

Juan García, Director Adjunto de HWS – CHD - Programas CDBG/HOME/ESG

# Ad Preview

## NOTICE OF PUBLIC HEARING

### COUNTY OF RIVERSIDE 2024-2029 FIVE YEAR CONSOLIDATED PLAN

Pursuant to 24 CFR Part 91.105(e)(i) and the County of Riverside's Citizen Participation Plan, NOTICE IS HEREBY GIVEN that the Board of Supervisors of the County of Riverside will conduct a public hearing to consider any comments or views of affected citizens, public agencies, and other interested parties on the 2024-2029 Five Year Consolidated Plan, the 2024-2025 One Year Action Plan, the Citizen Participation Plan for the 2024-2029 Five Year Consolidated Plan, and the Assessment of Fair Housing Report (AFH).

Said public hearing is scheduled for July 30, 2024, at 9:30 a.m., or soon thereafter, in the Board of Supervisors Chambers, County Administration Center, 4080 Lemon Street, 1st Floor, Riverside, California, to formally receive public comments.

Executive Summary: 24 CFR Part 91.105, Consolidated Submission for Community Planning and Development Program, Final Rule, requires that the County of Riverside prepare a Consolidated Plan in order for the County to receive Federal funds under the Community Development Block Grant (CDBG), Home Investment Partnerships(HOME), and Emergency Solutions Grant (ESG) programs.

The Consolidated Plan has as its focus the singular goals of consolidating the Community Planning and Development (CPD) planning and application requirements into a single submission. The objectives contained in this planning document are to develop viable communities through public/private partnerships by providing decent affordable housing, a suitable living environment, and expanded economic development opportunities principally for persons of low- and moderate income.

The Assessment of Fair Housing Report (AFH) is a comprehensive review of the County of Riverside and its participating communities' laws, regulations, and administrative policies, procedures, and practices; an assessment of how those laws, etc. affect the location, availability, and accessibility of housing; an assessment of conditions, both public and private, affecting fair housing choice for all protected classes; and assessment of the availability of affordable, accessible housing in a range of unit sizes; an analysis of actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; and an analysis of any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

The Citizen's Participation Plan (CPP) sets forth the County of Riverside's policies and procedures for citizen participation throughout the Consolidated Planning process. The CPP must facilitate citizen participation throughout the Consolidated Plan's initial development, substantial amendment process, and annual performance report. CPP regulations require grantees to actively encourage widespread citizen participation, with a particular emphasis on efforts to encourage participation from the following populations: low- and moderate-income persons; residents of slums, blighted areas, and predominately low- and moderate-income areas; non-English speaking persons; persons with disabilities; public housing residents; and other low-income residents of targeted revitalization areas.

Participating Communities: The 2024-2029 Consolidated Plan encompasses the County of Riverside's Urban County Program, which includes the county's unincorporated areas and the following cooperating cities: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Norco, Rancho Mirage, San Jacinto, and Wildomar. The Joint Metro Cities of Lake Elsinore and Murrieta are also included in the County's CDBG program.

To comply with Federal requirements in preparing the Consolidated Plan, the County of Riverside will hold a 30-day public comment period beginning June 28, 2024. The Board of Supervisors is anticipated to adopt the Consolidated Plan and One Year Action Plan at the regular meeting of July 30, 2024. The Consolidated Plan will then be submitted to the U.S. Department of Housing and Urban Development on or about August 1, 2024, for final review and approval.

Citizen Review and Comments: Concerned individuals may view the draft 2024-2029 Consolidated Plan, 2024-2025 One Year Action Plan, the Citizen Participation Plan for the 2024-2029 Five Year Consolidated Plan, and the Assessment of Fair Housing Report (AFH), beginning June 28, 2024, at:

- Online at <https://rivcohws.org/community-and-housing-development> ; and
  - Draft documents will also be made available for public viewing at the following locations:
- |   |   |
|---|---|
| Riverside County HWS<br>3403 10th St., Suite 300, Riverside, CA 92501<br>(951) 955-1161 | Riverside County HWS - Indio<br>44-199 Monroe St., Suite B, Indio, CA 92201<br>(760) 863-2650 |
|---|---|

City of Blythe 235 N. Broadway, Blythe, CA 92225 (760) 922-6161	Anza Library 57430 Mitchell Rd., Anza, CA 92539 (951) 763-0657
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City of Beaumont 550 E. 6th St., Beaumont, CA 92223 (951) 769-8520	Valle Vista Library 25757 Fairview Ave., Hemet, CA 92544 (951) 927-2611
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Mead Valley Charles Meigs Community Center 21091 Rider St., Perris, CA 92570 (951) 210-1580	Mecca Library 91-260 66th Ave., Mecca, CA 92254 (760) 396-2363
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Lake Elsinore Library 600 W Graham Ave., Lake Elsinore, CA 92530 (951) 674-4517	Home Gardens Library 3785 Neece St., Corona, CA, 92879 (951) 279-2148
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Written comments may be submitted to 3403 10th St., Suite 300, Riverside, CA 92501, no later than 4:00 PM on July 29, 2024. Comments may also be emailed to [rivcocdbg@rivco.org](mailto:rivcocdbg@rivco.org) or faxed to (951) 374-3098.

Should you have any questions or need additional information, please contact Susana Orozco at (951) 955-5933 or via email at [rivcocdbg@rivco.org](mailto:rivcocdbg@rivco.org).

Juan Garcia, HWS Deputy Director – CHD - CDBG/HOME/ESG Programs  
June 28, 2024 #10305667

# Ad Preview

## AVISO DE AUDIENCIA PÚBLICA

### PLAN CONSOLIDADO DE CINCO AÑOS 2024-2029 DEL CONDADO DE RIVERSIDE

De conformidad con 24 CFR Parte 91.105 (e) (1) y el Plan de Participación Ciudadana del Condado de Riverside, POR LA PRESENTE SE NOTIFICA que la Junta de Supervisores del Condado de Riverside llevará a cabo una audiencia pública para considerar cualquier comentario o opinión de los ciudadanos afectados, agencias públicas y otras partes interesadas sobre el Plan Consolidado Quinquenal 2024-2029, el Plan de Acción Anual 2024-2025, el Plan de Participación Ciudadana para el Plan Quinquenal Consolidado 2024-2029 y el Informe de Evaluación de la Equidad en la Vivienda (AFH).

Dicha audiencia pública está programada para el 30 de julio de 2024, a las 9:30 a.m., o poco después, en las Cámaras de la Junta de Supervisores, Centro de Administración del Condado, 4080 Lemon Street, 1er piso, Riverside, California, para recibir formalmente comentarios públicos.

Resumen Ejecutivo: 24 CFR Parte 91.105, Presentación Consolidada para el Programa de Planificación y Desarrollo Comunitario, Regla Final, requiere que el Condado de Riverside prepare un Plan Consolidado para que el Condado reciba fondos federales bajo la Subvención en Bloque para el Desarrollo Comunitario (CDBG), las Asociaciones de Inversión en Viviendas (HOME), y Programas de Subvenciones para Soluciones de Emergencia (ESG, por sus siglas en inglés). El Plan Consolidado tiene como objetivo consolidar los requisitos de planificación y aplicación de la Planificación y el Desarrollo Comunitario (CPD) en una sola presentación. Los objetivos contenidos en este documento de planificación son desarrollar comunidades viables a través de asociaciones público-privadas proporcionando viviendas decentes y asequibles; un entorno de vida adecuado y mayores oportunidades de desarrollo económico, principalmente para personas de ingresos bajos y moderados.

El Informe de Evaluación de la Vivienda Justa (AFH, por sus siglas en inglés) es una revisión exhaustiva de las leyes, reglamentos y políticas, procedimientos y prácticas administrativas del Condado de Riverside y sus comunidades participantes; una evaluación de cómo esas leyes, etc. afectan la ubicación, disponibilidad y accesibilidad de la vivienda; una evaluación de las condiciones, tanto públicas como privadas, que afectan la elección de vivienda justa para todas las clases protegidas; y una evaluación de la disponibilidad de servicios asequibles, viviendas accesibles en una variedad de tamaños de unidades; un análisis de las acciones, omisiones o decisiones tomadas por motivos de raza, color, religión, sexo, discapacidad, estado familiar u origen nacional que restringen las opciones de vivienda o la disponibilidad de opciones de vivienda; y un análisis de cualquier acción, omisión o decisión que tenga el efecto de restringir las opciones de vivienda o la disponibilidad de opciones de vivienda por motivos de raza, color, religión, sexo, discapacidad, estado familiar u origen nacional.

El Plan de Participación Ciudadana (CPP, por sus siglas en inglés) establece las políticas y procedimientos del Condado de Riverside para la participación ciudadana a lo largo del proceso de Planificación Consolidada. El CPP debe facilitar la participación ciudadana a lo largo del desarrollo inicial del Plan Consolidado, el proceso de modificación sustancial y el informe anual de desempeño.

Las regulaciones del CPP requieren que los concesionarios fomenten activamente la participación ciudadana generalizada, con un énfasis particular en los esfuerzos para fomentar la participación de las siguientes poblaciones: personas de ingresos bajos y moderados; residentes de barrios marginales, zonas deterioradas y zonas predominantemente de ingresos bajos y moderados; personas que no hablan inglés; personas con discapacidad; residentes de viviendas públicas; y otros residentes de bajos ingresos de áreas de revitalización específicas.

Comunidades participantes: El Plan Consolidado 2024-2029 abarca el Programa de Condados Urbanos del Condado de Riverside, que incluye las áreas no incorporadas del condado y las siguientes ciudades cooperantes: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Norco, Rancho Mirage, San Jacinto y Wildomar. Las Ciudades Metropolitanas Conjuntas de Lake Elsinore y Murrieta también están incluidas en el programa CDBG del Condado.

Para cumplir con los requisitos federales en la preparación del Plan Consolidado, el Condado de Riverside llevará a cabo un periodo de comentarios públicos de 30 días a partir del 28 de junio de 2024. Se prevé que la Junta de Supervisores adopte el Plan Consolidado y el Plan de Acción de un año en la reunión ordinaria del 30 de julio de 2024. El Plan Consolidado se presentará al Departamento de Vivienda y Desarrollo Urbano de EE. UU. alrededor del 1 de agosto de 2024 para su revisión y aprobación final.

Revisión y comentarios de los ciudadanos: Las personas interesadas pueden ver el borrador del Plan Consolidado 2024-2029, el Plan de Acción de un Año 2024-2025, el Plan de Participación Ciudadana para el Plan Consolidado de Cinco Años 2024-2029 y el Informe de Evaluación de la Vivienda Justa (AFH), a partir del 28 de junio de 2024, en:

- En línea en <https://rivcohws.org/community-and-housing-development> ; y
- Los borradores de los documentos también se pondrán a disposición del público en los siguientes lugares:

Riverside County HWS  
3403 10th St., Suite 300, Riverside, CA 92501  
(951) 955-1161

Riverside County HWS - Indio  
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Juan García, Director Adjunto de HWS – CHD - Programas CDBG/HOME/ESG  
June 28, 2024 #10305759

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Juan Garcia, HWS Deputy Director – CHD - CDBG/HOME/ESG Programs  
**The Press-Enterprise**





**AVISO DE AUDIENCIA PUBLICA  
PLAN CONSOLIDADO DE CINCO AÑOS 2024-2029 DEL CONDADO DE RIVERSIDE**

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**Resumen Ejecutivo:** 24 CFR Parte 91.105, Presentación Consolidada para el Programa de Planificación y Desarrollo Comunitario, Regla Final, requiere que el Condado de Riverside prepare un Plan Consolidado para que el Condado reciba fondos federales bajo la Subvención en Bloque para el Desarrollo Comunitario (CDBG), las Asociaciones de Inversión en Viviendas (HOME), y Programas de Subvenciones para Soluciones de Emergencia (ESG, por sus siglas en inglés). El Plan Consolidado tiene como objetivo consolidar los requisitos de planificación y aplicación de la Planificación y el Desarrollo Comunitario (CPD) en una sola presentación. Los objetivos contenidos en este documento de planificación son desarrollar comunidades viables a través de asociaciones público-privadas proporcionando viviendas decentes y asequibles, un entorno de vida adecuado y mayores oportunidades de desarrollo económico, principalmente para personas de ingresos bajos y moderados.

El **Informe de Evaluación de la Vivienda Justa (AFH, por sus siglas en inglés)** es una revisión exhaustiva de las leyes, reglamentos y políticas, procedimientos y prácticas administrativas del Condado de Riverside y sus comunidades participantes; una evaluación de cómo esas leyes, etc. afectan la ubicación, disponibilidad y accesibilidad de la vivienda; una evaluación de las condiciones, tanto públicas como privadas, que afectan la elección de vivienda justa para todas las clases protegidas; y una evaluación de la disponibilidad de servicios asequibles, viviendas accesibles en una variedad de tamaños de unidades; un análisis de las acciones, omisiones o decisiones tomadas por motivos de raza, color, religión, sexo, discapacidad, estado familiar u origen nacional que restringen las opciones de vivienda o la disponibilidad de opciones de vivienda por motivos de raza, color, religión, sexo, discapacidad, estado familiar u origen nacional.

El **Plan de Participación Ciudadana (CPP, por sus siglas en inglés)** establece las políticas y procedimientos del Condado de Riverside para la participación ciudadana a lo largo del proceso de Planificación Consolidada. El CPP debe facilitar la participación ciudadana a lo largo del desarrollo inicial del Plan Consolidado, el proceso de modificación sustancial y el Informe anual de desempeño. Las regulaciones del CPP requieren que los concesionarios fomenten activamente la participación ciudadana generalizada, con un énfasis particular en los esfuerzos para fomentar la participación de las siguientes poblaciones: personas de ingresos bajos y moderados; residentes de barrios marginales, zonas deterioradas y zonas predominantemente de ingresos bajos y moderados; personas que no hablan inglés; personas con discapacidad; residentes de viviendas públicas; y otros residentes de bajos ingresos de áreas de revitalización específicas.

**Comunidades participantes:** El Plan Consolidado 2024-2029 abarca el Programa de Condados Urbanos del Condado de Riverside, que incluye las áreas no incorporadas del condado y las siguientes ciudades cooperantes: Banning, Beaumont, Blythe, Callmesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Norco, Rancho Mirage, San Jacinto y Wildomar. Las Ciudades Metropolitanas Conjuntas de Lake Elsinore y Murrieta también están incluidas en el programa CDBG del Condado.

Para cumplir con los requisitos federales en la preparación del Plan Consolidado, el Condado de Riverside llevará a cabo un período de comentarios públicos de 30 días a partir del 28 de junio de 2024. Se prevé que la Junta de Supervisores adopte el Plan Consolidado y el Plan de Acción de un año en la reunión ordinaria del 30 de julio de 2024. El Plan Consolidado se presentará al Departamento de Vivienda y Desarrollo Urbano de EE. UU. alrededor del 1 de agosto de 2024 para su revisión y aprobación final.

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Juan García, Director Adjunto de HWS – CHD - Programas CDBG/HOME/ESG  
**The Press-Enterprise**  
**Published: 6/28/24**

2024-2029 FIVE YEAR CONSOLIDATED  
PLAN  
&  
2024-2025 ONE YEAR ACTION PLAN

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



# HWS HOUSING AND WORKFORCE SOLUTIONS

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2024-2025 ONE-YEAR ACTION PLAN OF THE  
2024-2029 FIVE-YEAR CONSOLIDATED PLAN  
[WWW.RIVCOHWS.ORG](http://WWW.RIVCOHWS.ORG)



# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

In order to receive an allocation of HUD - Community Planning and Development (CPD) funds, an Urban County Grantee must develop a One Year Action Plan (OYAP) for housing and community development activities. As the lead agency for the County of Riverside, Housing and Workforce Solutions (HWS) prepares the OYAP pursuant to the goals outlined in the 2024-2029 Five-Year Consolidated Plan (CP). The OYAP details the activities to be undertaken by the County using funds received during the 2024-2025 program year from the Community Development Block Grant (CDBG) program, HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) program funds and anticipated program income.

The County of Riverside is the fourth most populated county in the State, consisting of urbanized neighborhoods, suburban cities, and remote rural communities. The County encompasses approximately 7,208 square miles, and San Bernardino bounds it on the north, Orange County on the west, San Diego and Imperial Counties on the south, and the Colorado River and the State of Arizona on the east. Riverside County comprises twenty-eight (28) incorporated cities as well as numerous unincorporated neighborhoods and communities. According to the Department of Finance (2020) population estimates, the County has a population of nearly 2.5 million, of which more than one and a half million live in the Urban County area.

As a planning document, the program goals and objectives identified in the Five-Year CP and OYAP focus on local housing and community development needs with an emphasis on lower-income residents. The OYAP also provides strategies for addressing the identified needs.

Three major commitments and priorities guide the 2024-2025 OYAP of the 2024-2029 Five-Year CP:

- To provide a suitable living environment through safer, more livable neighborhoods; greater incorporation of lower-income residents throughout Riverside County communities; increased housing opportunities; and reinvestment in deteriorating neighborhoods.
- To 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.

- To expand economic opportunities through employment opportunities that pay self-sufficiency wages, homeownership opportunities, development activities that promote long-term community sustainability, and the empowerment of lower-income persons to achieve self-sufficiency.

As part of the OYAP development process, and pursuant to applicable Federal regulations, the County consulted and coordinated with various departments, housing and community service providers, cities and special districts, and other entities with a potential interest in, or knowledge of, the County's housing and non-housing community development needs, issues, and challenges. The following sections discuss the methods by which the County coordinated and consulted with these interested stakeholders and how the County utilized its citizen participation process that encourages, supports, and facilitates the participation of persons of extremely low and very low-income households (30% AMI and 50% AMI).

PARTICIPATING COMMUNITIES. The 2024-2025 One-Year Action Plan of the 2024-2029 Consolidated Plan will include the unincorporated areas of the County, the Cities of Lake Elsinore and Murrieta (Metro Cities), and the following Cooperating Cities: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Norco, Rancho Mirage, San Jacinto, and Wildomar. Lake Elsinore and Murrieta are not part of the County's Urban County HOME and ESG programs as metro cities.

## **2. Summarize the objectives and outcomes identified in the Plan Needs Assessment Overview**

*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.*

The range of issues that currently confront the County is as diverse as its residents and communities, accompanied by very differing needs that help identify personal, educational, employment, recreational, housing, and other goals. The County continues to balance resources to meet the goals by addressing critical issues in the communities such as homelessness, failing infrastructure and community facilities, lack of services including childcare & health care, affordable housing, chronic unemployment & under-employment, disaster preparedness, & broadband access. Adhering to Federal Guidelines, the County developed a performance measurement system that identifies performance objectives & outcomes for the planned

activities. In order to aggregate accomplishments at a national level, HUD recommends that grantees utilize standardized objectives and outcomes for reporting achievements.

The primary objective of the CDBG program is to develop viable urban communities to determine which of the following three objectives best describe the purpose of the activity: Provide decent housing (DH), Provide a suitable living environment (SL), and/or expand economic opportunities, principally for lower-income persons (EO).

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

- Availability/Accessibility (1);
- Affordability (2); or
- Sustainability - Promoting Livable or Viable Communities (3).

The CPD funding sources that will be used to implement the objectives and outcomes of the 2024-2029 Consolidated Plan are as follows:

1. Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent and affordable housing, a suitable living environment, and economic opportunities, principally for persons of low- to moderate-income (LMI). The CP proposes that public facility and infrastructure funds be focused on projects in LMI neighborhoods. There is also a need for services across most categories of special needs, including seniors, at-risk youth, working parents, persons with disabilities, individuals with chronic illness, and persons with other conditions affecting their ability to function independently & productively. Activities may include constructing or rehabilitating public facilities and infrastructure, removing architectural barriers, housing rehabilitation, code enforcement, economic development, and public services.

2. HOME Investment Partnerships Program (HOME): HOME funds are allocated to develop and rehabilitate affordable rental and ownership housing for low-income households. Funding is used for activities that promote a suitable living environment, decent and affordable rental housing, and homeownership by Low-Income (LI) households, including tenant-based rental assistance, homebuyer assistance, acquisition, rehabilitation, & new housing construction. The program allows for flexibility with respect to the types of projects to be assisted (new construction or rehabilitation), the form and amount of financing, the types of housing, and the households assisted.

3. Emergency Solutions Grant (ESG): The ESG program places greater emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. This is accomplished by providing homeless persons with basic shelter and essential supportive services to promote decent and affordable housing, a suitable living environment, and economic opportunities. ESG funds will be used for a variety of activities, including rapid re-housing, homelessness prevention, emergency shelter, and street outreach.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

On an annual basis, HUD reviews the performance of entitlement recipients to determine whether they are carrying out CDBG-assisted activities in a timely manner. If, at sixty days prior to the end of the grantee's current program year, the amount of entitlement grant funds available to the recipient, under grant agreements but undistributed by the U.S. Treasury, is more than 1.5 times the entitlement grant amount for its current program year, the grantee is considered to be non-compliant with HUD's timeliness requirements. In an effort to make sure the County's CDBG program is compliant, all subrecipients and cooperating cities, as well as the County, are encouraged to expend their funds in a timely manner. In the event that they have not complied or adhered to their agreement terms, the County reserves the right to rescind their funding allocation.

A Consolidated Annual Performance and Evaluation Report (CAPER) is prepared annually to capture progress toward meeting identified needs and achieving strategies. The county has been successful in implementing its public improvement and community service projects and programs, meeting the established objectives, and foresees continued progress through the 2024-2029 Consolidated Plan. Key data related to each of the Consolidated Plan goals are summarized in the Housing, Homeless, Non-Homeless, and Community Needs Tables. These tables are generated to project and measure outputs and outcomes for CDBG, HOME, and ESG. HUD implemented this ongoing performance process to assess efficiency, cost-effectiveness, and the impact of projects and programs in County neighborhoods. As a result of monitoring, performance measures, operational improvements, and resource allocation issues, policy questions can be identified and addressed. 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 has continued its commitment to meeting priority goals outlined in the 2024-2029 Five-Year CP and 2024-2025 OYAP.



Based on the needs established through the CP, the County intends to fund activities associated with essential services, housing, community development, economic development, and capital improvement projects. Most of the funding will be used to fund projects targeting LMI individuals and their families throughout the County, including those in special needs categories such as abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, and persons living with HIV/AIDS.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The County of Riverside, as the entity responsible for administering the County's CDBG, HOME, and ESG programs, is also the lead agency responsible for developing the Five-Year Consolidated Plan and Annual Action Plans that outline the proposed activities and expenditures under these programs.

The County of Riverside sought and encouraged community-wide participation in the development of the 2024-2025 OYAP and the 2024-2029 Five-Year ConPlan through a community and resident outreach and participation process. To foster consultation and community outreach, the County of Riverside utilized its Citizen Participation Plan, which establishes policies and protocols for comprehensive community outreach and citizen involvement for the use of CPD funds. The CPP encourages and assists efforts to actively involve and include communities with a broad representation of LMI residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and projects to be undertaken in the 2024-2025 OYAP.

The efforts to obtain input from a wide range of agencies, groups, organizations, residents, and other interested persons in the process of developing the 2024-2025 OYAP of the Five-Year CP would include:

1. Citizen participation meetings (Online and in-person), public notices, public hearings, consultation feedback/ memorandum of participation, written comments, County and department websites, online surveys, social media, and internet outreach
2. Comprehensive Community Needs Assessment Survey (Incorporated into the Consolidated Plan development process)
3. Urban County Participating Cities

*A Notification of Funding Availability* was published in August 2023 for the 2024-2025 CDBG and ESG. From August 2023 through December 2023, the County initiated its Citizen Participation (CP) process by notifying cooperating cities, community members, and public/private sector agencies of the 2024-2025 CPD Program Year.

The principal stakeholders in the Citizen Participation process were:

1. Residents;
2. Community Councils and Municipal Advisory Councils (act as the forum for communication between the County and the citizens);
3. The County Board of Supervisors (who must approve the Federal Grant application and all substantial reprogramming decisions);
4. Continuum of Care;
5. Housing Authority of the County of Riverside;
6. Non-Profits;
7. Service providers; and
8. County of Riverside staff.

During the 2024-2025 OYAP and the 2024-2029 ConPlan preparation, the County developed and distributed a Housing and Community Development Needs Assessment Survey to the stakeholders listed above to solicit community opinions and concerns. The survey was distributed to the public countywide and made available in English and Spanish. The county collaborated with other departments to distribute the survey. The survey was also available online and incorporated several general needs categories: Housing, Infrastructure Improvements, Public Facilities Needs, and Public Service Needs. Within each category, various subcategories were defined. Respondents were asked to rate each of the top 3 most in need of attention. The survey allowed residents to identify community needs that could be addressed through CPD programs, assign priority to these needs, and participate in the development of affordable housing and/or provision of services.

Based on citizen participation results, the prioritization and investment decisions in the Five-Year CP serve to identify immediate and long-range needs and objectives that are more specifically addressed in the current OYAP.

In developing the 2024-2025 OYAP, HWS staff participated in CP Meetings throughout the County's unincorporated area; however, in-person attendance was not required. Virtual meetings were acceptable for obtaining views on citizens' housing and non-housing community

development needs. Prior to the CP Meetings, county-wide notices in English and Spanish were published in newspapers of general circulation and made available on the Housing and Workforce Solutions Department's website, announcing the purpose, date, time, and location of the meetings. In addition, non-profit social service providers, special districts, and other County departments and agencies were contacted to publicize the community meetings. Citizens were invited to attend in-person and virtual meetings to discuss the anticipated CPD allocations, learn about the programs and services available to them, express their views on their community's housing and community development needs, prioritize community needs, and comment on prior program performance. These meetings are an essential part of the planning process for the use of CPD funds. The meetings held are summarized in Appendix D.

The communities selected were representative of the unincorporated communities in the County, which have concentrations of low/moderate-income households, minority households, excessive poverty rates, and other community development needs.

The County also sought assistance from the fifteen (15) cities participating in the Urban County Program as well as the City of Lake Elsinore and Murrieta – Joint Metro Cities. Each city was strongly encouraged to facilitate and support the participation of all residents in the assessment of community development needs by conducting public meetings and public hearings within their cities.

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 Citizen Participation process is necessary to ensure adequate citizen involvement in the determination of Riverside County's community needs and investment in housing, homelessness, community development, and economic development for the five-year Consolidated Plan period. The prioritization and investment decisions are a result of collective efforts and serve to identify immediate and long-range needs and objectives. The County has continued its commitment to meeting priority goals outlined in the 2024-2029 Five-Year CP and more currently in the 2024-2025 OYAP.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

On April 2, 2024, a Public Hearing was held before the County Board of Supervisors (BOS) to receive public comments regarding the community, social, and economic needs in the County's

Urban County area as well as the proposed uses of the 2024-2025 HUD-CPD funding. The purpose was to assist the Board of Supervisors in determining which of the proposed uses of the CPD funds would best address the identified community development needs in the 2024-2029 Five-Year CP. Representatives from twelve (12) organizations made in-person presentations seeking CDBG and/or ESG funds. Additionally, four (4) organizations submitted written project summaries, all of which were entered into the record. The 2024-2025 final draft One Year Action Plan is available for public review and comment beginning June 28, 2024. Interested persons are invited to submit written, oral, or electronically sent comments by 4:00 PM on July 29, 2024. The Board of Supervisors approved the County's 2024-2025 One Year Action Plan at the July 30, 2024, meeting.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Pursuant to 24 CFR Part 91.220 (b), the County's policy is to accept and record all public comments pertaining to the 2024-2025 OYAP that are received during the posted public comment period or submitted during the public hearings. As noted in the Summary of Public Comments above, all comments received for the OYAP April 2, 2024, Public Hearing and the July 30, 2024, Board OYAP approval are incorporated into the record during the public comment period. All comments are accepted. Interested persons are invited to submit written, oral, or electronically sent comments by 4:00 PM on July 29, 2024. All comments were accepted.

## **7. Summary**

The County is committed to the effective and equitable allocation of funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes below 50 percent of the area median income, especially those with extremely low incomes (below 30 percent of the median income), are high priorities. These priorities are addressed through a combination of 1) decent and affordable housing, 2) investment in community development activities in lower-income and deteriorating neighborhoods, 3) investment in programs and facilities that serve lower-income populations, and 4) supportive services to maintain independence.

By focusing on these overall priorities, the County seeks to address community needs and concerns such as:

- The need for additional decent, safe, and affordable housing and mitigate rent burdens, homelessness, and deteriorating housing stock;

- Programs that improve community facilities and services in low-income areas;
- A network of shelters, housing, and services that prevent homelessness, including rapid re-housing, homelessness prevention, and permanent housing, all which coordinate with the 10-Year Plan to end chronic homelessness;
- Programs that promote economic development create jobs, and increase the job skills level of potential employees; and
- Supportive services that increase the ability of seniors, persons with disabilities, and others with special needs to live independently.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	RIVERSIDE COUNTY	
CDBG Administrator	RIVERSIDE COUNTY	HWS
HOME Administrator	RIVERSIDE COUNTY	HWS
ESG Administrator	RIVERSIDE COUNTY	HWS

**Table 1 – Responsible Agencies**

#### Narrative

The lead unit responsible for the development of this Five-Year Consolidated Plan and OYAP is the County of Riverside's Department of Housing and Workforce Solutions (HWS) Community and Housing Development. Staff members from various agencies, such as Housing, the Office of Economic Development, Riverside University Health System-Behavioral Health, the Housing Authority of the County of Riverside, the Workforce Development Center, and the HWS Fiscal Department, participated in the research and development of the Plan. In addition, the County consults with the Riverside County Continuum of Care (CoC) on an ongoing basis. Most of the agencies represented in the Con Plan are responsible for administering HUD funds, operating HUD-funded programs, and/or overseeing a range of activities.

In developing the OYAP, the needs assessment, which was conducted for the 2024-2029 Five-Year CP, was used to identify relative levels of need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with local agencies, public outreach, community meetings, and housing market analysis.

## **Consolidated Plan Public Contact Information**

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The OYAP is a component of the County's application to HUD for entitlement funds under three entitlement programs and a housing and community development policy and planning document. The three HUD entitlement programs are Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG).

As part of the OYAP development process, the County consulted and coordinated with various departments, housing and community service providers, other jurisdictions, and various entities with a potential interest in, or knowledge of, the County's housing and non-housing community development needs. The following sections discuss the methods by which the County consulted and how the staff that developed and followed this citizen participation process emphasized the participation of persons of low- and moderate-income.

To foster consultation and community outreach, the county utilized the Citizen Participation Plan, which establishes policies and protocols for comprehensive community outreach and citizen involvement in the use of CPD funds. It was determined that the most appropriate and effective methods to obtain input from residents, service providers, and other interested persons concerning community development needs, issues, and opportunities are through:

1. Citizen Participation Meetings, including virtual and in-person participation at public hearings
2. Memorandum of Request for Participation (email)
3. Comprehensive Community Needs Assessment Survey (paper/online) Incorporated into the Consolidated Plan development process
4. Urban County Participating Cities

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(I))**

The County compiled an outreach list consisting of various public agencies/entities and service providers that the County consulted with, including the following:



- Nonprofit service providers that cater to the needs of low- and moderate-income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Homeless Service Providers;
- Other units of local government;
- Public agencies (such as school districts, health services, and public works); and
- Economic development and employment organizations and Community groups.

These groups and other specific agencies were invited to participate in the Urban County's consultation process. A paper copy and online Needs Assessment questionnaire were used to help confirm priorities set in the Five-Year 2024-2029 CP. In the development of the 2024-2025 OYAP, citizen participation included public hearings, a memorandum of request for participation, and public virtual and in-person meetings held throughout the County in diverse communities, where participants were asked to discuss and prioritize the needs in their neighborhoods.

The County continues to work in consultation and coordination with a wide range of public and private agencies, local jurisdictions, housing developers and providers, social service agencies, and community residents in the development and implementation of strategies identified in this Plan. In particular, staff regularly attends regional planning meetings and works on a continual basis with the Riverside University Health System Behavioral Health and Riverside County Continuum of Care, the Housing Authority of the County of Riverside, the Riverside Homeless Care Network, housing partners networks, and many others to coordinate joint efforts relating to homeless issues, affordable housing needs and conditions, special need populations, and community development activities.

**The Housing Authority and Homeless Services Division will do the following activities in FY 2024/2025:**

- Participate in the Riverside County Continuum of Care and its subcommittees and Riverside Homeless Plan subcommittees to identify solutions to ending homelessness in the County by improving and increasing availability of services for homeless individuals or individuals that are at-risk of becoming homeless.
- Continue to work with housing developers/sponsors to create affordable housing that meets the needs of the community.
- Continue to attend the Riverside County Housing and Homeless Coalition meetings to evaluate our community needs and set priorities for ending homelessness. Monitor

pending legislation at the federal and state levels and work with local housing service providers and developers to ensure Riverside County's needs are met.

- Continue leveraging local resources with state and federal resources to create affordable housing for specific sub-populations.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Riverside County's Action Plan to Address Homelessness in Riverside County and the County's One-Year Action Plan both recommend courses of action to end homelessness. Since 2023, Housing and Workforce Solutions department staff have collaborated closely with the County of Riverside Continuum of Care (CoC) to evaluate and measure the effectiveness of its homeless delivery system. In the last fiscal year, spanning from July 1, 2022, to June 30, 2023, the CoC aided 17,260 unduplicated individuals, which reflects a 26% increase in the number of people assisted compared to the previous fiscal year. Remarkably, a total of 5,186 individuals were linked to permanent housing, significantly exceeding the number of placements into housing from the previous year. In the current fiscal year from July 1, 2023, to June 30, 2024, the Homeless Management Information System (HMIS) records show that the CoC aided 17,959 unduplicated individuals with a total of 4,687 individuals linked to permanent housing as of June 7, 2024. A significant increase in service outcomes is expected.

Below are benchmarks from our Homeless Action Plan:

Goal 1	Number of people successfully existing to housing each month/year exceeds the people entering homelessness each year.	5,186 individuals placed into housing/4,226 individuals entered homelessness.
Goal 2	50% reduction in the length of stay for people experiencing homelessness.	3% reduction
Goal 3	75% reduction in the number of people experiencing unsheltered homelessness discharged from institutions or re-entering from the homeless response system.	42% reduction
Goal 4	25% increase in the number of crisis housing beds in the system, geographically distributed.	400 new shelter beds are in the pipeline. This will allow

		us to exceed our goal by 25%.
Goal 5	Increase the number of permanent housing units by 75% from baseline year.	27% increase
Goal 6	75% reduction in the number of people experiencing homelessness for the first time.	3% decrease

Although further investments are necessary to meet each benchmark and ultimately achieve our goal of reducing homelessness to a rare, brief, and non-reoccurring incidence, the current outcomes highlight significant progress and acknowledge the effectiveness of our well-functioning care system.

The County of Riverside Housing and Workforce Solutions Department serves as the Collaborative Applicant and grantee for the County's HUD CoC program. The County of Riverside CoC Program is implemented as a mandate of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 HEARTH, designed to promote community-wide planning & the strategic use of resources to address homelessness; improve coordination & integration with mainstream resources, and other programs targeted to people experiencing homelessness; improve data collection and performance measurement; and allow each community to design programs to the particular strengths and challenges within the community. Cross-program coordination is required to plan for and provide, as necessary, a system of strategies to address the various needs of persons experiencing or at-risk of homelessness. The objective of reducing homelessness is promoted throughout the County by encouraging support from a wide range of community stakeholders, including businesses, community service groups, individuals with lived experience of homelessness, local government, law enforcement, the education sector, neighborhood groups, non-profit organizations, and private foundations.

The Continuum of Care is made up of a Board of Governance, a CoC Membership Committee, a Homeless Management Information System Administrators Council, a Coordinated Entry System (CES) Oversight Committee, a Policy & Advocacy Committee, a Youth Advisory Committee, and a Youth Action Board that meet on a regular basis to share information, plan and make strategic decisions on important matters related to services among participating agencies and funding priorities and policies. The CoC, administered by the Housing and Workforce Solutions Department (HWS), provides homeless assistance by leveraging funding needed through the HUD Consolidated Application. This provides collaboration between providers of housing and homeless assistance programs and other federal programs. The CoC is a network of private and public sector homeless service providers designed to promote community-wide planning and the

strategic use of resources addressing homelessness. The CoC seeks to improve coordination and integration with mainstream resources and other community programs for people who are experiencing or are at risk of becoming homeless. The CoC seeks to improve and expand the collection of data countywide, develop performance measurements, and allow for each community to tailor its program to the particular strengths and challenges within that community. The goal is to assist people to achieve stability through self-sufficiency. The countywide CES established by the CoC provides an effective entry process that standardizes the way individuals and families experiencing homelessness access services needed for housing stability. The goal of the CES is to coordinate program participant intake, assessment, and provision of housing referrals to ensure that individuals and families with the longest lengths of homelessness and most severe service needs are prioritized for housing and homeless assistance that includes individuals and families who are chronically homeless, families with children, veterans and unaccompanied youth experiencing homelessness.

Through the annual CoC project ranking and review process for the HUD CoC Program Consolidated Application, projects were reallocated to better serve the overall need for additional housing in Riverside County by increasing the number of permanent housing beds. As per the 2024 Riverside County CoC Point-In-Time (PIT) Housing Inventory Count (HIC), Permanent Supportive Housing beds in the CoC increased by 20% from 1,719 in 2023 to 2,063 in 2024, and Rapid Re-Housing capacity saw a notable 17% increase in successful housing placements on a given night from 710 in 2023 to 830 in 2024. The CoC will continue to monitor the action steps noted above throughout the annual CoC ranking and review process where project performance measures outcomes will be evaluated. The County of Riverside HWS Department can effectively leverage additional federal and state funds and in-kind support, including mainstream public assistance programs. These resources are also leveraged through the projects under the HUD CoC Program. Riverside County Continuum of Care was awarded a total amount of \$15,778,955 in the 2023 HUD CoC Competition to fund twenty (20) projects. The 2024 HUD CoC Competition Notification of Funding Opportunity (NOFO) is anticipated to be released by HUD around June or July 2024. The resources leveraged are committed through the CoC sub-recipient collaborations and partnerships and include mainstream resources that clients experiencing homelessness are linked to, such as supportive services, case management, employment, life skills training, education, etc. These partnerships have been established through the annual HUD CoC Program Consolidated Application and CoC network program activities.

## **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The ESG program requires coordination among participating agencies and the CoC. All ESG-funded subrecipients of the County are experienced homeless providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to the homeless. ESG-funded agencies must participate in the CoC. The CoC has over 100 members, including homelessness assistance providers, veteran service representatives, victim service providers, Public Housing Agency, Mental Health Agency, formerly homeless individuals, and government organizations. The CoC meets on a regular basis, sharing information about services among participating agencies and setting funding priorities and policies for the homeless. Riverside County, the ESG recipient, consulted with the CoC to discuss the allocation of ESG funds in ways that:

- Coordinate across regional entitlement jurisdictions by developing and utilizing standardized eligibility and assessment tools, including Coordinated Entry System and HMIS;
- Support federal and local goals for priority populations;
- Allow for variations in the program design that respond to the needs and resources of the jurisdiction and
- Comply with eligibility and verification requirements (HMIS, housing status, homeless definitions, etc.)

Written standards were developed in conjunction with ESG grantees (Riverside County), the City of Riverside, the City of Moreno Valley, and service providers to allow for input on the standards and the process of full implementation. These written standards are regularly updated to reflect additional required guidelines. The county continues to participate as an active member of the CoC Policy and Advocacy Committee in order to stay current with the ongoing efforts to update the ESG guidelines and standards for the program. Policies and procedures for the administration of HMIS are as follows:

- The HEARTH Act makes HMIS participation a statutory requirement for ESG grantees and sub-recipients. Riverside County and its sub-recipients work with the CoC to ensure the screening, assessment, and referral of Program participants are consistent with the written standards.

- Designate one or more representatives to serve on the HMIS Administrators Council, the Council is responsible for overseeing the coordinated implementation of HMIS in Riverside County. The Council meets to evaluate the progress of implementation, identify and resolve problems, update policies and procedures, and to review HMIS data quality and compliance with HUD reporting requirements.
- Ensure participating agencies and users receive collaboratively approved training and maintain a process for gathering and addressing user issues.
- Verify that accurate data on all persons served and all activities assisted under ESG are entered into the community-wide HMIS in the area in which persons and activities are located.
- Establish a process to review, analyze, and report key performance outcome measures on a regular basis.
- Access HUD required reports directly from HMIS.
- Compare HMIS reports to provider data and confirm all providers have corrected inaccurate data before the reporting deadline.

Using HMIS data, review preventing, and ending homelessness results to evaluate the performance toward achieving outcomes in the plan.

## **2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	RIVERSIDE COUNTY Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-homeless Lead Agency-Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Through the outreach process, the County has identified homelessness, rapid re-housing, and homelessness prevention services as a priority. These services will help strengthen the Continuum of Care strategy. The department was consulted on the development of the Plan and input related to their programs and services has been included in the document. Together, the goal is to assist homeless persons and those at risk by providing greater coordination in responding to their needs.
2	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF COUNTY OF RIVERSIDE
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing Services-homeless Other government-County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority of the County of Riverside (HACR) is a public agency chartered by the State of California to administer the Section 8 Housing Choice Voucher program, development, rehabilitation, or financing of affordable housing programs and was consulted for information on public housing matters and housing development initiatives. The department was consulted on the development of the Plan and the prospective undertaking of Envision Centers in the County; input related to their services has been taken into consideration in the document.
3	<b>Agency/Group/Organization</b>	WORKFORCE DEVELOPMENT CENTER
	<b>Agency/Group/Organization Type</b>	Services-Employment Other government-County
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Employment, Career Counseling, Training Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The department was consulted on the development of the Plan, and input related to their Employment, Career Counseling, and Career Training Services has been taken into consideration in the document.
4	<b>Agency/Group/Organization</b>	Fair Housing Council of Riverside County, Inc.,
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The vital range of "no-cost" fair housing services provided to eligible clientele throughout the County's Urban County program areas that are victimized and affected by illegal housing practices were evaluated and have been taken into consideration in the document.



5	<b>Agency/Group/Organization</b>	CITY OF BEAUMONT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.
6	<b>Agency/Group/Organization</b>	CITY OF BLYTHE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP, and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.
7	<b>Agency/Group/Organization</b>	City of Canyon Lake
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP, and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.
8	<b>Agency/Group/Organization</b>	City of Eastvale
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP, and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.
9	<b>Agency/Group/Organization</b>	City of Rancho Mirage
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP, and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.
10	<b>Agency/Group/Organization</b>	CITY OF LA QUINTA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.
11	<b>Agency/Group/Organization</b>	CITY OF LAKE ELSINORE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.
12	<b>Agency/Group/Organization</b>	CITY OF MURRIETA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.
13	<b>Agency/Group/Organization</b>	City of Norco
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.
14	<b>Agency/Group/Organization</b>	CITY OF SAN JACINTO
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP, and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.
15	<b>Agency/Group/Organization</b>	City of Wildomar
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP, and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.
16	<b>Agency/Group/Organization</b>	PATH OF LIFE MINISTRIES
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the homeless programs and services they provide. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting these most vulnerable groups within the County.
17	<b>Agency/Group/Organization</b>	Coachella Valley Housing Coalition (CVHC)
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Program services consultation-Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the housing programs and services they provide. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting these most vulnerable groups within the County.

18	<b>Agency/Group/Organization</b>	Desert AIDS Project, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Program services consultation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the support programs and services they provide including housing, case management, and counseling. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting these most vulnerable groups within the County.
19	<b>Agency/Group/Organization</b>	Family Services of the Desert
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Emergency Food Distribution
	<b>What section of the Plan was addressed by Consultation?</b>	Program service consultation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the counseling and family support services and food programs they provide. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting these most vulnerable groups within the County.
20	<b>Agency/Group/Organization</b>	Foothill AIDS Project
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Program services consultation

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the support services they provide including housing, case management, transportation, and counseling for individuals with HIV/AIDS. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting these most vulnerable groups within the County.
21	<b>Agency/Group/Organization</b>	Martha's Village and Kitchen
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Program services consultation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the emergency shelter housing, medical care, food program, counseling, and career development services they provide to homeless families and individuals. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting these most vulnerable groups within the County.
22	<b>Agency/Group/Organization</b>	Habitat for Humanity Inland Valley
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Home Repair for Suitable Living Environment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the housing programs and services they provide. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting these most vulnerable groups within the County.



23	<b>Agency/Group/Organization</b>	SAFE Family Justice Centers
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence Shelter
	<b>What section of the Plan was addressed by Consultation?</b>	Program services consultation-Victims of Domestic Violence
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the safety, education, and crisis intervention services they provide. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts that address the needs and challenges impacting those that have experienced or are at-risk of abuse and violence within the County.
24	<b>Agency/Group/Organization</b>	Valley-Wide Recreation and Park District
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Program services availability to children/youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the recreation services and programs they provide. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable groups within the County.
25	<b>Agency/Group/Organization</b>	Western Riverside Council of Governments
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Program services consultation

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Department via email seeking input regarding their varied program topics including transportation, environment, energy, economy, and health. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable groups within the County.
26	<b>Agency/Group/Organization</b>	CITY OF BANNING
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP, and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.
27	<b>Agency/Group/Organization</b>	CITY OF DESERT HOT SPRINGS
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Citizen Participation Process
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the City via email seeking input on the development of the CP and OYAP, and input related to projects the City intends to fund in FY 2024-25. Each cooperating city is responsible for carrying out its own CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable population groups within the City and County.

28	<b>Agency/Group/Organization</b>	Riverside University Health System
	<b>Agency/Group/Organization Type</b>	Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Program services consultation-Suitable/Healthy Living Environment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Riverside University Health System Behavioral Health (RUHS-BH) via email seeking input regarding services and programs they provide through their three major programs: Behavioral Health Services, Substance Use Services, and the Public Guardians Office, and mental health. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting these most vulnerable groups within the County.
29	<b>Agency/Group/Organization</b>	COACHELLA VALLEY WOMEN'S BUSINESS CENTER
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Program services consultation - Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the services and programs they provide to entrepreneurs and innovators related to economic development. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable groups within the County.
30	<b>Agency/Group/Organization</b>	COACHELLA VALLEY ECONOMIC PARTNERSHIP
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Program services consultation

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the services and programs they provide to entrepreneurs and innovators related to economic development. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable groups within the County.
31	<b>Agency/Group/Organization</b>	GREATER RIVERSIDE HISPANIC CHAMBER OF COMMERCE
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional Organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Program services consultation Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding their small business and economic development services and programs they provide. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable groups within the County.
32	<b>Agency/Group/Organization</b>	BOYS & GIRLS CLUB SAN GORGONIO PASS
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Program services - Children/Youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the youth/children services and programs they provide. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable groups within the County.

33	<b>Agency/Group/Organization</b>	Riverside County Veterans Services
	<b>Agency/Group/Organization Type</b>	Other government - County Veteran Services
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans Program services – Veterans Disabled Services- Veterans Paralyzed-Services - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Department via email seeking input regarding the veteran services they provide. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting these most vulnerable groups within the County.
34	<b>Agency/Group/Organization</b>	COLLEGE OF THE DESERT
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Program services consultation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the College of the Desert via email seeking input regarding the educational and support services they provide. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting the most vulnerable groups within the County.
35	<b>Agency/Group/Organization</b>	Voices For Children
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Program services delivery

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to Voices For Children (VFC) via email seeking input regarding the Court Appointed Special Advocate (CASA) services they provide in Riverside County. VFC recruits, trains, and supervises CASAs to advocate on behalf of Riverside County foster children in Court and in the community. The expected outcome is to identify and evaluate resources, opportunities, and other efforts that align with the County goals and objectives of helping to transform the lives of abused or abandoned children by providing crucial support through programs and services.
36	<b>Agency/Group/Organization</b>	Riverside County Office on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Employment Other government - County Outreach and support Services
	<b>What section of the Plan was addressed by Consultation?</b>	Program service delivery
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the senior services and programs they provide. Issues they address are related to older Californians, to develop community-based systems of care that provide services which support independence within California's interdependent society, and which protect the quality of life of older persons and persons with functional impairments, and to promote citizen involvement in the planning and delivery of services. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges impacting these most vulnerable groups within the County.
37	<b>Agency/Group/Organization</b>	COUNTY OF RIVERSIDE
	<b>Agency/Group/Organization Type</b>	Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Market Analysis Availability of Broadband Access/Hazard Risks
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Review of the County of Riverside Department websites and review of the County's planning documents Broadband landscape for internet service in the County. <a href="https://rivco.org/sites/g/files/alnop116/files/2023-08/FundingReportDigital1pg.pdf">https://rivco.org/sites/g/files/alnop116/files/2023-08/FundingReportDigital1pg.pdf</a>
38	<b>Agency/Group/Organization</b>	State of California
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Market Analysis Availability of Broadband Access
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<a href="http://www.broadbandmap.ca.gov">www.broadbandmap.ca.gov</a> and <a href="http://www.cpuc.ca.gov/Broadband_Availability/">http://www.cpuc.ca.gov/Broadband_Availability/</a> The California Interactive Broadband Map is a tool for California citizens to find and investigate broadband services in their area. The map displays all of the broadband providers offering service within the area around a particular address. The data currently displayed represents the situation as of April 18, 2024. The map is updated every year. This map was created by the team efforts of the California Public Utilities Commission (CPUC) Video Franchise / Broadband Deployment Group and the California State University Chico Research Foundation based on data supplied by internet service providers
39	<b>Agency/Group/Organization</b>	Federal Communication Commission
	<b>Agency/Group/Organization Type</b>	Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Marketing Analysis-Availability of Broadband Access

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Review of the organization's website and planning documents. The National Broadband Plan, released by the FCC on December 2019, sets out a roadmap for initiatives to stimulate economic growth, spur job creation and boost America's capabilities in education, health care, homeland security and more. Sources: <a href="https://www.fcc.gov/reports-research/maps/tract-level-residential-fixed-connections-dec-2019/">https://www.fcc.gov/reports-research/maps/tract-level-residential-fixed-connections-dec-2019/</a> ; <a href="https://www.fcc.gov/general/national-broadband-plan">https://www.fcc.gov/general/national-broadband-plan</a> <a href="https://broadbandmap.fcc.gov/#/">https://broadbandmap.fcc.gov/#/</a> <a href="https://www.fcc.gov/search/#q=Types%20of%20Broadband%20Connections">https://www.fcc.gov/search/#q=Types%20of%20Broadband%20Connections</a> ; and <a href="https://broadbandmap.fcc.gov/home">https://broadbandmap.fcc.gov/home</a>
40	<b>Agency/Group/Organization</b>	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT (TLMA)
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Vulnerability of occupants residing in Low/Mod Housing to natural risks
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Review of the organization's website and planning documents(General Plan Safety Element). <a href="https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-2021-elements-Ch06-Safety-092821.pdf">https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-2021-elements-Ch06-Safety-092821.pdf</a>
41	<b>Agency/Group/Organization</b>	AMERICAN RED CROSS RIVERSIDE COUNTY CHAPTER
	<b>Agency/Group/Organization Type</b>	Nationwide nonprofit organization
	<b>What section of the Plan was addressed by Consultation?</b>	Vulnerability of occupants residing in Low/Mod Housing to natural hazard risks



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Review of the organization's website and planning documents(Disaster Relief and Community Preparedness). <a href="https://www.redcross.org/local/california/southern-california/about-us/our-work/disaster-relief.html">https://www.redcross.org/local/california/southern-california/about-us/our-work/disaster-relief.html</a>  <a href="https://www.redcross.org/local/california/southern-california/about-us/our-work/community-preparedness.html">https://www.redcross.org/local/california/southern-california/about-us/our-work/community-preparedness.html</a>
42	<b>Agency/Group/Organization</b>	Federal Emergency Management Agency
	<b>Agency/Group/Organization Type</b>	Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Vulnerability of occupants residing in Low/Mod Housing to natural hazard risks
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Review of the organization's website and planning documents(FEMA 2022-2026 Strategic Plan). <a href="https://www.fema.gov/about/strategic-plan">https://www.fema.gov/about/strategic-plan</a>
43	<b>Agency/Group/Organization</b>	California
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Vulnerability of occupants residing in Low/Mod Housing to natural hazard risks
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Review of the organization's website, hazards mapping search system, and planning documents, including the Catastrophic Base Plan. <a href="https://www.caloes.ca.gov/wp-content/uploads/Preparedness/Documents/CA-Catastrophic-Incident-Base-Plan-Conops.pdf">https://www.caloes.ca.gov/wp-content/uploads/Preparedness/Documents/CA-Catastrophic-Incident-Base-Plan-Conops.pdf</a> <a href="https://myhazards.caloes.ca.gov/">https://myhazards.caloes.ca.gov/</a>
44	<b>Agency/Group/Organization</b>	U.S. Department of Commerce
	<b>Agency/Group/Organization Type</b>	Other government - Federal

	<b>What section of the Plan was addressed by Consultation?</b>	Community Resilience
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Please review the organization's National Institute Standards and Technology (NIST) website and its 2022-2026 Strategic Plan at <a href="https://www.commerce.gov/about/strategic-plan">https://www.commerce.gov/about/strategic-plan</a></p> <p><a href="https://www.commerce.gov/sites/default/files/2022-03/DOC-Strategic-Plan-2022%E2%80%932026.pdf">https://www.commerce.gov/sites/default/files/2022-03/DOC-Strategic-Plan-2022%E2%80%932026.pdf</a></p> <p>NIST's resilience research focuses on the impact of multiple hazards on buildings and communities and on post-disaster studies that can provide the technical basis for improved standards, codes, and practices used in the design, construction, operation, and maintenance of buildings and infrastructure systems.</p>
45	<b>Agency/Group/Organization</b>	California Public Utilities Commission
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband Opportunities to low-income populations
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Review of the organization's National Telecommunications and Information Administration (NTIA) website and State of California Five-Year Action Plan Broadband Equity, Access, and Deployment (BEAD) Program (August 28, 2023. <a href="https://www.cpuc.ca.gov/-/media/cpuc-website/divisions/communications-division/documents/broadband-implementation-for-california/bead/california-bead-five-year-action-plan---final-draft---20230828.pdf">https://www.cpuc.ca.gov/-/media/cpuc-website/divisions/communications-division/documents/broadband-implementation-for-california/bead/california-bead-five-year-action-plan---final-draft---20230828.pdf</a></p> <p>NTIA programs and policymaking focus largely on expanding broadband Internet access and adoption in America, expanding the use of spectrum by all users, and ensuring that the Internet remains an engine for continued innovation and economic growth.</p>

**Identify any Agency Types not consulted and provide rationale for not consulting**

The County made extensive efforts to invite and consult with a wide range of agencies involved in housing, homelessness, community development, and economic development activities. There was no intention to exclude any specific group. Unfortunately, many organizations did not respond to the invitation to participate.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Riverside Continuum of Care	The goal of these standards is to synthesize key elements of the HUD regulations with the processes and priorities of the Riverside County CoC to ensure that the CoC programs are administered fairly and methodically. The County of Riverside CoC (Coordinated Community) works to improve coordination and integration with other community programs and mainstream resources for people who are at risk of becoming homeless or experiencing homelessness. The CoC's goals include improving and expanding the collection of data countywide, developing performance measurements, allowing each community to tailor its program to the particular strengths and challenges within that community, and assisting people to achieve stability through self-sufficiency. These written standards have been developed in conjunction with ESG recipients, Riverside the Department of Housing and Workforce Solutions (HWS), the CoC Collaborative Applicant, and with service providers to allow for input on standards, performance measures, and the process for full implementation of the standards throughout the CoC from the perspective of those organization that are directly providing homeless and housing services.
Riverside County General Plan - Housing Element 2021-2029	County of Riverside Planning Department	State law requires that the Housing Element consist of an identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing. Policies established in this plan help guide decision-making and set forth an action program to implement housing goals in the OYAP for the purpose of creating decent housing and a suitable living environment.  <a href="https://planning.rctlma.org/6th-cycle-housing-element-update">https://planning.rctlma.org/6th-cycle-housing-element-update</a>

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Child Care Needs Assessment and Strategic Plan Jul	Riverside County Child Care Consortium	<p>The Plan was useful in the development of the Five-Year ConPlan and 2024-2025 OYAP as it assists in the alignment of the Riverside County Child Care Consortium's quantifiable goals and objectives to provide advocacy and resources in the establishment and support of quality, affordable, and accessible child care services for children and families in Riverside County through community partnerships, such as the County.</p> <p><a href="https://rccfc.org/sites/g/files/aldnop231/files/2023-03/First5_StrategicPlan%202023-2026%20online.pdf">https://rccfc.org/sites/g/files/aldnop231/files/2023-03/First5_StrategicPlan%202023-2026%20online.pdf</a></p> <p><a href="https://consortiumels.org/en/">https://consortiumels.org/en/</a></p>
Regional & Local Workforce Development Plans 2017-	Riverside County Workforce Development Board (WDB)	<p>The Workforce Development Division, in partnership with the WDB, plans are designed to engage businesses and industry in identifying high-quality jobs and designing training programs to prepare a competitive workforce by providing direction for prioritizing future initiatives, allocating limited resources, and focusing efforts on services that are relevant to business and industry, to individuals, and to the community. The goals related to improving educational and job readiness and increasing the number of residents with living wage jobs overlap with the CP and 2024-2025 OYAP.</p> <p><a href="https://rivcoworkforce.org/sites/g/files/aldnop141/files/2022-11/2021-2024_WDB_Local_Plan.pdf">https://rivcoworkforce.org/sites/g/files/aldnop141/files/2022-11/2021-2024_WDB_Local_Plan.pdf</a></p> <p><a href="https://rivcoworkforce.org/sites/g/files/aldnop141/files/2022-11/2021-2024_WDB_Regional_Plan.pdf">https://rivcoworkforce.org/sites/g/files/aldnop141/files/2022-11/2021-2024_WDB_Regional_Plan.pdf</a></p>
2024 - 2025 Community Action Plan	Community Action Partnership of Riverside County (CAP)	<p>CAP identifies and addresses poverty related needs and resources in the community and establishes a detailed plan, goals, and priorities for delivering services to individuals and families most affected by poverty. The CAP Strategic Plan, similar to the County plan, supports activities that assist LMI families and individuals, homeless families and individuals, migrant or seasonal farm workers and elderly low-income individuals and families by helping to remove obstacles and solve problems that can block the achievement of self-sufficiency. <a href="https://capriverside.org/sites/g/files/aldnop136/files/2023-07/2024-2025%20CNA%20and%20CAP_v2.pdf">https://capriverside.org/sites/g/files/aldnop136/files/2023-07/2024-2025%20CNA%20and%20CAP_v2.pdf</a></p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
MHSA 3-Yr Program & Expenditure Plan FY23/24, 25/26	Riverside University Health System - Behavioral Health	<p>The Mental Health Services Act (MHSA) Program and Expenditure Plan was useful in the development of the CP and 2024-2025 OYAP as it expresses the type of programs designed that include treatment, case management, transportation, housing, crisis intervention, education/training, vocational and employment services as well as socialization and recreational activities focusing on community collaboration, cultural competence, client and family-driven services and systems, wellness focus, integrated service experiences for clients and families, as well as serving the unserved and underserved. Housing is also a large aspect of the Community services and support component. The leveraging of resources and collaboration efforts, as well as with other community partners, works to achieve mutual goals and outcomes.</p> <p><a href="https://www.rcdmh.org/Portals/0/PDF/MHSA%20Plan%20Updates/2024/MHSA3Year23_26PlanFinalCopy.pdf?ver=2024-02-07-142025-450">https://www.rcdmh.org/Portals/0/PDF/MHSA%20Plan%20Updates/2024/MHSA3Year23_26PlanFinalCopy.pdf?ver=2024-02-07-142025-450</a></p>
County of Riverside 2024 Affirmatively Furthering Fair Housing (AFFH) Report	Micheal Baker International	<p>Micheal Baker International has been contracted by the County to prepare the Affirmatively Furthering Fair Housing (AFFH) Report. The AFFH is a requirement pursuant to HUD regulations. The value of the study is that it identifies and analyzes the most significant barriers affecting fair housing choices and outlines specific steps to address and overcome the effects of any impediments. Recommended strategies in the One Year Action Plan (OYAP) will be implemented by the County and results will be reported in the year-end Consolidated Annual Performance and Evaluation Report (CAPER).</p>
2024-2028 Area Plan on Aging- Draft	Riverside County Office on Aging	<p>The Riverside County Office on Aging engages in outreach, education, and advocacy activities and develops comprehensive strategic plans (including the Area Plan) to assist adults as they age. This Area Plan illustrates how the Office on Aging is preparing to adapt to impending changes through the development of specific goals and objectives that focus on providing older adults with access to the services they need as they age, helping them to live strong and healthy lives, to provide them with options for choices about how, when and where they receive services.</p> <p><a href="https://rcaging.org/sites/g/files/aldnop336/files/users/user76/FY%202024%20-%202028_Area%20Plan%20on%20Aging_DRAFT_2.pdf">https://rcaging.org/sites/g/files/aldnop336/files/users/user76/FY%202024%20-%202028_Area%20Plan%20on%20Aging_DRAFT_2.pdf</a></p>

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
2023-2026 Strategic Plan (Revised )	First 5 Riverside	<p>The 2023–2026 First 5 Riverside Strategic Plan funding priorities that support the California Children and Families Acts intent for the creation and implementation of an integrated, comprehensive, and collaborative system of information and services to enhance optimal early childhood development and to ensure children are ready to enter school. The plan focuses on maximizing specific strategic priorities in early learning, child health, family strengthening, and systems and networks for the benefit of Riverside County.</p> <p><a href="https://rccfc.org/sites/g/files/aldnop231/files/2023-03/First5_StrategicPlan%202023-2026%20online.pdf">https://rccfc.org/sites/g/files/aldnop231/files/2023-03/First5_StrategicPlan%202023-2026%20online.pdf</a></p>
COC Homeless Action Plan	County of Riverside Continuum of Care	<p>The Homeless Action Plan developed by the CoC, a network of private and public sector homeless service providers, and the County's OYAP both recommend courses of action to end homelessness rather than merely manage or maintain it.</p> <p>Action Areas 1-5: 1 STRENGTHEN SYSTEM TO BETTER PREVENT AND END HOMELESSNESS; 2 EQUITABLY ADDRESS THE HEALTH, SAFETY, AND SERVICES NEEDS OF PEOPLE EXPERIENCING UNSHELTERED HOMELESSNESS; 3 EXPAND COMMUNITIES CAPACITY TO PROVIDE SAFE AND EFFECTIVE SHELTER AND INTERIM HOUSING; 4 EXPAND AND ENSURE EQUITABLE ACCESS TO PERMANENT HOUSING IN OUR COMMUNITIES; and 5 PREVENT PEOPLE FROM EXPERIENCING THE CRISIS OF HOMELESSNESS</p> <p><a href="https://rivcohhpws.org/sites/g/files/aldnop131/files/2022-10/County%20of%20Riverside%20Homeless%20Action%20Plan.pdf">https://rivcohhpws.org/sites/g/files/aldnop131/files/2022-10/County%20of%20Riverside%20Homeless%20Action%20Plan.pdf</a></p>
Ending Homelessness in Riverside County	Riverside County Executive Oversight Committee on Homelessness (EOCH)	<p>The plan includes input from the Continuum of Care and strategies based on the HEARTH Act. The plan suggests designing a homelessness prevention system that identifies those most likely to find themselves on the street and connects them to programs to keep them in housing; crafting a strategy to find housing for people who are losing their homes; calling for new affordable housing projects to set aside 20 percent of units for chronically homeless individuals and families; and boosting outreach to homeless people and recruitment of community volunteers to help them find housing.</p> <p><a href="https://rivcohws.org/sites/g/files/aldnop131/files/cocdocumnets/hl-county-plan-v8-recommendations-011618.pdf">https://rivcohws.org/sites/g/files/aldnop131/files/cocdocumnets/hl-county-plan-v8-recommendations-011618.pdf</a></p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Annual Plan	Housing Authority of the County of Riverside	<p>The plan expresses the Public Housing Authority's quantifiable goals and objectives for a five-year period. The housing authority's primary mission is to provide affordable, decent, safe, and sanitary housing opportunities to LMI families, the elderly, and disabled persons while supporting programs to foster economic self-sufficiency that overlap with those proposed by the County.</p> <p><a href="http://www.harivco.org/Resources/ConsolidatedPlanforRiversideCounty/tabid/114/Default.aspx">http://www.harivco.org/Resources/ConsolidatedPlanforRiversideCounty/tabid/114/Default.aspx</a></p>
Child Care Needs Assessment and Strategic Plan	Riverside County Child Care Consortium	<p>The Plan was useful in the development of the Five-Year ConPlan and 2024-2025 OYAP as it assists in the alignment of the Riverside County Child Care Consortium's quantifiable goals and objectives to provide advocacy and resources in the establishment and support of quality, affordable, and accessible child care services for children and families in Riverside County through community partnerships, such as the <a href="#">Riverside</a> Council Local Child Care Needs Assessment and Strategic Plan 2021-2025,</p> <p><a href="https://consortiumels.org/en/lpc-reports/">https://consortiumels.org/en/lpc-reports/</a></p>
Regional & Local Workforce Development Plan	Riverside County Workforce Development Board	<p>The Workforce Development Division, in partnership with the WDB, plans are designed to engage business and industry in identifying high-quality jobs and designing training programs to prepare a competitive workforce by providing direction for prioritizing future initiatives, allocating limited resources, and focusing efforts on services that are relevant to business and industry, to individuals, and to the community. The goals related to improving educational and job readiness and increasing the number of residents with living wage jobs overlap with the CP and 2024-2025 OYAP.</p> <p><a href="https://rivcoworkforce.org/sites/g/files/aldnop141/files/2022-11/2021-2024_WDB_Local_Plan.pdf">https://rivcoworkforce.org/sites/g/files/aldnop141/files/2022-11/2021-2024_WDB_Local_Plan.pdf</a></p> <p><a href="https://rivcoworkforce.org/sites/g/files/aldnop141/files/2022-11/2021-2024_WDB_Regional_Plan.pdf">https://rivcoworkforce.org/sites/g/files/aldnop141/files/2022-11/2021-2024_WDB_Regional_Plan.pdf</a></p>
2024 Community Action Draft Plan	Community Action Partnership of Riverside County	<p>CAP identifies and addresses poverty-related needs and resources in the community and establishes a detailed plan, goals, and priorities for delivering services to individuals and families most affected by poverty. The CAP Strategic Plan, similar to the County plan, supports activities that assist LMI families and individuals, homeless families and individuals, migrant or seasonal farm workers, and elderly low-income individuals and families by helping to remove obstacles and solve problems that can block the achievement of self-sufficiency. <a href="https://capriverside.org/sites/g/files/aldnop136/files/2023-05/2024-2025%20CAP%20draft_0.pdf">https://capriverside.org/sites/g/files/aldnop136/files/2023-05/2024-2025%20CAP%20draft_0.pdf</a></p>

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
MHSA 3-Yr Program & Expenditure Plan FY 23-26	Riverside University Health System - Behavioral Health	<p>The Mental Health Services Act (MHSA) Program and Expenditure Plan was useful in the development of the CP and 2024-2025 OYAP as it expresses the type of programs designed that include treatment, case management, transportation, housing, crisis intervention, education/training, vocational and employment services as well as socialization and recreational activities focusing on community collaboration, cultural competence, client and family-driven services and systems, wellness focus, integrated service experiences for clients and families, as well as serving the unserved and underserved. Housing is also a large aspect of the Community services and supports component. The leveraging of resources and collaboration efforts, as well as with other community partners, works to achieve mutual goals and outcomes.</p> <p><a href="https://www.rcdmh.org/Portals/0/PDF/MHSA%20Plan%20Updates/2024/MHSA3Year23_26PlanFinalCopy.pdf?ver=2024-02-07-142025-450">https://www.rcdmh.org/Portals/0/PDF/MHSA%20Plan%20Updates/2024/MHSA3Year23_26PlanFinalCopy.pdf?ver=2024-02-07-142025-450</a></p>
Area Plan on Aging: The Changing Face of Aging 2020-2024	Riverside County Office on Aging	<p>The Riverside County Office on Aging engages in outreach, education, and advocacy activities and develops comprehensive strategic plans (including the Area Plan) to assist adults as they age. This Area Plan illustrates how the Office on Aging is preparing to adapt to impending changes through the development of specific goals and objectives that focus on providing older adults with access to the services they need as they age, helping them to live strong and healthy lives, to provide them with options for choices about how, when and where they receive services.</p> <p><a href="https://rcaging.org/sites/g/files/aln0p336/files/2023-10/PSA%2021%20APU%2023-24%20Approved.pdf">https://rcaging.org/sites/g/files/aln0p336/files/2023-10/PSA%2021%20APU%2023-24%20Approved.pdf</a></p>
Riverside County Broadband Master Plan	County of Riverside -RIVCO Connect	<p>The purpose of this Master Plan is to document how Riverside County intends to connect all of its 2.47 million residents to high-speed, reliable, and affordable broadband service. In doing so, the county aims to close its digital divide, a phenomenon that has resulted in widening gaps between those who have reliable access to the internet and those who do not.</p> <p><a href="https://rivcoconnect.org/sites/g/files/aln0p351/files/2023-08/Riverside%20County%20Broadband%20Master%20Plan_v7.pdf">https://rivcoconnect.org/sites/g/files/aln0p351/files/2023-08/Riverside%20County%20Broadband%20Master%20Plan_v7.pdf</a></p>



<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Broadband Action Plan 2020  California Interactive Broadband Map	State of California	<p>This Plan focuses on achieving three long-term goals: All Californians have high-performance broadband available at home, schools, libraries, and businesses; All Californians have access to affordable broadband and the devices necessary to access the internet; and All Californians can access training and support to enable digital inclusion. To achieve this goal, the California Broadband Council plans to leverage the state’s full range of tools, including policy, programs, funding, partnerships, and collaborations with federal, local, and tribal governments. The California Interactive Broadband Map is a tool for California citizens to find and investigate broadband services in their area. The map displays all of the broadband providers offering service within the area around a particular address. The data currently displayed represents the situation as of April 29, 2024. The map is updated every year. This map was created by the team efforts of the California Public Utilities Commission (CPUC) Video Franchise / Broadband Deployment Group and the California State University Chico Research Foundation based on data supplied by internet service providers. <a href="https://broadbandcouncil.ca.gov/wp-content/uploads/sites/68/2020/12/BB4All-Action-Plan-Final.pdf">https://broadbandcouncil.ca.gov/wp-content/uploads/sites/68/2020/12/BB4All-Action-Plan-Final.pdf</a></p> <p><a href="https://www.broadbandmap.ca.gov/">https://www.broadbandmap.ca.gov/</a></p>
The National Broadband Plan	Federal Communication Commission (FCC)	<p>The National Broadband Plan, released by the FCC on March 17, 2010, sets out a roadmap for initiatives to stimulate economic growth, spur job creation and boost America’s capabilities in education, health care, homeland security, and more.</p> <p><a href="https://transition.fcc.gov/national-broadband-plan/national-broadband-plan.pdf">https://transition.fcc.gov/national-broadband-plan/national-broadband-plan.pdf</a></p> <p><a href="https://www.fcc.gov/search/">https://www.fcc.gov/search/</a></p>

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Emergency Department Strategic Plan 2022-2025	County of Riverside- Emergency Management Department	<p>The County of Riverside Emergency Management Department (EMD) enhances the safety and security of the whole community by leading efforts to mitigate, prepare for, respond to, and recover from emergencies and disasters. Since the creation of EMD in May 2015, the department diligently works to implement a novel, all-hazards approach to emergency mgmt. with integrated programs for our Riverside County Operational Area stakeholders. EMD addresses the four phases of emergency management - mitigation, preparation, response and, recovery in a unified manner that creates recognized leadership in the fields of emergency management and emergency medical services. Partners: Sheriff, CAL OES, CHP, CALTRANS, FEMA, Homeland Security, CAL Fire, County Trans, CAL Dept. of Public Health, Riverside University Health.</p> <p><a href="https://rivcoready.org/sites/g/files/aldnop181/files/EMD%202022-2025%20Strategic%20Plan.pdf">https://rivcoready.org/sites/g/files/aldnop181/files/EMD%202022-2025%20Strategic%20Plan.pdf</a></p>

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan (MJLHMP)	County of Riverside TLMA	<p>The purpose of the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan is to identify the County hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards. The plan was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 to achieve eligibility and potentially secure mitigation funding through Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance, Pre-Disaster Mitigation, and Hazard Mitigation Grant Programs. Riverside County's continual efforts to maintain a disaster-mitigation strategy are ongoing. Our goal is to develop and maintain an all-inclusive plan that includes all jurisdictions, special districts, businesses, and community organizations and promotes consistency, continuity, and unification. The County's planning process followed a methodology presented by FEMA and CalOES, which included conducting meetings with the Operational Area Planning Committee (OAPC) coordinated by Riverside County Emergency Management Department comprised of participating Federal, State, and local jurisdictions agencies, special districts, school districts, non-profit communities, universities, businesses, Tribal Leaders, Healthcare Facilities and the general public. The plan identifies vulnerabilities, provides recommendations for prioritized mitigation actions, evaluates resources, identifies mitigation shortcomings, and provides future mitigation planning and maintenance of existing plans. The plan will be implemented upon FEMA approval.</p> <p><a href="https://cdnverify.bof.fire.ca.gov/media/xf5hdb0i/rpc-2-b-v-riverside-county-multi-jurisdictional-hazard-mitigation-plan-supplemental.pdf">https://cdnverify.bof.fire.ca.gov/media/xf5hdb0i/rpc-2-b-v-riverside-county-multi-jurisdictional-hazard-mitigation-plan-supplemental.pdf</a></p>

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
General Plan - Safety Element	County of Riverside TLMA	<p>General Plan Safety Element: The Riverside County Emergency Services establishes the responsibilities of the various Riverside County agencies in times of disaster. Disaster preparedness and response planning include identifying short-term actions to reduce the scope of an emergency and managing necessary resources in the event of a disaster. After any disaster, particularly an earthquake, short-term disaster recovery requires many operations that are less urgent than fire suppression or medical attention but are equally important. The intent of these policies is to build Riverside County into a sustainable, disaster-resistant community by accommodating natural hazards through planning, zoning, and mitigation while preparing to respond to disasters until this goal is achieved.</p> <p><a href="https://planning.rctlma.org/general-plan-and-zoning">https://planning.rctlma.org/general-plan-and-zoning</a></p>
Disaster Relief and Community Preparedness	American Red Cross	<p>Disaster Relief and Community Preparedness: The American Red Cross Desert to the Sea Region serves Orange, Riverside, and San Bernardino Counties. As one of Southern California's leading non-profit agencies, the Desert to the Sea Region serves a total of 128 cities and unincorporated areas and over 7,900,000 people. The American Red Cross exists to provide compassionate care to those in need. Our generous donors, volunteers, and employees are part of a nationwide network committed to preventing and relieving suffering here at home, across the country, and around the world. The Red Cross empowers ordinary people to perform extraordinary acts in emergency situations. They train, mobilize, and connect donors and volunteers to those in urgent need.</p> <p><a href="https://www.redcross.org/local/california/desert-to-the-sea/about-us.html">https://www.redcross.org/local/california/desert-to-the-sea/about-us.html</a><a href="https://www.redcross.org/get-help/how-to-prepare-for-emergencies/make-a-plan.html">https://www.redcross.org/get-help/how-to-prepare-for-emergencies/make-a-plan.html</a></p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
FEMA 2022-2026 Strategic Plan	Federal Emergency Management Agency	<p>The FEMA 2022-2026 Strategic Plan provides a framework for supporting the United States before, during, and after disasters and improving the Agency's execution of its fundamental mission of helping people. From 2022 to 2026, FEMA will focus on three main Strategic Goals and invite the whole community to adopt these shared priorities as well. FEMA will drive progress through 12 supporting Strategic Objectives. These Strategic Objectives highlight meaningful ways the Agency can focus on its workforce, simplify processes and procedures across FEMA, provide enhanced stewardship of funds, and better engage and support survivors. FEMA will develop individual strategies to help guide and shape each Strategic Objective and direct resources and funding to support these important areas.</p> <p><a href="https://www.fema.gov/sites/default/files/documents/fema_2022-2026-strategic-plan.pdf">https://www.fema.gov/sites/default/files/documents/fema_2022-2026-strategic-plan.pdf</a></p>
State of California Emergency Plan 2024	CAL OES- Governor's Office of Emergency Services	<p>The California State Emergency Plan (SEP) plays a key role in guiding state agencies, local jurisdictions, and the public on emergency management. It describes the methods for conducting emergency operations, rendering mutual aid, emergency response capabilities of state agencies, resource mobilization, public information, and continuity of government during an emergency or disaster.</p> <p>The SEP describes how response to natural or human-caused emergencies occurs in California. The plan is a California Emergency Services Act (ESA) requirement. It describes Methods for conducting emergency operations, The process for rendering mutual aid, Emergency services of government agencies, How resources are mobilized, How the public is informed, How continuity of government is maintained during an emergency, Hazard Mitigation (actions to reduce risk); and Preparedness and Recovery from disaster. The California State Emergency Plan (SEP) plays a key role in guiding state agencies, local jurisdictions, and the public on emergency management. It describes the methods for conducting emergency operations, rendering mutual aid, emergency response capabilities of state agencies, resource mobilization, public information, and continuity of government during an emergency or disaster. <a href="https://www.caloes.ca.gov/office-of-the-director/operations/planning-preparedness-prevention/planning-preparedness/2024-state-emergency-plan/">https://www.caloes.ca.gov/office-of-the-director/operations/planning-preparedness-prevention/planning-preparedness/2024-state-emergency-plan/</a></p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Resilience Planning Guide	National Institute of Standards and Technology	<p>NIST's resilience research focuses on the impact of multiple hazards on buildings and communities and on post-disaster studies, which can provide the technical basis for improved standards, codes, and practices in designing, constructing, operating, and maintaining buildings and infrastructure systems.</p> <p>Natural, technological, and human-caused hazards take a high toll on communities, but the costs in lives, livelihoods, and quality of life can be reduced by better-managing disaster risks. Planning and implementing prioritized measures can strengthen resilience and improve a community's ability to continue or restore vital services more timely and to rebuild better after damaging events. That makes them better prepared for future events and more attractive to businesses and residents alike.</p> <p><a href="https://www.nist.gov/community-resilience/planning-guide">https://www.nist.gov/community-resilience/planning-guide</a></p>
Broadband Availability in Urban vs. Rural Areas	National Telecommunications and Information Administration	<p>NTIAs Broadband USA promotes innovation and economic growth by supporting efforts to expand broadband connectivity and digital inclusion across America. Across the country, broadband availability at higher speed levels has increased significantly since 2010, with the greatest gains in urban areas. Our data show that 88 percent of urban areas and 41 percent of rural areas now have access to broadband speeds of 25 Mbps.</p> <p><a href="https://www2.ntia.doc.gov/files/broadband-data/national-broadband-map-broadband-availability-in-rural-vs-urban-areas.pdf">https://www2.ntia.doc.gov/files/broadband-data/national-broadband-map-broadband-availability-in-rural-vs-urban-areas.pdf</a></p>

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The County made efforts to invite and consult with various agencies involved in housing, homelessness, community development, and economic development. Participation and Assistance Memorandum Requests were emailed to other County agencies, departments, previous CPD applicants, and non-profit organizations, seeking their input on the services and programs they provide. The goal was to identify and evaluate additional resources, opportunities, strategies, and efforts that address the needs and challenges impacting low-to-moderate-income

populations within the County. Additionally, the County reviewed several organizations' current plans to assess how their goals overlap with, complement, and/or address the needs of the County's CPD program target populations.

The County's program covers the unincorporated areas, participating cities, and two Joint/Metropolitan Cities. The County initiated its Citizen Participation (CP) process by notifying cities, community members, public/private sector agencies and departments, and those that may have an interest in the CDBG/ESG/HOME programs to participate in the OYAP process through the Notice of Funding Availability (NOFA) process. In an effort to broaden public participation, the agency conducted Citizen Participation Public Meetings throughout the County's CPD program area. These communities are representative of the unincorporated communities in the County with concentrations of LMI households, minority households, excessive poverty rates, and other community development needs. Organizations were consulted on an individual and group basis, as well as in public meetings and through written correspondence.

### **Narrative (optional):**

The County attempted to invite and consult with many agency types involved in housing, homelessness, community development, and economic development. The County's law enforcement service departments included the County of Riverside as a general County department, Code Enforcement Department, Sheriff's Department, Probation and Animal Control, and other enforcement departments. Participation and Assistance Memorandum Requests were sent to other County agencies/departments and to previous CPD applicants and non-profit agencies via email seeking input regarding the services and programs they provide. The expected outcome was to identify and evaluate other resources, opportunities, strategies, and efforts that also address the needs and challenges impacting low-to-moderate-income population groups within the County. The County also reviewed several organizations' current plans to assess how their goals overlap, complement, and/or address the needs of the County's CPD program targeted populations. The County's program covers the unincorporated areas, participating cities, and two Joint/Metropolitan Cities. The County initiated its Citizen Participation (CP) process by notifying cities, community members, public/private sector agencies and departments, and those that may have an interest in the CDBG/ESG/HOME programs to participate in the OYAP process through the Notice of Funding Availability (NOFA) process. In an effort to broaden public participation, the Citizen Participation Public Meetings throughout the County's CPD program area. These communities are representative of the unincorporated communities in the County with concentrations of LMI households, minority households, excessive poverty rates, and other

community development needs. Organizations were consulted on an individual and group basis, as well as part of public meetings and through written correspondence.



## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

As required by HUD regulation 24 CFR 91.105, the County complies with the Citizen Participation process to ensure adequate citizen involvement in the determination of community needs and investment in housing, homelessness, community development, and economic development. The County's approved Citizen Participation Plan (CPP) outlines the policies and procedures that were followed to encourage community outreach and community-wide participation in the development of the 2024-2029 Five-Year CP and 2024-2025 OYAP. The process is explicitly designed to accommodate and encourage participation from LMI persons, residents of slums/blighted areas, LMI areas, minority groups, non-English speaking persons, persons with disabilities, and public housing residents. The County is committed to providing equal access for all persons. For example, assistance such as accommodations for bilingual interpretation and other assistance services for those with disabilities are available upon request. For this reason, many of our public notices, including notifications of CPD funding cycles, public hearings, and community meetings, are published in both English and Spanish.

It was determined that the most appropriate and effective methods to obtain input from residents, service providers, and other interested persons concerning community development needs, issues, and opportunities are internet outreach, community meetings, public notices, public hearings, consultation feedback requests, memorandums of participation, and the Urban County Participating Cities. Persons unable to participate in any aspect of the citizen participation process were invited to provide input and/or submit comments directly to the County.

The County also conducted extensive outreach by informing prior subrecipients, local agencies, and other potential applicants of the opportunity to apply for 2024-2025 funding. Outreach included a notice of funding availability (NOFA) with application instructions and instructions for all cities participating in the County's Urban County Program on how to conduct their citizen participation process. Technical assistance was available and provided during the August 2023 through November 2023 application acceptance period.

In order to broaden public participation even further, HWS contacted non-profit social service providers, special districts, and other County departments and agencies to respond to consultation feedback and/or memorandum of participation requests. Also, to solicit community opinions and concerns during the preparation of the Five-Year CP, the County developed and distributed, in English and Spanish, a comprehensive Housing and Community Development Needs Assessment survey to residents, service providers, and other stakeholders.

The survey incorporated general need categories and various subcategories. Respondents were asked to rate each category as one of the top three most in need of attention. The survey provided residents with the opportunity to identify community needs that could be addressed through CPD programs over the next five years and assign priority to these needs. Priority needs established as a result of this survey will be addressed in the current OYAP. The prioritization and investment decisions are a result of these collective efforts and serve to identify immediate and long-range needs and objectives.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	Public notices were posted in English and Spanish announcing the 2024-25 application cycle, funding availability for the 2024-25 FY, notice referencing the County's website for an updated list inviting residents to participate in community meetings, an invitation to attend public hearings to hear comments regarding the proposed, and final 2024-25 One Year Action Plan. A summary of responses is included in Appendix D. The public voiced their needs for Community Services, Public Facilities, Public Improvements, and Housing.	Public notices were posted to invite comments on the 2024-29 Five-Year Consolidated Plan, 2024-2025 OYAP, Citizen Participation Plan, and Assessment of Fair Housing. (Appendix C). There were no public oral or written comments received. Refer to the public meetings, public hearings, and newspaper ads below for additional information regarding comments.	The County invites and accepts all comments. There were no comments received.	<a href="https://rivcohws.org/community-and-housing-development/cdbg-program">https://rivcohws.org/community-and-housing-development/cdbg-program</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	The County reached out at six (6) community meetings to discuss the 2024-2029 Five-Year Consolidated Plan and 2024-2025 OYAP goals and strategies in relation to public facilities/infrastructure improvements, economic development, public services, and affordable housing. Approximately one hundred seventy-five (175) people were present in person or via video conference at these six community meetings attended by local officials, County staff, and community residents. On 11/05/2023, a public notice was posted in English and Spanish in the Press Enterprise and Desert Sun, announcing the dates, times, and locations of the Citizen Participation meetings.	The public voiced their need for expanded community center, road, and street improvements in their neighborhoods. Residents also expressed the need for more programs to assist and house the homeless population, additional activities at local community centers for seniors, a Home Repair Program, and additional youth /childcare activities provided to the community. The Communities were also notified of the current application dates and Five-Year ConPlan process (Refer to Appendix D).	The County invited all comments, and all comments were accepted.	<a href="https://rivcohws.org/community-and-housing-development/cdbg-program">https://rivcohws.org/community-and-housing-development/cdbg-program</a>

3	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A 30-day public notice was posted in English and Spanish in the Press Enterprise on March 1, 2024, announcing the April 2, 2024, Public Hearing held before the Board of Supervisors of the County of Riverside to hear public comments regarding the needs and proposed uses of the 2024-2029 HUD funded CPD programs. A public notice (PN) was posted in the Press Enterprise (PE) on 08/18/2023 publicizing the 2024-2025 CDBG/ESG application cycle, and Notice of Funding Availability (NOFA) for FY 2024-25, and on 11/05/2023, a PN was posted in the PE announcing the dates, times, and locations of the Citizen Participation meetings. On 03/01/2024 and 03/15/2024, a 30-day PN was posted in the PE announcing the 04/02/2024 Public Hearing, held before the Board of Supervisors of the County of Riverside to hear public comments regarding the needs and proposed uses of the 2024-2025 OYAP of the 2024-2029 Five Year ConPlan CPD program funds. Representatives from twelve (12) organizations made presentations seeking CDBG and/or ESG funds. Four (4) organizations that could not attend submitted their proposed project summaries in writing prior to the Public</p>	<p>The County received written comments during the public comment period. These comments were accepted for inclusion in the public comment section of the 2024-2029 Consolidated Plan and submitted into the record during the public hearing. Twelve (12) applicants spoke in person at the 4/02/2024 Public Hearing. Additionally, four (4) applicants submitted written summaries, all of which were entered into the record. The public comment period was from June 28, 2024, to July 29, 2024. Interested persons are invited to submit written, oral, or electronically sent comments until 4:00 PM on July 29, 2024. There were no comments received. Refer to Appendices C &amp; D for details.</p>	<p>The County invites all comments, and all comments are accepted.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>Hearing, all of which were entered into the record. Written and oral public comments could be submitted until 5:00 PM on 04/01/2024. The Board of Supervisors of the County of Riverside, on 07/30/2024, would hear comments or views of affected citizens, public agencies, and other interested parties on the final 2024-2029 Consolidated Plan, 2024-2025 OYAP, Citizen Participation Plan, and the Assessment of Fair Housing. Written and oral public comments could be submitted until 5:00 PM on 07/29/2024.</p>			

4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Representatives from twelve (12) agencies attended the 4/02/2024 public hearing to present on behalf of their application(s) for the 2024-2025 CDBG/ESG funding. Four (4) organizations that could not attend submitted their proposed project summaries in writing. prior to the 4/02/2024 Public Hearing, all of which were entered into the record. On 07/30/2024, the Board considered any comments or views of affected citizens, public agencies, and other interested parties on the final 2024-2029 Five-Year Consolidated Plan, the 2024-2025 One-Year Action Plan, the Citizen Participation Plan for the 2024-2029 Five Year Consolidated Plan, and the Assessment of Fair Housing.</p>	<p>A public hearing was held on April 2, 2024, by the Riverside County Board of Supervisors (Item 19.2) to consider comments or views of affected citizens, public agencies, and other interested parties on the 2024-2025 One-Year Action Plan. A representative from twelve (12) organizations made an in-person presentation seeking CDBG and/or ESG funds. Additionally, four (4) organizations submitted written project summaries prior to the Public Hearing, all of which were entered into the record. The final 2024-2029 Five-Year Consolidated Plan, the 2024-2025 One-Year Action Plan, the Citizen Participation Plan, and the Assessment of Fair Housing were made available for public review and comment beginning June 28, 2024. Interested persons were invited to submit written, oral, or electronically sent comments by 4:00 PM on July 29, 2024. The Board of Supervisors consider approval of the County's final 2024-2029 Five-Year Consolidated Plan, the 2024-2025 One-Year Action Plan, the Citizen Participation Plan, and the Assessment of Fair Housing at the July 30, 2024,</p>	<p>The County invites all comments, and all comments are accepted.</p>	<p><a href="https://rivcohws.org/community-and-housing-development/cdbg-program">https://rivcohws.org/community-and-housing-development/cdbg-program</a></p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				meeting. Refer to Appendices C & D for details.		
5	Surveys (including Web based)	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	A total of one-thousand one-hundred and fifty-eight (1,158) residents responded to the Riverside County (2024-2029) Community Needs Assessment Survey. Mass emails were sent to residents and sponsors who serve residents in the county residents in the County. Surveys were distributed and collected at various community events, county facilities, and county libraries. Surveys were handed out at community resource fairs and cleanups.	Residents expressed the need for more park and recreation facilities, road improvements, street and sidewalk improvements, neighborhood facilities, affordable housing, homeless emergency shelters, and children/youth services. (Refer to Appendix D)	The County invited all comments, and all comments were accepted. (Refer to Appendix D)	<p>Survey-English: <a href="https://forms.office.com/g/9ZdR5Av3TD">https://forms.office.com/g/9ZdR5Av3TD</a></p> <p>Encuesta-Espanol: <a href="https://forms.office.com/g/ZGnpyVXazU">https://forms.office.com/g/ZGnpyVXazU</a></p>



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Surveys (including Web based)	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The County attempted to invite and consult with many agency types involved in housing, homelessness, community development, and economic development. Thirteen (13) Participation and Assistance Memorandum Requests were sent to other County agencies/ departments, and fifty (50) were sent to previous CPD applicants and non-profit agencies. Six (6) agencies submitted a brief summary of current goals, objectives, and effectiveness of the services and/or programs provided by their organizations, available resources, and current plans, all of which address the needs of the County's CPD program targeted populations.	All comments were considered in the development of the County's 2024-2029 Five-Year Consolidation Plan and 2024-2025 One-Year Action Plan. Refer to Appendix D for a summary of input received.	The County invites all comments, and all comments are accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Surveys (including Web based)	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	The following documents were posted on HWS's website for consultation and public comment: Citizen Participation Plan, Assessment of Fair Housing, and Proposed use of the 2024-2025 One-Year Action Plan and the 2024-2029 Five-Year Consolidated Plan. The final draft of the 2024-2029 Five-Year Consolidated Plan and 2024-2025 One-Year Action Plan was made available at various locations for public viewing; refer to Appendix C.	There were no public oral or written comments received.	The County invites all comments, and all comments are accepted.	<a href="https://rivcohws.org/community-and-housing-development/cdbg-program">https://rivcohws.org/community-and-housing-development/cdbg-program</a>
8	Urban County Participating Cities	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	The County strongly encourages the thirteen (13) Participating Cities and two (2) Joint Metro Cities in the Urban County CDBG program to facilitate and support the participation of all their residents by providing an opportunity for them to participate in prioritizing community development needs, activities, and projects to be funded with CDBG, ESG, and HOME.	Each cooperating city and joint metro city that did not previously receive an advancement, with the approval of their City Council, submitted CDBG project requests to be funded in FY 2024-2025 to address identified priority Community Development Needs. Cumulatively, thirty-eight (38) City applications were received, and of those, thirty-six (36) projects were funded by the cities.	With the exception of the 2024-2025 project funding requests, there was no public attendance or public oral/written comments received on the proposed or final 2024-2025 OYAP.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	ESG Consultation Feedback Form	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	<p>A total of 5 (five) applications were submitted to the County. The County provided the Continuum of Care Consultation Feedback Forms for feedback, along with a meeting with the COC lead, with comments regarding needs, gaps, and funding recommendations on how the 2024-2025 County ESG allocation should align with the County's Five-Year CP and the Recommended County Plan to End Homelessness. In addition to the feedback request that was sent to the CoC members, consultation was conducted with the County CoC, State ESG, and HMIS staff to obtain additional feedback. The meeting included addressing Supervisorial District areas Point in Time Count of unsheltered and those in emergency shelters to assist in the determination of needs, usage of ESG to fill gaps of funding needs, avoiding duplication of funding, and future collaboration to include mapping of service providers, funding, and location of homeless to determine how ESG can be best utilized.</p>	<p>The amounts suggested are in alignment with the HUD/ESG guidelines, as well as the projected service needs in Riverside County. (Refer to Appendix D for 2024-2025 COC Consultation Summary of Recommendations)</p>	<p>The County invites all comments, and all comments are accepted.</p>	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Data referenced in the Housing Needs Assessment was from the Comprehensive Housing Affordability Strategy (CHAS) data developed by the U.S. Census Bureau for HUD based on American Community Survey (ACS) for various years. Pursuant to § 91.205, Housing and Homeless Needs Assessment, needs were determined by analyzing: 1) categories of persons, 2) persons who are homeless or at risk of homelessness, 3) other special needs, and 4) lead-based paint hazards as detailed below:

1. Categories of persons. The number and type of families in need of housing assistance analyzed for Riverside County include: extremely low-income, very low-income, low-income and moderate-income families; renters and owners; elderly; small families; large families; public housing residents; families on the public housing and Section 8 tenant-based waiting list; persons with HIV/AIDS and their families; victims of domestic violence; persons with disabilities; formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance; farm workers; and foster youth aging out of foster care. The assessment includes analysis of cost burden and severe cost burden households, overcrowding, and substandard housing conditions experienced by extremely low-income to moderate-income renters and owners compared to the jurisdiction as a whole. The following racial and ethnic households were evaluated: White, Black/African American, Asian, American Indian, Alaska Native, Pacific Islander, and Hispanic. To the extent that any racial or ethnic group has disproportionately greater need in comparison to the needs of that category as a whole, assessment of that specific need is included under Disproportionately Greater Need: Housing Problems.
2. Persons who are homeless or at risk of homelessness. According to the Riverside County 2023 Point-In-Time Homeless County and Survey, conducted on January 25, 2023, there were 3,725 adults and children who were homeless during a point-in-time in the County of Riverside. A total of 2,441 were unsheltered including 154 Transitional Youth (18-24), 156 Seniors (62+), 198 Veterans, and 11 Households with Children. Data collected during the county reflects a snapshot of Riverside County's homeless population at one particular point-in-time. The unsheltered count methodology consisted of a street-based count, service-based count, unincorporated (non-city) area count, youth count and an initiative

to maximize county-wide bed availability for immediate referrals by experienced street-based homeless outreach teams, county staff, and service providers assigned to provide support at every deployment site. The mobile application allowed for the collection of client-level data to facilitate after care services, inclusive of housing and other social services, to individuals who request follow-up. The sheltered methodology required the Riverside County Continuum of Care to count all individuals or families who meet the criteria in paragraph (1)(ii) of the homeless definition in 24 CFR 578.3. This includes individuals and families “living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals)” on the night designated for the count. This includes individuals residing in Safe Haven projects.

3. Other special needs. Riverside County has also considered the number of persons who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, public housing residents, farm workers, and foster youth aging out of foster care.
4. Lead-based paint hazards. The numbers of housing units within Riverside County that are occupied by low or moderate-income families that contain lead-based paint hazards are evaluated under Housing Market Analysis: Condition of Housing.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

According to Market at a Glance, prepared by PD&R / Economic & Market Analysis Division (EMAD), created on April 1, 2024, the population of Riverside County was 2,473,902, up 2.1% from 2020. This represents 769,475 households throughout the County. According to 2016-2020 ACS data for Riverside County, 127,635 households were in the low-income range of 51-80% HUD Area Median Family Income (HAMFI or AMI); 89,435 households were in the very low-income range of 31-50% AMI; and 98,120 households were extremely low-income at or below 30% AMI. Approximately 75,230 households were in the moderate-income range of 80-100% AMI.

A total of 37,185 households were Small Family Households (2 to 4 persons per household) at or below 80% AMI, and 16,884 households were Large Family Households (5 or more persons per household) at or below 80% AMI. A total of 29,012 households with at least one person 62-74 years old were at or below 80% AMI. A total of 19,635 households were 75 and older as "extra elderly" or "frail elderly".

As of October 1, 2016, the Housing Authority of the County of Riverside no longer maintains or manages any public housing units. The former public housing units were converted to Project Based Vouchers through HUD's Rental Assistance Demonstration Program. As a result of the conversion, the Public Housing Waiting List was closed, and site-based waiting lists were established for the converted projects. As of April 16, 2024, there were 32,658 registrants on the Aladdin waiting list, of which 26,177 were extremely low income; 44,941 registrants on the Banning Townhomes waiting list, of which 35,456 were extremely low income; 45,895 registrants on the Beaumont Grove waiting list, of which 36,065 were extremely low income; 68,074 registrants on the Broadway Manor/Fairview Townhomes waiting list, of which 52,651 were extremely low income; 35,623 registrants on the Corregidor Manor waiting list, of which 28,568 were extremely low income; 27,808 registrants on the Dr. Clair S. Johnson waiting list, of which 22,553 were extremely low income; 73,559 registrants on the Dracaea Townhomes waiting list, of which 56,445 were extremely low income; and 81,472 registrants on the El Dorado Apts waiting list, of which 62,575 were extremely low income; 76,489 registrants on the Fort Dr/Highland waiting list, of which 59,240 were extremely low income; 78,024 registrants on the Gloria Crossings Apts. waiting list, of which 60,164 were extremely low income; 43,444 registrants on the Idyllwild Place waiting list, of which 34,429 were extremely low income; 72,536 registrants on the Midway Capri Apartments waiting list, of which 56,180 were extremely low income; 33,367 registrants on the Quinto Del Sol waiting list, of which 26,962 were extremely low income; 76,129 registrants on the Rubidoux Village Townhomes waiting list, of which 58,346 were extremely low income; 72,683

registrants on the Sherman Homes waiting list, of which 55,797 were extremely low income; 28,582 registrants on the Thermal I/II Apts. waiting list, of which 23,141 were extremely low income. A total of 142,912 registrants were on the Section 8 Housing Choice Voucher waiting list, of which 110,104 were extremely low-income. The Housing Authority also maintains eighteen (18) other site-based project based voucher waiting lists that have a total of 595 project based voucher units. There are 299,689 registrants on these eighteen respective waiting lists, of which 228,349 were extremely low income.

According to the most recent Point-in-Time (PIT) data available from the 2023 County of Riverside Homeless Count and Survey, 3,275 homeless individuals were counted in Riverside County on the morning of January 25, 2023. As of June 30, 2022, the Riverside County ESG Program had served 92 formerly homeless families and individuals with rapid re-housing assistance. Of those families and individuals, 67 were placed in permanent housing, and 42 exited from rental assistance with sustainability. Further analysis is provided under the Homeless Needs Assessment.

The agricultural sector is one of the largest industry sectors in California, and its performance is vital to the state's economic health. The California Employment Development Department - Labor Market Information Division produces monthly employment and earnings estimates, which provide detailed statistical information for this industry sector. The data published is based on the North American Industry Classification System (NAICS). From the Annual statistics published by EDD for 2023, 6,400 Farm Labor Contractors, Crew leaders, and Farm Management Services combined in the Desert Region (Riverside/Imperial/San Bernardino).

The California Employment Development Department reported total agricultural employment in California as 405,800 jobs in 2020. Other studies estimate the workforce to be 255,707, with roughly half concentrated in the Coachella Valley region. This industry in the Coachella Valley yields approximately \$575 million in annual production, spanning 60,000 acres and encompassing various crops.

Multiple sources indicate that farmworker households tend to be larger than the state average, often with children forming a significant portion. With a median size of 4 persons, over 29% of these households consist of six or more individuals. Farmworkers typically earn 25% less than workers in other industries in Riverside County, with an average annual wage of \$38,688 as of 2022.

A high proportion of farmworkers, around 92%, are renters, often facing substandard living conditions that affect their stability and health. These renters are often cost-burdened, spending over 30% of their income on housing costs. Data suggests that 61% of farmworkers experience a

rent burden. Overall, farmworkers endure large, overcrowded households, low incomes, and numerous household challenges.

In large segments of Riverside County, residents have no access to high-speed internet service or broadband access.

<b>Demographics</b>	<b>Base Year: 2020</b>	<b>Most Recent Year: 2022</b>	<b>% Change</b>
Population	2,422,847	2,473,902	2.1%
Households	763,283	769,475	0.8%
Median Income	\$70,732.00	\$86,748.00	18.5%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

2020 Census (Base Year), 2020 ACS (5Year Est); 2022 ACS (1-Year Est)

**Data Source**

**Comments:**

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30- 50% HAMFI</b>	<b>&gt;50- 80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	285,705	129,410	124,425	79,875	226,160
Small Family Households	169,035	49,215	34,290	27,695	29,525
Large Family Households	58,030	23,895	14,235	9,280	13,970
Household contains at least one person 62-74 years of age	25,820	22,035	30,105	17,400	89,440
Household contains at least one person age 75 or older	17,340	17,140	19,415	9,365	34,255
Households with one or more children 6 years old or younger	15,480	17,125	26,380	16,135	58,970

**Table 6 - Total Households Table**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**



## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,440	875	720	290	3,325	335	300	330	115	1,080
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	2,000	2,295	1,875	875	7,045	505	965	1,290	805	3,565
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4,020	4,285	5,225	2,125	15,655	750	2,175	3,725	2,570	9,220

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	31,085	17,540	7,540	660	56,825	26,730	17,225	14,790	3,705	62,450
Housing cost burden greater than 30% of income (and none of the above problems)	4,115	12,155	21,565	8,880	46,715	6,005	10,165	22,930	14,795	53,895
Zero/negative Income (and none of the above problems)	9,390	4,835	13,680	12,350	40,255	11,745	16,625	33,960	28,060	90,390

**Table 7 – Housing Problems Table**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

## 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks

kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	42,660	37,150	36,930	12,830	129,570	34,325	30,830	43,060	21,990	130,205
Having none of four housing problems	4,405	4,835	13,685	12,350	35,275	5,285	16,625	33,965	28,060	83,935
Household has negative income, but none of the other housing problems	4,985	-	-	-	4,985	6,460	-	-	-	6,460

**Table 8 – Housing Problems 2**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,335	6,510	11,515	19,360	1,285	2,840	9,900	14,025

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Large Related	775	3,500	4,260	8,535	390	2,090	5,330	7,810
Elderly	2,055	3,420	3,190	8,665	3,905	5,260	7,380	16,545
Other	970	2,995	5,555	9,520	795	1,120	1,810	3,725
Total need by income	5,135	16,425	24,520	46,080	6,375	11,310	24,420	42,105

**Table 9 – Cost Burden > 30%**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	13,915	8,200	3,145	25,260	6,820	5,835	5,285	17,940
Large Related	5,300	2,410	730	8,440	1,730	2,010	1,560	5,300
Elderly	9,030	4,110	1,745	14,885	14,180	7,295	5,385	26,860
Other	8,330	4,490	2,385	15,205	4,850	2,730	2,800	10,380
Total need by income	36,575	19,210	8,005	63,790	27,580	17,870	15,030	60,480

**Table 10 – Cost Burden > 50%**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	5,490	5,695	5,485	2,265	18,935	925	2,350	2,945	1,900	8,120
Multiple, unrelated family households	585	930	1,460	595	3,570	350	845	2,090	1,470	4,755
Other, non-family households	155	255	270	235	915	15	15	10	35	75
Total need by income	6,230	6,880	7,215	3,095	23,420	1,290	3,210	5,045	3,405	12,950

**Table 11 – Crowding Information – 1/2**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

**Alternate Data Source Name:**

**Data Source**

**Comments:**

### Describe the number and type of single person households in need of housing assistance.

The 2022 American Community Survey, 1-year Estimates, Riverside County had 769,475 households. A total of 148,105 householders lived alone (48,447 Male household - no wife present,

and 108,408 Female household - no husband present). Living alone has become more widespread as the rising number of one-person households offsets the declining number of married households with children.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

The County estimates that it needs to develop approximately 300,000 units for families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking. According to data pooled from the 2022 American Community Survey (ACS) 1-Year Estimates, 292,563 persons had disabilities in Riverside County, which is approximately 11.8% of a total population of 2,473,902, which includes people under and over the age of 18.

In 2022, according to data from the California Department of Justice maintained by the Conduent Healthy Communities Institute, there were 333.9 crimes/100,000 population (approximately 8,260 crimes) in Riverside County, including reported incidents involving victims of domestic violence, dating violence, sexual assault, and stalking. County policies provide rights under the Violence Against Women Act of 1994 (VAWA) and Violence Against Women Reauthorization ACT (VAWA 2013) to its applicants, Housing Choice Voucher participants, and now participants within federally funded programs such as HOME. In compliance with VAWA/VAWA 2013, no applicant who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified.

### **What are the most common housing problems?**

The four housing problems addressed in the CHAS data include 1) housing units that lack complete kitchen facilities, 2) housing units that lack complete plumbing facilities, 3) households overcrowded, and 4) households cost-burdened. A household is said to have a housing problem if they have any one or more of these problems.

A total of 549 renter households at or below 80% Area Median Income (AMI) experienced Substandard Housing that lacked complete plumbing or kitchen facilities, while 512 owner households at or below 80% AMI experienced the same Substandard Housing.

Overcrowding occurs when there is more than one person per room. Severe overcrowding is when there are more than 1.5 persons per room. A total of 3,538 renter households were overcrowded at or below 80% AMI, and 2,511 owner households were overcrowded at or below 80% AMI. A total of 1,531 renter households at or below 80% AMI and 865 owner households at or below 80% AMI were subjected to severe overcrowding.

The cost burden is monthly housing costs (including utilities) exceeding 30% of monthly income, whereas a severe cost burden is when monthly housing costs (including utilities) exceed 50% of monthly income. Riverside County had 11,035 renter households cost-burdened at or below 30% AMI and 24,450 owner households cost-burdened at or below 50% AMI. Of those renter households that were cost-burdened, small, large, and elderly families were cost-burdened.

### **Are any populations/household types more affected than others by these problems?**

Based on the CHAS data in this section, those more affected by one or more of the four housing problems included renter households, owner households, small families, large families, and the elderly. Renter households experienced substandard housing and overcrowding twice that of owner households. To a lesser degree, owner households were more cost-burdened than renter households. Small families were affected most, accounting for approximately 40% of households that were cost-burdened or severely cost-burdened. When examining race and ethnicity, there was a disproportionately greater need in 30-50% AMI among the Pacific Islander households with one or more of the four housing problems, exceeding 10 percentage points higher than the percentage of persons in the category as a whole. All other racial or ethnic groups were less or slightly above; however, it was not 10 points above nor below the category as a whole.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The needs of children and youth living in very-low and low-income families are also a priority need for Riverside County. This population can be at risk for residing in Riverside County shelters or becoming unsheltered due to a number of factors associated with insufficient household income. The CHAS data in this section shows that 1,870 renter households and 3,478 owner

households with zero or negative income are at imminent risk of either residing in shelters or becoming unsheltered.

Rapid re-housing is an intervention to assist families who are experiencing homelessness by helping them move directly into permanent housing in the community, either through a combination of financial assistance or housing assistance that is needed and desired by the household.

The Riverside County 2023 Point-In-Time Homeless County and Survey, conducted on January 25, 2023, showed that there were 3,725 adults and children who were homeless during a point-in-time in Riverside County. With a total County population of 2,473,902, less than 0.15% of the total population in Riverside County experienced homelessness.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The Riverside County Continuum of Care captures data through the Homeless Information Management System (HMIS). This system is required for regions that receive HUD funds, which defines homelessness as meeting one of the following conditions:

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- Is living in the home of another because of economic hardship;
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;
- Lives in a hotel or motel, and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
- Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
- Is exiting a publicly funded institution or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or



- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Instability and increased risk of homelessness are associated with a lack of resources, frequent moving, living in the home of another, imminent eviction, living in a hotel or motel, living in severely overcrowded housing, and exiting an institution (jail or mental health facility) or a system of care (foster care). Other areas that could impact stability are prolonged unemployment, deteriorated housing, domestic violence, mental illness, drug or alcohol addictions, death of a family member, abandonment by a spouse, non-reception of child support, and medical expenses and/or other unanticipated emergency expenditures.

### **Discussion**

Riverside County's long-term strategy for combating homelessness is to increase the availability of permanent housing. To reach that goal, the County will increase and enhance partnerships with local government, landlords, and providers of permanent housing for the homeless and partner with housing developers to increase permanent housing for the homeless. Riverside County continues to work to eliminate barriers preventing temporary housing participants from moving to permanent housing.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Per HUD, a disproportionate housing need is defined as any category within a jurisdiction as a whole, who are members of a racial or ethnic group that demonstrate a need that is ten percentage points more than the aggregate population of the jurisdiction demonstrating that need. To fall under the Disproportionately Greater Need: Housing Problems category, households must experience one or more of the four housing problems as follows: 1) lacking a complete kitchen; 2) lacking complete plumbing facilities; 3) more than one person per room; and 4) cost burden greater than 30 percent.

Households with lower income that are facing high housing costs may have to pay more for housing, double-up, or face overcrowding in units to afford housing. The following charts shows the percentage based on a racial or ethnic group indicating whether housing needs disproportionately impact any protected class.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	76,985	21,140	12,080
White	29,280	9,290	10
Black / African American	6,760	1,305	905
Asian	3,705	1,160	915
American Indian, Alaska Native	390	130	75
Pacific Islander	180	35	180
Hispanic	34,540	8,915	5,170
Other	2,130	305	4,825

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

**Alternate Data Source Name:**  
2016-2020 CHAS

**Data Source**  
**Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	67,980	21,460	0
White	23,855	5,975	0
Black / African American	3,820	815	0
Asian	3,045	555	0
American Indian, Alaska Native	385	175	0
Pacific Islander	85	20	0
Hispanic	35,600	9,045	0
Other	1,190	4,875	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

**Alternate Data Source Name:**  
 2016-2020 CHAS  
**Data Source**  
**Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	79,995	47,640	0
White	29,445	21,915	0
Black / African American	5,695	1,780	0
Asian	3,815	1,810	0
American Indian, Alaska Native	240	210	0
Pacific Islander	220	60	0
Hispanic	38,905	21,150	0
Other	1,675	715	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,820	40,410	0
White	13,280	18,145	0
Black / African American	2,125	1,810	0
Asian	2,935	1,610	0
American Indian, Alaska Native	49	165	0
Pacific Islander	160	4	0
Hispanic	15,595	18,145	0

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Other	676	531	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

In the 0-30% Area Median Income (AMI) range, 76,985 households, or 70% of this income category, experience at least one of the four housing problems. However, this income range does not consist of a disproportionate housing need. Within each racial/ethnic background, none of the sub-populations exceed ten percentage points above 70%.

In the 30-50% AMI range, 67,980 households, or 76% of this income category, experience at least one of the four housing problems. However, this income range does not consist of a disproportionate housing need. Within each racial/ethnic background, none of the sub-populations exceed ten percentage points above 76%.

In the 50-80% AMI range, 79,995 households, or 63% of the population within this income range, experience at least one of the four housing problems. The Pacific Islander and Black or African American Categories show a disproportionate need, as 220 households, or 79%, and 5,695 households, or 76% of the population, respectively, have one more of the four housing problems.

In the 80%- 100% AMI range, 34,820 households, or 46% of the population within this income range, experience at least one of the four housing problems. The Pacific Islander and Asian Categories show a disproportionate need, as 160 households, or 98%, and 2,935 households, or 65% of the population, respectively, have one more of the four housing problems.

Although the overall disproportionate need in the count, is limited, two out of the four income categories (50-80%, 80-100%) demonstrate some disproportionate need- Pacific Islander persons showing disproportionate need in the 50-80% and 80-100% categories.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, if 60 percent of all low-income households within a jurisdiction have a housing problem, and 70 percent or more of low-income Hispanic households have a housing problem, then low-income Hispanic households have a disproportionately greater need.

As defined by HUD, the four housing problems are:

1. Lacks complete kitchen facilities;
2. Lacks complete plumbing facilities;
3. More than 1.5 person per room; and
4. Cost burden greater than 50 percent.

### 0%-30% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	66,865	31,255	12,080
White	25,200	13,375	10
Black / African American	6,255	1,805	905
Asian	3,130	1,725	915
American Indian, Alaska Native	360	170	75
Pacific Islander	180	35	180
Hispanic	29,825	13,630	5,170
Other	1,915	515	4,825

**Table 17 – Severe Housing Problems 0 - 30% AMI**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	45,660	43,780	0
White	14,865	19,620	0
Black / African American	2,650	1,985	0
Asian	2,535	1,060	0
American Indian, Alaska Native	180	385	0
Pacific Islander	55	44	0
Hispanic	24,440	20,200	0
Other	935	486	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%



### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	35,500	92,135	0
White	12,495	38,865	0
Black / African American	2,295	5,185	0
Asian	2,055	3,570	0
American Indian, Alaska Native	110	345	0
Pacific Islander	175	105	0
Hispanic	17,585	42,470	0
Other	785	1,595	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	11,145	64,085	0
White	3,405	28,020	0
Black / African American	440	3,490	0
Asian	795	3,745	0
American Indian, Alaska Native	25	185	0
Pacific Islander	15	150	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Hispanic	6,335	27,400	0
Other	130	1,095	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience severe housing problems at a rate at least 10 percentage points greater than the income level as a whole.

**Table 17** *Severe Housing Problems 0 - 30% AMI*, shows that in the 0-30 percent income category, none of the racial/ethnic households reported having one or more severe housing problems that was 10 percent higher than compared to 61 percent of the income category as a whole.

**Table 18** *Severe Housing Problems 30 - 50% AMI*, shows that in the 30-50 percent income category, a 71 percent of Asian households reported having one or more severe housing problems, compared to only 51 percent of the income category as a whole.

**Table 19** *Severe Housing Problems 50 - 80% AMI*, shows that in the 50-80 percent income category, 63 percent of Pacific Islander households reported having one or more severe housing problems, compared to only 28 percent of the income category as a whole.

**Table 20**, *Severe Housing Problems, 80 - 100% AMI*, shows that in the 80-100 percent income category, none of the racial/ethnic households reported having one or more severe housing

problems that were 10 percent higher than compared to 15 percent of the income category as a whole.

In all other racial/ethnic groups in all other income categories, no disproportionately greater need was observed; i.e., the incidence of severe housing problems among the racial/ethnic group did not exceed that of the income level as a whole by at least 10 percentage points.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Housing needs are also determined by analyzing housing problems based on the household's level of cost burden. HUD's definition of cost-burdened is households that pay more than 30% of their annual income for housing expenses. Cost burden is measured based on the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance, and utilities.

A disproportionately greater need exists when the members of a racial or ethnic group experience a housing cost burden at a rate of at least 10 percentage points greater than the income level as a whole. The County of Riverside used the 2016-2020 CHAS tables, which analyze the levels of cost-burdened as less than or equal to 30%, severely cost-burdened, where households are paying 30-50% for housing expenses, and extremely cost-burdened where households are paying more than 50% of their annual income for housing expenses.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	443,785	147,930	132,625	12,080
White	221,895	59,165	54,765	4,820
Black / African American	24,100	10,300	10,535	905
Asian	26,160	8,345	7,640	915
American Indian, Alaska Native	1,850	605	635	75
Pacific Islander	780	405	305	10
Hispanic	159,275	65,270	55,445	5,170
Other	221,895	59,170	54,770	4,825

**Table 21 – Greater Need: Housing Cost Burdens AMI**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

**Discussion:**

A disproportionately greater need exists when the members of a racial or ethnic group experience a housing cost burden at a rate of at least 10 percentage points greater than the income level as a whole.

**Table 21**, Greater Need: Housing Cost Burdens AMI, shows that 47 percent of Pacific Islander households had a cost burden of paying more than 30% of their annual income for housing expenses, which is nearly 10 percentage points higher compared to 38 percent of the income category as a whole. In all other racial/ethnic groups in all other income categories, no disproportionately greater need was observed; i.e., the incidence of households that pay more than 30% of their annual income for housing expenses among the racial/ethnic group did not exceed that of the income level as a whole by at least 10 percentage points.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Based on 2016-2020 CHAS data:

- In the 0 - 30% AMI income category, none of the racial/ethnic households had a disproportionately greater need than the needs of that income category as a whole.
- In the 30 - 50% AMI income category, Asian households (Severe Housing Problems) had a disproportionately greater need than the needs of that income category as a whole.
- In the 50 - 80% AMI income category, the Pacific Islander and Black/African American households (Housing Problems) and Pacific Islander households (Severe Housing Problems) had a disproportionately greater need than the needs of that income category as a whole.
- In the 80 - 100% AMI income category, Pacific Islander and Asian households (Housing Problems) had a disproportionately greater need than the needs of that income category as a whole.

The County of Riverside is addressing the issue of cost burden problems through the expansion of affordable housing units and through rental assistance programs such as Tenant Based Rental Assistance (TBRA) that will help mitigate the incidence of cost-burdened families.

### **If they have needs not identified above, what are those needs?**

The needs of various racial/ethnic households of varying income are discussed in this consolidated plan with one or more of the following housing problems: the lack of complete kitchen facilities, the lack of complete plumbing facilities, overcrowding, and the problem of being a cost burden. Farm worker households, special needs households, and homeless households are additional populations that may need to be examined with the need for security deposit assistance to rent a unit or down payment assistance to purchase a home.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The County of Riverside covers an area of approximately 7,208 square miles with a population of around 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. Areas of minority concentration are identified by Census tracts in HUD's Rental Assistance Demonstration Minority Concentration Analysis Tool found at <https://www.huduser.gov/portal/maps/rad/home.html>.

## NA-35 Public Housing – 91.205(b)

### Introduction

The tables and sections below discuss the characteristics of the Housing Authority of the County of Riverside's program compositions for Mod-Rehab, Project-Based Rental Assistance, Tenant-Based Rental Assistance (Vouchers), Veterans Affairs Supportive Housing, and the Family Unification Program.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	80	0	9,722	1,055	8,003	406	194	196

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Data Source:** Housing Authority of the County of Riverside Tenmast Database



## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	18,273	0	0	21,481	13,850	13,465	22,935
Average length of stay	0	9	0	8	4	10	5	6
Average Household size	0	1	0	2	2	2	1	3
# Homeless at admission	0	10	0	1,713	362	1000	267	60
# of Elderly Program Participants (>62)	0	77	0	5,179	292	4,547	239	5
# of Disabled Families	0	62	0	4,650	360	3,816	184	21
# of Families requesting accessibility features	0	0	0	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** Housing Authority of the County of Riverside Tenmast Database

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	60	0	5,880	697	4,643	222	131	127
Black/African American	0	17	0	3,267	272	2,736	160	50	54
Asian	0	3	0	247	16	220	4	1	2
American Indian/Alaska Native	0	0	0	147	23	107	12	4	3
Pacific Islander	0	3	0	126	12	96	2	3	7
Other	0	0	0	138	36	92	6	5	3

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

**Data Source:** Housing Authority of the County of Riverside Tenmast Database

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	29	0	3,052	447	2,344	76	88	55
Not Hispanic	0	54	0	6,753	611	5,555	330	106	141

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** Housing Authority of the County of Riverside Tenmast Database

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

On October 1, 2016, the Housing Authority converted all 469 units of public housing into project based voucher units through HUD's Rental Assistance Demonstration Program. Upon conversion, legal ownership of the 469 units transferred over to the Riverside Community Housing Corp, which is the non-profit side of the Housing Authority. There are a total of thirty-seven (37) handicap accessible units within the 469 project based portfolio. As the population has increased in Riverside County so has the demand for accessible public housing units. At present time, the Housing Choice Voucher waiting list has 142,870 registrants of which 32,341 have registered as disabled households and a portion of these registrants may require an accessible unit. The Housing Authority does not track the need for an accessible unit at initial registration as the wait time can range from months to several years and these needs may change during the waiting period.

For existing residents, the Housing Authority prioritizes leasing of available accessible units to households requiring such an accommodation as detailed in the agency's Housing Choice Voucher Administrative Plan. In the event that an accessible unit is occupied by a non-disabled household, the Housing Authority has an established relocation policy that will relocate non-disabled households to standard units and facilitate access to the needed accessible unit for the disabled household. At present time, all accessible units are occupied by disabled households who require these units.

Accessibility needs are also addressed through the agency's Reasonable Accommodation procedures. Any resident can submit a written request for a Reasonable Accommodation to allow full access and participation in the agency's Housing Choice Voucher program. These requests are reviewed by a committee in accordance with federal regulations, state laws, and local policies which govern reasonable accommodations. The most requested reasonable accommodations are for live-in aides to assist with daily living and an additional bedroom to allow for separate sleeping quarters or an additional room to house the required medical equipment for a disabled household member.

## **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate needs noted of the residents of the Housing Choice Voucher Programs are:

1. Employment
2. Job Training
3. Reliable and efficient transportation options
4. Child care
5. Education – High School Diploma or equivalent; secondary education
6. Assistance with prescription drug costs for elderly and disabled residents
7. Assistance with paying utility costs

Limited transportation resources and child care programs further restricts employment opportunities for these families. There is an immediate need for programs such as the Family Self-Sufficiency (FSS) program Jobs PLUS and other initiatives designed to increase employment and income for these residents.

These needs may be addressed through the incorporation of EnVision Centers into the consolidated planning process.

The EnVision Center concept focuses upon improving the quality of life and empowering individuals and families to achieve self-sufficiency and to leave HUD-assisted housing. It is based upon the fundamental notion and idea that continued financial support alone will not lift people out of poverty.

### **How do these needs compare to the housing needs of the population at large**

In many ways, the needs of Housing Choice voucher holders are similar to the needs of the low-income residents in the general population. The need for increased employment opportunities, greater transportation resources, low cost child care programs, access to education, prescription drug cost assistance, and utility assistance are consistent needs in both groups. The Housing Authority's client population has a slightly higher rate of persons with disabilities and single parent households compared to the general population.

### **Discussion**

Refer to above discussion.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

According to the most recent Point-in-Time (PIT) data available from the 2023 County of Riverside Homeless Count and Survey, a total of 3,275 homeless individuals were counted in Riverside County on the morning of January 25, 2023. This reflects a 12% overall increase from the previous year. Out of the homeless persons counted, 66% were unsheltered, comprising 2,441 individuals, showing a 23% increase from the previous year. The unsheltered count includes individuals living on the streets, in vehicles, buses, RVs, abandoned buildings, parks, and encampments. The remaining 34% of the total PIT count represented the sheltered population, with 1,284 homeless persons enumerated in emergency shelters and transitional housing facilities. Notably, there was a 4% decrease in the number of sheltered homeless adults and children between the 2022 and 2023 homeless sheltered counts. The top three primary contributing factors of unsheltered homelessness is family distribution (27%), lack of income (19%), and unemployment (12%).

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	459	20	495	1,584	2,416	70
Persons in Households with Only Children	9	3	196	123	276	29
Persons in Households with Only Adults	816	2,418	3,399	2,422	8,078	165
Chronically Homeless Individuals	237	659	191	695	2,633	160

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	25	0	10	134	230	97
Veterans	54	198	184	244	426	171
Unaccompanied Child	60	174	479	241	820	89
Persons with HIV	9	18	45	32	135	211

**Table 26 - Homeless Needs Assessment**

**Data Source  
Comments:**

Estimates of the homeless population are based on the 2018 Point-in-Time Homeless Census and Survey and data from the County of Riverside Homeless Management Information System excluding DV Shelters.

2023 Unsheltered and Sheltered PIT Data		
Population	Estimate the # of persons experiencing homelessness on a given night	
	Sheltered	Unsheltered
Persons in Households with Adult(s) and Child(ren)	459	20
Persons in Households with Only Children	9	3
Persons in Households with Only Adults	816	2,418
Chronically Homeless Individuals	237	659
Chronically Homeless Families	25	0

<b>2023 Unsheltered and Sheltered PIT Data</b>		
<b>Population</b>	<b>Estimate the # of persons experiencing homelessness on a given night</b>	
	<b>Sheltered</b>	<b>Unsheltered</b>
Veterans	54	198
Unaccompanied Youth	60	174
Persons with HIV	9	18

**HMIS DATA**

The recent report from the Homeless Management Information System (HMIS) pulled based on the 2023 calendar year, presents data on various groups within the homeless population. It shows that a total of 4,322 individuals in households with adults and children were assisted, including 495 newly homeless individuals and an estimated 1,584 individuals expected to exit homelessness this year. Additionally, 269 individuals in household with only children received assistance, with 196 becoming newly homeless and 123 newly housed. In household with only adults, 12,096 individuals were assisted, with 3,399 becoming newly homeless and 2,422 newly housed. The report also covers specific subpopulations, including chronically homeless individuals and families, veterans, unaccompanied youth



households, and persons with HIV, detailing their assistance and housing outcomes during the reporting period.

### Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	459	20	495	1,584	2,416	70
Persons in Households with Only Children	9	3	196	123	276	29
Persons in Households with Only Adults	816	2,418	3,399	2,422	8,078	165
Chronically Homeless Individuals	237	659	191	695	2,633	160
Chronically Homeless Families	25	0	10	134	230	97
Veterans	54	198	184	244	426	171
Unaccompanied Youth	60	174	479	241	820	89
Persons with HIV	9	18	45	32	135	211

**Table 27 - Homeless Needs Assessment**

Data Source  
Comments:

The HMIS data presented above is derived from the 2023 Calendar Year, with the exclusion of clients served under Domestic Violence programs and Homelessness Prevention programs. This exclusion is in line with the specific request for data on individuals currently experiencing homelessness. The data related to those experiencing homelessness encompasses everyone assisted through our homeless services programs, including Emergency Shelter (ES), Rapid Rehousing (RRH), Transitional Housing (TH), Permanent Supportive Housing (PSH), Street Outreach (SO), and others. The information on newly homeless individuals is based on reported approximate data of when their homeless started. The data on newly places into housing focuses on individuals assisted across all programs in HMIS, excluding those in Domestic Violence (DV) and Homelessness Prevention (HP) programs, who were successfully placed into housing during the reporting year.

<b>HMIS Data 2023 Calendar Year (excludes DV and HP programs)</b>			
<b>Population</b>	<b>Individuals assisted across all programs in HMIS except DV and HP Programs</b>	<b>Newly Homeless in 2022/2023 CY</b>	<b>Newly Housed during the reporting period</b>
Persons in Household with Adult(s) and Child(ren)	4,322	495	1,584
Persons in Household with only Children	269	196	123
Persons in Households with only Adults	12,096	3,399	2,422
Chronically Homeless Individuals	3,972	191	695
Chronically Homeless Families	494	10	134
Veterans	938	184	244
Unaccompanied Youth Households	915	479	241
Persons with HIV	191	45	32

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

According to the most recent data available from the 2023 County of Riverside Homeless Count and Survey, a total of 3,275 homeless individuals were counted in Riverside County on the morning of January 25, 2023. This reflects a 12% overall increase from the previous year. Out of the homeless persons counted, 66% were unsheltered, comprising 2,441 individuals, showing a 23% increase from the previous year. The remaining 34% of the total PIT count represented the sheltered population, with 1,284 homeless persons enumerated in emergency shelters and transitional housing facilities. Notably, there was a 4% decrease in the number of sheltered homeless adults and children between the 2022 and 2023 homeless sheltered counts.

The top three primary contributing factors to unsheltered homelessness are family disruption (27%), lack of income (19%), and unemployment (12%). According to the count data for 2023, there were 659 individuals reported as chronically homeless, representing an 18% increase from 2022, and 325 individuals with mental health issues, contributing to an 8% increase from the previous year. The count identified 502 individuals as first-time homeless, showing a 19% increase from 2022, 198 veterans, reflecting a 36% increase, and 154 transition-aged youth, indicating a 35% decrease from the previous year. Further breakdowns are provided below.

<b>Unsheltered</b>	<b>2023</b>	<b>Rate</b>
Chronically Homeless	659	27%
HIV/Aids	18	1%
Mental Health	325	24%
Substance Use	458	34%
Veterans	198	14%
Domestic Abuse	80	6%

According to the count data for 2023, there were 262 individuals reported as chronically homeless, representing a 2% increase from 2022. There were 58 veterans, reflecting an 18% increase, and 74 transition-aged youth, indicating no change from the previous year, seniors 62+, 26% decrease from 2022. Further breakdowns are provided below.

<b>Sheltered</b>	<b>2023</b>	<b>Rate</b>
Chronically Homeless	262	20%
HIV/Aids	9	1%
Mental Health	191	15%
Substance Use	140	11%
Veterans	58	4%
Domestic Abuse	25	2%

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

**Number of Chronically Homeless Individuals and Families:** Based on the 2023 PIT, a total of 921 individuals were identified as chronically homeless which shows 12% overall increase compared to 2022 PIT Chronically homeless, with 659 found in unsheltered count. Among the chronically homeless unsheltered population, there were no families, and all household were without children. Additionally, 262 chronically homeless individuals were found in sheltered conditions, and within this group, 25 were household with children.

**Homeless Veterans:** Based on the 2023 homeless survey, the County of Riverside has recorded a homeless veteran population of approximately 256 individuals, marking a 31% increase in the count of homeless veterans between 2022 and 2023. This figure represents 7% of the total point-in-time homeless population. Specifically, six percent (6%) of unsheltered homeless individuals and 5% of those

in sheltered situations reported being veterans (n=99). Out of the total 256 veterans in the PIT count data, 198 were unsheltered veterans, indicating a 36% increase compared to 2022. Additionally, there were 54 sheltered veterans, accounting for 10% increase compared to 2022.

**Homeless Families:** The number of unsheltered households with children remain one of the smallest subgroups and have remained consistently small over the past few counts. In 2023, eleven households containing 23 persons including 13 children were unsheltered households (including three unaccompanied children (teens)). The 2022 count captured a total of 29 persons in unsheltered household with children. Research demonstrates that children are negatively impacted by Adverse Childhood Experiences [1] including housing instability and social isolation, among other factors. The negative consequences impact multiple areas of health and social functioning. Given the small numbers of persons in this group and the proportion of persons accessing health insurance, there is opportunity to implement strategies to eliminate homelessness among this group and decrease negative impacts on children.

**Targeted Unaccompanied Homeless Children and Youth Count:** Unsheltered, unaccompanied youth include 171 transition age youth age 18-24 and 3 youth under 18. Like the general population, majority are male (64%), non-Latino (53%), and white (61%). Unlike the balance of the unsheltered population, the proportion of Black/African American and multiple races are equal (16%). Nearly three times as many were found on the streets as opposed to other living situations which included staying in vehicles (13%), encampments or tents (both at 12%), parks (10%) as well as abandoned buildings, bus stations, and under bridges. Family disruption was the dominant response as the primary reason for homelessness (32%) with mental illness and runaway tied at 10% as the next highest reason. Nearly half (47%) declared that they were homeless for the first time. This factor, coupled with 37% qualifying as chronically homeless lead us to the conclusion that they have been continuously homeless for a year or more, as opposed to cyclically homeless three or more times. Substance abuse (30%), mental health issues (22%), and post-traumatic stress (25%) were the top ranked disabilities and at least one youth was found in each of the categories of challenges and barriers. Unlike other subgroups, one third (33%) had experienced foster care placement and only 45% have health insurance.

## Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	881	1665
Black or African American	280	377
Asian	17	37
American Indian or Alaska Native	41	73
Pacific Islander	22	28
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	729	1,527
Not Hispanic	555	914

**Data Source  
Comments:**

When considering both sheltered and unsheltered individuals together, the overall highest counts are observed for White individuals 68% (2,546), followed by Black, African American, or African individuals 18% (657). Additionally, 3% (114) identify as American Indian, Alaska Native, or Indigenous, while 1% (54) identify as Asian or Asian American. Native Hawaiian or Pacific Islander individuals constitute 1% (50) and 8% (304) identify with multiple races. In terms of ethnicity, 39% (1,469) identify as Hispanic/Latin (a)(o)(x), while 61% (2,256) identify as Non-Hispanic/Non-Latin(a)(o)(x).

The provided data outlines the distribution of individuals experiencing homelessness, categorized by race and ethnicity, with distinctions made between those in sheltered and unsheltered conditions.

**Sheltered Individuals:** In sheltered conditions, White individuals represent the largest group, comprising 69% of the total count (881), followed by Black, African American, or African individuals at 22% (280). Additionally, 3% (41) identify as American Indian, Alaska Native, or Indigenous, while 1% (17) identify as Asian or Asian American. Native Hawaiian or Pacific Islander individuals constitute 2% (22), and 3% (43) identify with multiple races. In terms of ethnicity, 43% (555) identify as Hispanic/Latin(a)(o)(x), while 57% (729) identify as Non-Hispanic/Non-Latin(a)(o)(x). These percentages offer a concise overview of the racial and ethnic composition within the sheltered homeless population, emphasizing the predominant representation of White and Black individuals, as well as the distribution across various ethnic categories.

**Unsheltered Individuals:** In unsheltered conditions, White individuals represent the largest group, comprising 68% of the total count (1,665), followed by Black, African American, or African individuals at 15% (377). Additionally, 3% (73) identify as American Indian, Alaska Native, or Indigenous, while 2% (37) identify as Asian or Asian American. Native Hawaiian or Pacific Islander individuals constitute 1% (28), and 11% (261) identify with multiple races. In terms of ethnicity,

37% (914) identify as Hispanic/Latin (a)(o)(x), while 63% (1,527) identify as non-Hispanic/non-Latin (a)(o)(x).

### **Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to the Riverside County 2023 Homeless Count and Subpopulation Survey, there were a total of 479 families with children. Of those, there are 20 families and their children unsheltered. There were 459 sheltered families with children, and 25 of the total families with children were chronically homeless. There were no veterans with children, according to the PIT count.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Results from the Riverside County 2023 Homeless Count and Subpopulation Survey of both sheltered and unsheltered individuals together showed the two largest racial/ethnic groups among survey respondents were White individuals 68% (2,546), followed by Black, African American, or African individuals 18% (657). Additionally, 3% (114) identify as American Indian, Alaska Native, or Indigenous, while 1% (54) identify as Asian or Asian American. Native Hawaiian or Pacific Islander individuals constitute 1% (50) and 8% (304) identify with multiple races. In terms of ethnicity, 39% (1,469) identify as Hispanic/Latin(a)(o)(x), while 61% (2,256) identify as Non-Hispanic/Non-Latin(a)(o)(x).

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

In comparison with 2022, the 2023 PIT count shows an overall increase of homeless population in Riverside County persons from 3,316 to 3,725. It represents a 12% increase that is lower than the 15% increase in the 2022 Homeless PIT count. The net increase of 409 persons experiencing homelessness results from a 52 person (4%) decrease in sheltered count and 461 (23%) in unsheltered count. Of the total number of 3,725 persons experiencing homelessness counted in 2023, 2,441 were unsheltered and 1,284 were sheltered. The unsheltered count also demonstrated changes in sub-population of interest. Households with children experienced a 22% increase, TAY showed a 35% decrease, seniors age 62 years or above demonstrated a 47% increase, and the number of unsheltered veterans increased by 36% compared to the 2022 PIT count.

For the first time since 2020, the 2023 homeless PIT count found a decrease in the sheltered count (-4%), whereas the prior counts in 2021 and 2022 found increases of 34% and 37%, respectively. However, the total counts continued to increase in these years, indicating that the unsheltered count in 2023 exceeded the reduction in the sheltered count.

**Discussion:**

Refer to the above discussion.



## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

This section discusses the characteristics and needs of persons in various subpopulations of the County of Riverside who are not homeless but may require supportive services, including persons with a variety of mental and physical disabilities, persons living with HIV/AIDS (PLWA), persons with substance use disorder, the elderly and the frail elderly.

### **Describe the characteristics of special needs populations in your community:**

#### Elderly and Frail Elderly

The population over 65 years of age is considered elderly and presents four main concerns:

1. **Income:** People over 65 are usually retired and living on a fixed income.
2. **Health Care:** Due to the higher rate of illness, health care is important.
3. **Transportation:** Many seniors use public transit.
4. **Housing:** Many live alone and many rent.

According to the California Department of Aging (CDA), more than 497,063 persons who are 65 years or older reside in Riverside County. Of these 4.6% of these individuals are on a fixed income and receive benefits through the Social Security Administration. 11% (56,830) are considered low-income and struggle to make ends meet.

It is estimated that by 2035, the senior population (60 and older) will have increased 64% to 12 million, from 7.3 in 2015. The Riverside County Office of Aging serves to promote and support a life of dignity, well-being, and independence for older adults and persons with disabilities. accomplished through the delivery of 24 different programs and services that provide short-term, long-term, medical case management, family caregiver support, and other supports and services.

To help support and meet the needs of the elderly, the Housing Authority of the County of Riverside (HACR) has established preferences at the first level for those who are 75 years and older and at the second level for those who are 62 years and older for selection from the Housing Choice Voucher waiting list when vouchers are available. As a reasonable accommodation for those who are elderly and disabled, an exceptional payment standard of up to 120% of the fair market rent may be approved to provide additional rental assistance.

Persons Living w/HIV/AIDS - According to the Riverside University Health System Public Health report, as of 2016, there is an estimated 8,404 persons with HIV/AIDS living in Riverside County. Along with HIV/AIDS, many are dealing with substance abuse and mental illness that compounds the social service needs of the population. Most are very low-income, have poor credit, or are subject to eviction problems, making it difficult to find and keep affordable housing.

Persons with a Behavioral Health Disability - Any mental illness is defined as having a mental, emotional, or behavioral disorder within the past year, and serious mental illness is defined as having any mental, behavioral, or emotional disorder that interfered with major life activities. According to the 2017 American Community Survey, there are approximately 282,025 persons with developmental disabilities in Riverside County. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities.

Persons with a Physical Disability - According to the 2013-2017 ACS, 233,253 persons with disabilities were in Riverside County, representing 7.7% of the population. Of this total, 22,989 were elderly disabled, and 28,502 were frail elderly disabled. There were 68,443 disabled adults ages 18-64. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities.

Persons with a Substance Use Disorder - Persons with alcohol abuse or other drug addictions are a large portion of the population, but the extent of such abuse is difficult to estimate. Few people admit they have a problem or seek assistance. According to the California 2018 Mental Health Nation Outcome Measures, 17.4% of the adult population in the state suffers from substance use disorder. People suffering from a substance abuse disorder struggle to maintain housing and require supportive services along with housing.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The primary housing and supportive needs of these subpopulations were determined by input from both service providers and the public through the survey, public meetings, and stakeholder interviews. These needs include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, social services, and education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground-floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable.

Many of the supportive needs of these subpopulations are available through existing nongovernmental organizations. However, there is a strong need for greater collaboration and education among the County's agencies and nonprofits in order to serve the various special needs subpopulations more efficiently and comprehensively.

### **Elderly and Frail Elderly**

Low-income elderly and frail elderly households are often unable to maintain existing homes or to afford rent. In addition, the number of elderly requiring medical and other services to remain in homes rather than in medical facilities continues to increase. These elderly, especially the frail elderly, will need long-term services and support, and they will be challenged to afford such care and assistance.

There is a need for more affordable senior housing and housing for frail elderly. Housing types include independent living that is accessible, independent living with in-home care, assisted living facilities, and nursing facilities. Many seniors are also below the poverty level, adding more challenges to finding affordable care and housing. Needed services include healthcare and medication management, meals and nutritional counseling, caregiver support, abuse prevention and advocacy, money management, personal services, housekeeping and homemaker assistance, and transportation.

### **Persons with Physical Disabilities**

There is a continuing need for housing that is livable, affordable and accessible for persons with physical disabilities. Supportive service needs include transportation, and public facilities and infrastructure that provide for mobility and accessibility. Also important are housing programs that provide home modification and other repairs to enable seniors and persons with physical disabilities to continue to live independently.

### **Persons with Mental Disabilities**

Persons with several and persistent mental illness need services such as early intervention, recovery, illness management, and self-sufficiency. These services are often correlated with substance abuse treatment, family psycho-treatment education, supportive employment, medication management training, and outreach programs. As facilities for the mentally ill are decentralized and an increasing number of developmentally disabled persons become semi-independent, the need for residential facilities with supervision has increased. Support for these populations is provided in various group homes. While some opportunities for appropriate assisted housing exist, additional units are needed to provide supportive housing for people with

a mental illness transitioning from homelessness and for people in need of higher levels of care and support.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Office of AIDS from the California Department of Public Health released the California HIV Surveillance Report 2016 on April 18, 2018. This report indicated that in 2016 for Riverside County, 5.9% persons of the population were newly diagnosed with HIV infection; 5,724 persons are under the Continuum of HIV care for persons living with diagnosed HIV infection; 8,095 persons living with diagnosed HIV infection, and 121 death occurred among persons with diagnosed HIV infection.

The City of Riverside is designated as the responsible jurisdiction for dispersing HOPWA funds throughout Riverside and San Bernardino counties. The HOPWA program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families. The Riverside County Housing Authority and San Bernardino County Public Health Department are the city's project sponsors.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

**Discussion:**

The City of Riverside administers the HOPWA program for the Metropolitan Statistical Area, which includes Riverside County. See the sections above.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Within the County, there is a continuing need for access to modern, functional, and cost-effective public facilities that primarily benefit low-income populations. The County’s public facility priorities are the construction, reconstruction, rehabilitation, and/or installation of public facilities and improvements for the primary benefit of low-income persons. Public facility investments can increase access to support services and lead to better coordination among service providers. CDBG public facility projects that meet CDBG eligibility requirements, align with the goals of the Consolidated Plan, and address a national objective will be concentrated in areas that provide the greatest impact to the largest number of residents. Many low- and moderate-income areas (LMA) in the County either do not have proper facilities, or the existing, aging facilities suffer from deferred maintenance and other physical institutions.

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, facilities for AIDS patients, and ADA improvements.
- Develop multi-agency/multi-service centers to deliver services more efficiently and effectively.
- Infrastructure.

### **How were these needs determined?**

The nature and extent of community development needs identified for public facilities in the County were determined through the citizen participation meetings, responses from the Housing and Community Development Needs Survey, County agencies and departments, elected officials, and input from participating jurisdictions and nonprofit agencies. Within the Consolidated Plan, priority is given to facilities that primarily benefit low-income beneficiaries and public facilities in low-income areas of the County, particularly those with critically needed renovation or demonstrated need for expansion to accommodate the needs of low-income residents. Therefore, the CDBG funds, as part of this Consolidated Plan, will be targeted to specific activities in identified areas to maximize impact, thereby creating the best opportunity to generate the desired outcomes in the community.

### **Describe the jurisdiction’s need for Public Improvements:**

The public improvements that qualify under the CDBG Program need to demonstrate primary benefit to low and very-low-income persons (e.g., senior centers, homeless shelters) or low- and very-low-income geographic areas. At least 51% of residents in a geographic service area of the facility must be low-income by CDBG definition for the activity to qualify for area benefit. In recent years, CDBG funding has been 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, which helped to prioritize funding for community public improvements. 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 the prior year's 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 public facilities needs based on the top three most needed in the community.

# 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.

On July 1, 2022, the rental housing vacancy rate was 4.6% in the Riverside-San Bernardino-Ontario Comprehensive Housing Market Analysis. The vacancy rate in 2010 was 9.1%. This decreased vacancy rate is generally attributed to consistent population growth and modest development of new apartments; as well as an increased net in-migration since 2020 has led to declining vacancy rates.

According to the Riverside-San Bernardino-Ontario, California, Comprehensive Housing Market Analysis, dated, as of July 1, 2022, states Rental housing market condition in the HMA are slightly tight, making the vacancy rate at 4.6%. In comparison from 2010 which was 9.1%. This is due to the COVID-19 pandemic, as the state of California instituted a ban on evicting renters unable to meet their rent obligations, as well as employers allowed or increased remote work for many workers, all which contributed to increased net in-migration in the HMA since 2020.

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 structures (68 percent) and mobile homes, boats, RVs, vans, etc. (9 percent), totaling 77 percent. Multi-family developments account for 24 percent of total housing units with a majority of these concentrated in smaller projects containing fewer than 20 units. A majority (97.4 percent) of the ownership housing is comprised of larger units (2 or more bedrooms). In comparison, only 76.5 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	587,231	68%
1-unit, attached structure	56,065	7%
2-4 units	43,445	5%
5-19 units	52,536	6%
20 or more units	49,640	6%
Mobile Home, boat, RV, van, etc	79,044	9%
<b>Total</b>	<b>867,961</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

**Alternate Data Source Name:**

2022 ACS

**Data Source**

**Comments:**

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	3,694	0.7%	12,837	5.3%
1 bedroom	10,093	1.9%	44,037	18.2%
2 bedrooms	296,082	56.1%	149,598	61.8%
3 or more bedrooms	217,659	41.3%	35,475	14.7%
<b>Total</b>	<b>527,528</b>	<b>100%</b>	<b>241,947</b>	<b>100%</b>

**Table 29 – Unit Size by Tenure**

**Alternate Data Source Name:**

2022 ACS

**Data Source**

**Comments:**

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

As of January 2024, the County of Riverside, Department of Housing and Workforce Solutions, Community and Housing Development division (HWS/CHD) monitors a portfolio of 160 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 ownership. The housing projects represent 9,396 housing units in which 4,748 are restricted to low- and moderate-income households. Within this portfolio the funding was provided in this way: 2 projects were assisted with ARPA funds, 62 projects were assisted with HOME funds, 3 projects were assisted with HOMEKEY/CARES, 64 projects were assisted with RDA funds, 3 projects were assisted with CDBG funds, 17 projects were assisted with NSP funds, 7 projects were assisted with Bond funds, 1 project was assisted with CalHome funds, 1 project was assisted with PLHA funds. Some projects used a combination of HWS/CHD funding sources and the majority used multiple sources 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-income households that have not owned homes within a three-year period. Objective: Assist 10 first-time homebuyers per year for a five-year total of 50 households.

Objective: Assist 10 homebuyers per year for a five-year total of 50 households.

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

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

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

- 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 20 household per year, for a five-year total of 100 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.**

Within the portfolio of contracts monitored by the County of Riverside, there are three multifamily projects consisting of 262 units which will complete the affordability term during the period covered by this Consolidated Plan. Although the County monitored affordability period will expire, these projects have overlapping affordability restrictions from other private, governmental and tax credit equity funding sources. All three projects have continuing affordability restrictions will continue to be operated as affordable housing.

The projects are:

Indio Desert Palms (Allanza) Apartments located in the city of Indio consisting of 60 units with contract number H016 expiring July 2025;

Quail Place Apartments located in Blythe consisting of 58 units with contract number H023 expiring December 2027.

Mecca II Apartments located in Mecca consisting of 60 units with contract number H002 expiring July 2029;

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 experience 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 63 percent of the housing units built prior to 1999, 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, housing for chronically homeless persons, 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 County of Riverside's continual challenge will be to preserve existing affordable housing stock and greatly increase the supply of new affordable housing units for all the groups identified above during a period of highly constrained resources.

## 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 whether the housing is affordable to households who live there or would like to live there. Housing issues 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 upon the community. The median sales price in 2022 for a home in the City of Riverside was \$464,800. In other areas of the County, such as the community of Mecca in the eastern Coachella Valley, the median sales price was \$204,600 (US Census). Overall, the median home price in the County was \$555,400 in 2022, a fifty-five-percent increase compared to the 2010 Census but a significant increase compared to home prices in 2007, the peak of the housing market.

### Cost of Housing

	<b>Base Year: 2010</b>	<b>Most Recent Year: 2022</b>	<b>% Change</b>
Median Home Value	227,900	555,400	144%
Median Contract Rent	1,121	1,555	39%

**Table 30 – Cost of Housing**

**Alternate Data Source Name:**

2010 Census (Base Year), 2022 ACS (Most Recent Yr )

**Data Source**

**Comments:**

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	7,236	3%
\$500-999	25,799	11%
\$1,000-1,499	110,839	46%
\$1,500-1,999	88,964	37%
\$2,000 or more	7,236	3%
<b>Total</b>	<b>232,838</b>	<b>96%</b>

**Table 31 - Rent Paid**

**Alternate Data Source Name:**

2022 ACS

**Data Source**

**Comments:**

## Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	41,985	47,450
50% HAMFI	50,610	77,025
80% HAMFI	25,180	50,050
100% HAMFI	69,330	276,660
<b>Total</b>	<b>127,855</b>	<b>203,785</b>

**Table 32 – Housing Affordability**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,517	\$1,611	\$2,010	\$2,707	\$3,304
High HOME Rent	\$1,040	\$1,116	\$1,341	\$1,540	\$1,699
Low HOME Rent	\$816	\$874	\$1048	\$1211	\$1352

**Table 33 – Monthly Rent**

**Alternate Data Source Name:**

2024 HUD FMR and Home Rents 2023

**Data Source**

**Comments:**

## Is there sufficient housing for households at all income levels?

No. According to the 2016-2020 CHAS data by HUD, mismatches in terms of supply and affordability exist in the County. Approximately 98,120 households earning less than 30 percent of AMI reside in the Urban County, however, there are only 10,370 dwelling units affordable to those at this income level. Similarly, the County has 89,435 households earning between 31 and 50 percent of AMI and only 24,605 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 127,635 households earning between 51 and 80 percent

AMI but only 55,645 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 2022 American Community Survey 1-Year Estimates, there are approximately 292,563 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](http://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	178,386	34%	127,759	53%
With two selected Conditions	6,953	1%	17,825	7%
With three selected Conditions	426	0%	916	0%
With four selected Conditions	0	0%	62	0%
No selected Conditions	341,763	65%	95,385	39%
<b>Total</b>	<b>527,528</b>	<b>100%</b>	<b>241,947</b>	<b>100%</b>

**Table 34 - Condition of Units**

**Alternate Data Source Name:**

2022 ACS

**Data Source**

**Comments:**

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	217,375	40%	73,782	25%
1980-1999	171,360	32%	94,483	32%
1950-1979	114,308	21%	106,427	37%
Before 1950	38,648	7%	17,642	6%
<b>Total</b>	<b>541,691</b>	<b>100%</b>	<b>292,334</b>	<b>100%</b>

**Table 35 – Year Unit Built**

**Alternate Data Source Name:**

2022 ACS

**Data Source**

**Comments:**

## 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	143,610	20%	88,140	12%
Housing Units build before 1980 with children present	19,095	26%	18,650	25%

**Table 36 – Risk of Lead-Based Paint**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	98,486
Abandoned Vacant Units	0	0	900
REO Properties	0	0	
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

**Alternate Data Source Name:**

2022 ACS

**Data Source**

**Comments:**

Market at a Glance 2/15/2024 Prepared by: PD&R / Economic & Market Analysis Division (EMAD)

6,297 available for sale and 13,471 available for rent. The balance of 78,718 were not available. No

further data regarding the suitability of rehabilitation.

## Need for Owner and Rental Rehabilitation

Of the total 527,528 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 241,947 renter-occupied housing units, more than one-half (53 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 provided by the 2016-2020 CHAS, a total of 143,610 (20 percent) owner-occupied housing units were built before 1980, and a total of 88,140 (12 percent) renter-occupied housing units were built before 1980. More than 26 percent of the owner-occupied housing units built before 1980 have children present. More than 25 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 choices and the opportunity to achieve self-sufficiency. HACR administers the Housing Choice Voucher Tenant-Based and Project-Based Voucher Programs.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	80	0	10,292	1,090	9,202	798	280	241
# of accessible units			0						
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**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:**

Prior to October 2016, the Housing Authority owned and operated affordable public housing across Riverside County, serving 464 low-income households, including families, seniors, and persons with disabilities. Due to insufficient funding to maintain affordable public housing properties, the US Department of Housing and Urban Development (HUD) approved conversion via the process called Rental Assistance Demonstration (RAD) conversion. RAD was created in order to give public housing authorities a tool to preserve and improve public housing properties and address the \$26 billion nationwide backlog of deferred maintenance. RAD allows public housing agencies to leverage public and private debt and equity to maintain properties. It also allows units to move to a Section 8 platform and ensures the units remain permanently affordable to low-income households. On October 1, 2016, public housing units were converted and transferred to the Housing Authority's nonprofit arm, the Riverside Community Housing Corporation (RCHC), to own and operate the former public housing units. Funds to maintain and modernize the RAD units are primarily paid from rental proceeds.

## 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 former 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 will increase access for persons with disabilities and 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:

As shared in the above section, the Housing Authority no longer operates a Public Housing Program as of October 2016.

The County of Riverside and the Housing Authority of the County of Riverside have established an EnVision Center in Hemet. This center offers financial literacy workshops, connects customers to local federally qualified health clinics, holds vaccine clinics, and holds multiple supportive service and job fairs for Riverside County residents.

### Discussion:

Refer to the above discussion.

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

### Introduction

The 2018 PIT shows 2,316, which includes 631 sheltered and 1,685 unsheltered. In 2023, 3,725 were accounted for on the PIT, 1,284 of which were sheltered and 2,441 unsheltered. The increase from 2018 to 2023 is 61%.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	323	0	192	490	0
Households with Only Adults	850	40	100	1,229	0
Chronically Homeless Households	0	0	0	719	0
Veterans	12	0	40	994	0
Unaccompanied Youth	4	0	23	0	0

**Table 40 - Facilities and Housing Targeted to Homeless Households**

**Alternate Data Source Name:**

2018 Point-in-Time Census and Survey

**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 to expedite enrollment and access to available resources for homeless and at-risk homeless individuals and families.



## **Health Services**

The CoC works with the Department of Public Social Services (DPSS) to link homeless clients to medical services. Additionally, the CoC works with the Department of Veteran Affairs and Social Security to link eligible clients to appropriate medical services. DPSS is invited to all resource fairs where they can directly connect clients to services. 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. The CoC has also contracted with Healthcare In Action, a street medicine provider, to provide medical services to homeless clients countywide.

## **Mental Health**

The Riverside University Health System-Behavioral Health (RUHS-BH) has been providing special services to homeless persons with mental illness 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 four (4) other HUD-funded grants, which include three (3) permanent housing grants for chronically homeless individuals and their families.

## **Employment**

CoC-funded programs assist participants by stabilizing and increasing their incomes to ensure housing stability and decrease the possibility of returning to homelessness. The CoC has partnered with the Workforce Development Department to connect clients to programs that provide employment opportunities, training, education, and other resources that will help increase the income of participants by obtaining employment and becoming self-sufficient. The CoC also works closely with the California Department of Rehabilitation, a California state department that administers vocational rehabilitation services. It provides vocational rehabilitation services and advocacy for those seeking employment, independence, and equality for individuals with disabilities. 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 such persons.

**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 services are provided through 28 projects, offering a total of 1,277 beds. Within this capacity, 323 beds are allocated for households with children, 850 for households without children, and an additional 24 for households with only children.

**Transitional housing:** Available with 292 beds, including 192 for households with children and 100 for households without children. Notably, specific facilities serve distinct sub-populations, such as the Veterans-Help for Future Leaders Transitional Housing with 40 beds and the Lighthouse Treatment Center offering 12 beds for Transitional Living Services veterans.

**Permanent Supportive Housing:** Riverside County also offers Permanent Supportive Housing, encompassing 710 Rapid Rehousing beds and 1,719 permanent supportive housing beds tailored for subpopulations like veterans, chronically homeless individuals, and youth. Within the permanent supportive housing, 719 beds are specifically designated for chronically homeless individuals.

In addition to these facilities, the county provides services and programs to address the needs of the homeless population, with a focus on chronically homeless individuals and families, veterans and their families, and unaccompanied youth. This includes the deployment of street outreach teams, a crucial initiative aimed at connecting chronically homeless individuals living on the streets with essential supportive services and housing.

**Homeless Management Information System (HMIS):** A Homeless Management Information System is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Each Continuum of Care is responsible for selecting an HMIS software solution that complies with HUD's data collection, management, and reporting standards.

**Access to Mainstream Services:** Homeless service providers continually work toward linking homeless individuals and families to existing mainstream benefits. The CoC Collaborative Applicant (HWS) partners with DPSS, which administers TANF, MediCal, and Food Stamps for the County. Three CoC partner agencies also received Supportive Services for Veteran Families (SSVF)

grants funded by the U.S. Department of Veteran Affairs (VA) to partner with the Housing Authority to increase the number of veterans 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 of these facilities are located in the more urbanized areas 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 for persons with special needs can vary greatly. Elderly persons, especially the frail elderly, may require long-term supportive housing, including 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, many 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; however, 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 outreach

and education programs as well as 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.

The State Department of Social Services (DPSS), Community Care Licensing Division, regulates these facilities. According to DPSS licensing data, there are 250 adult residential facilities, 250 residential care facilities for the elderly, and 81 group homes 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 HOME funds and other resources into the development of affordable housing. Often, the use of HOME funds for the development of new affordable multi-family housing units includes 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 the 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 the Metropolitan Statistical Area (MSA) which includes 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 Riverside University Health System Behavioral 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 that foster self-sufficiency.

**Court-Referral Program** - Riverside Court Services refers families who have been identified as ones who would benefit from housing and would likely be successful in completing court programs and self-sufficiency programs for Special Admission Vouchers to the HACR. All families participate in our FSS program 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. The youth will receive housing assistance and supportive services and be enrolled in the family self-sufficiency program, which will 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 by 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 that 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 that are consistent with the General Plan. Although zoning inconsistency is a process constraint for affordable housing, a more immediate and cost-effective approach to help reduce barriers has been achieved by the County's 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.

Economics and Politics: The barriers to affordable, decent housing are the lack of housing supply and the high prices of housing. It was found that if housing is built at market level and intended to provide affordable units, this strategy will never be feasible for development companies. Another issue is the lack of support for intensifying or densifying land uses. California Environmental Quality Act (CEQA) is a recognized barrier that enables the public to delay or reject housing developments if they feel it threatens their community.

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

### Introduction

Riverside County has one of the fastest growing economies in California in 2024, with total wage and salary increased by 9 percent (year over year). From 2018 to 2023, jobs increased by 9.0% in Riverside County, CA, from 854,779 to 931,551, and are projected to **grow by 91,302** over the next 5 years. This change outpaced the national growth rate of 3.6% by 5.4%. As the number of jobs increased, the labor force participation rate increased from 58.5% to 59.7% between 2018 and 2023. 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. Average salaries grew by 9% between 2020 and 2022. This is a faster rate of growth than the state’s 6%. Several industries are growing rapidly in Riverside County, including Educational Services, Leisure and Hospitality, and Transportation and Warehousing.

### 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	13,820	11,734	1%	1%	0%
Arts, Entertainment, Accommodations	117,720	113,508	11%	14%	3%
Construction	101,452	73,869	9%	9%	0%
Education and Health Care Services	222,758	186,945	21%	23%	3%
Finance, Insurance, and Real Estate	53,207	22,543	5%	3%	-2%
Information	16,570	5,688	2%	1%	-1%
Manufacturing	87,949	44,891	8%	6%	-3%
Other Services	52,551	22,335	5%	3%	-2%
Professional, Scientific, Management Services	109,795	78,683	10%	10%	0%

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Public Administration	55,549	41,275	5%	5%	0%
Retail Trade	132,380	92,611	12%	12%	-1%
Transportation and Warehousing	29,122	27,315	3%	3%	1%
Wholesale Trade	9,173	1,480	1%	0%	-1%
<b>Total</b>	<b>1,073,342</b>	<b>802,388</b>	<b>---</b>	<b>---</b>	<b>---</b>

**Table 41 - Business Activity**

**Alternate Data Source Name:**

2017-2022 ACS (Workers) and 2022 Annual QCEW Data (Jobs)

**Data Source**

**Comments:**

## Labor Force

Total Population in the Civilian Labor Force	1,954,451
Civilian Employed Population 16 years and over	1,145,856
Unemployment Rate	5.30
Unemployment Rate for Ages 16-24	6.18
Unemployment Rate for Ages 25-65	3.04

**Table 42 - Labor Force**

**Alternate Data Source Name:**

2022 ACS

**Data Source**

**Comments:**

Occupations by Sector	Number of People
Management, business and financial	369,233
Farming, fisheries and forestry occupations	7,870
Service	231,238
Sales and office	246,171
Construction, extraction, maintenance and repair	125,444
Production, transportation and material moving	173,770

**Table 43 – Occupations by Sector**

**Alternate Data Source Name:**

2022 ACS

**Data Source**

**Comments:**

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	499,364	50%
30-59 Minutes	302,789	30%
60 or More Minutes	196,323	20%
<b>Total</b>	<b>998,476</b>	<b>100%</b>

**Table 44 - Travel Time**

**Alternate Data Source Name:**

2022 ACS

**Data Source**

**Comments:**

## 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	126,879	7,058	73,091
High school graduate (includes equivalency)	246,166	8,811	83,205
Some college or Associate's degree	298,992	16,246	90,717
Bachelor's degree or higher	251,636	8,652	43,524

**Table 45 - Educational Attainment by Employment Status**

**Alternate Data Source Name:**

2022 ACS

**Data Source**

**Comments:**

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,001	10,973	13,011	74,993	40,384
9th to 12th grade, no diploma	20,642	29,722	26,695	54,262	24,385
High school graduate, GED, or alternative	103,778	144,003	145,688	207,669	128,672
Some college, no degree	86,204	120,622	75,336	186,291	137,784
Associate's degree	7,936	43,396	64,329	66,515	40,234
Bachelor's degree	18,283	55,872	55,881	86,895	63,409
Graduate or professional degree	2,437	19,231	33,065	54,994	40,503

**Table 46 - Educational Attainment by Age**

**Alternate Data Source Name:**

2022 ACS

**Data Source**

**Comments:**

## Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	31,997
High school graduate (includes equivalency)	39,689
Some college or Associate's degree	46,761
Bachelor's degree	66,220
Graduate or professional degree	93,615

**Table 47 – Median Earnings in the Past 12 Months**

**Alternate Data Source Name:**

2022 ACS

**Data Source**

**Comments:**

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

The Riverside County Workforce Development Board (WDB) has identified seven target industry sectors: Construction, Transportation and Warehousing, Health Care and Social Assistance, Manufacturing, Retail Trade, Administrative Support and Waste Remediation Services, and Other Services, Except Public Administration. These sectors have a proven history of high demand and resilience during economic downturns. Additionally, Riverside County has highlighted Hospitality/Tourism and Agriculture as vital industries for their region's economic health. Meanwhile, the United States is grappling with a supply chain crisis, impacting various industries and endangering millions of jobs. Overseas manufacturing, overloaded domestic warehouses, and a shortage of truck drivers are aggravating the situation. To foster recovery, substantial investments are required to bolster manufacturing, optimize logistics, and strengthen the healthcare system. The Riverside County Workforce Development Division (RCWDD) is focused on establishing robust career pathways in healthcare, manufacturing, transportation, and logistics, leveraging major transportation hubs and the growing demand in the healthcare sector.

**Manufacturing, Transportation & Logistics:** Manufacturing, transportation, and logistics are pivotal in Riverside County's economic rebound from the pandemic, witnessing rapid expansion, particularly in warehousing and trucking. Currently, the county employs approximately 95,198 individuals in manufacturing and 102,690 in transportation and logistics. The manufacturing sector offers a spectrum of career opportunities and training avenues, including Industrial Maintenance Technician (IMT), Industrial Mechanic, Industrial Electrical, Industrial Automation, and certifications like Forklift and OSHA. Riverside County serves as a significant transportation

and logistics nexus, boasting 10.2 million square feet of warehouse space as of 2021. Situated just 40 miles from the ports of Long Beach and Los Angeles, the Inland Empire (IE) hosts five major airports, three interstate highways, and two railways. The demand for skilled drivers with Class A and B licenses is immense, with over 6,300 truck driving positions anticipated by 2028. Job seekers can pursue training for certifications such as Certified Logistics Technician (Manufacturing Skill Standards Council certification) and Truck Driver training, enabling them to obtain either a Class A or Class B License. The fields of manufacturing, transportation, and logistics offer individuals the opportunity to acquire stackable, industry-recognized credentials, and to chart diverse career paths at each stage of their professional development.

**Health & Social Services:** Health and social services employment continues to rise in demand, particularly amid and following the COVID-19 pandemic. Riverside County has identified it as a key industry due to its ability to provide community members with access to high-quality jobs offering sustainable wages, benefits, consistent hours, opportunities for career advancement, and a voice for workers. In the Inland Empire (IE) region alone, the healthcare industry employs approximately 449,800 individuals as of December 2023. Projections from the Employment Development Department (EDD) indicate a substantial 20.4% increase in employment in health and social services from 2020 to 2030. This growth is reflected in the annual rise of 4.8% in health employment from December 2022 to December 2023. According to Duquesne University's report, "The Shortage of Healthcare Workers in the US," the healthcare industry is expected to face shortages in the coming years, prompting employers to further incentivize careers in this sector by offering opportunities for growth and unionized positions that foster greater economic equity.

### **Describe the workforce and infrastructure needs of the business community:**

Riverside County saw its unemployment rate peak at a historic 16% in April 2020, but by December 2023, it had dropped to 5.20%. Despite this improvement, skill and certification shortages persist in numerous high-demand industries, leaving a pool of unemployed and underemployed workers. Local residents are eager to join the thriving workforce, yet they face obstacles stemming from a gap in skills and certifications required by in-demand sectors. The COVID-19 pandemic precipitated a demographic shift, prompting retirement among older individuals due to higher mortality rates. This shift presents both challenges and opportunities for developing a comprehensive workforce system focused on innovation and skills enhancement.

Before the pandemic, middle-skill occupations—those requiring less than a four-year degree but more than a high school diploma—were already declining. While college education was heavily promoted among younger workers, promising self-sufficiency and fulfilling careers, it no longer guarantees success, as wages for recent college graduates have stagnated over the past decade.



Many employment gaps can be filled with trade school-based certifications rather than four-year degrees. Apprenticeships offer individuals the chance to blend work and study environments, aiding employers in addressing skills and education gaps, reducing hiring costs, and boosting employee retention. According to the Analytical Overview, the highest current and emerging demand sectors in the IE region are Healthcare, Manufacturing, and Transportation and Logistics.

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 and partners 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.**

Significant changes are underway in the County, notably the closure of Chuckawalla Valley State Prison (Chuckawalla), which will greatly impact the economic stability of Blythe City. This closure will trigger a shift in workforce dynamics, as local businesses have traditionally relied on the population brought in by the prison. To address the repercussions of the closure and to foster sustainable growth opportunities, RCWDD is collaborating with the Office of Economic

Development (OED), the Employment Development Department (EDD), the City of Blythe, and Palo Verde College.

Blythe must adapt its infrastructure to repurpose the prison facility, either for private or public sectors interested in renovating the site or for new developments aimed at filling the economic void. Through these partnerships, RCWDD will gain insights into the in-demand jobs within the Blythe community and will take the lead in providing employment training pathways to fill these positions. This effort will involve leveraging both new and ongoing partnerships, utilizing Workforce Innovation and Opportunity Act (WIOA) funding, and seeking additional resources to cover the extensive supportive services costs necessary to serve the Blythe community better.

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

The region is witnessing a surge in demand for vocational trades occupations and apprenticeship-based careers, which require some postsecondary education but not necessarily a college degree. To meet this demand, WDD has collaborated with the LAUNCH Apprenticeship Network as an intermediary and education provider, aiding Riverside County in adopting the apprenticeship model. Through a partnership with the San Bernardino County Workforce Development Division (SBWDD), serving as the Inland Empire Regional Planning Unit (IERPU), RCWDD has secured the State Apprenticeship Expansion, Equity, and Innovation Grant (SAEEI) to facilitate the development of Registered Apprenticeship Programs (RAPs). This initiative, along with the Slingshot Initiative, has yielded significant progress in cultivating a skilled workforce tailored to the needs of these sectors.

The COVID-19 pandemic has notably impacted the skillsets and educational requirements of the current workforce. The shift towards remote work has accelerated, driving a heightened demand for digital skills and remote educational opportunities. To address this shift, RCWDD has partnered with eligible training providers specializing in technology-related certifications to meet the demands of employers. These partnerships extend to providing training and equipping individuals with the necessary skill sets for employment in sectors such as healthcare, transportation, construction, and industrial jobs. Many county residents possess the soft skills necessary for employment but lack the educational component, particularly the certifications required for placement in high-demand jobs. Through these collaborative efforts, RCWDD aims to bridge this gap and empower individuals to thrive in the evolving workforce landscape.

### **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 WDB oversees the implementation of the Workforce Innovation and Opportunity Act (WIOA) passed by Congress in 2014. This legislation aimed to streamline funding entities, reduce the size of WDB membership, and ensure the alignment of services with the local One-Stop system, now known statewide as the American Job Centers of California (AJCC). Riverside County hosts four AJCCs located in Riverside, Hemet, Indio, and Moreno Valley, catering to individuals over 18 years old. Additionally, six Youth Opportunity Centers (YOCs) provide support for opportunity youth and young adults aged 16-24, offering services to the business community such as job posting and subsidizing eligible job seekers' employment.

These centers offer a range of services, including career planning, virtual resume and interview workshops, on-the-job training programs, and short-term vocational training. Through the On-the-Job Training program, businesses receive reimbursement for half of the wages paid to job seekers while they acquire the necessary job skills. The WIOA legislation mandates resource and service alignment at the local level, prompting the initiation of regional planning requirements. Riverside and San Bernardino Counties, known as the Inland Empire Regional Planning Unit (IERPU), collaborate on workforce initiatives to enhance the region's quality of life and support jurisdictional Consolidated Plans.

Special initiatives under IERPU include:

**Slingshot:** Aimed at stimulating economic growth, job creation, and talent development, focusing on Manufacturing and Healthcare sectors. Strategies include hiring industry consultants to coordinate efforts, identifying in-demand occupations, and implementing successful strategies like pre-hire interviews and upskilling.

**Prison to Employment:** A collaborative effort providing job preparation services and training opportunities for justice-involved individuals, aiming to reduce recidivism and connect them with the Healthcare, Manufacturing, Construction, and Transportation and Logistics industries.

**State Apprenticeship, Equity, Expansion, and Innovation:** This initiative aims to expand and create apprenticeships in non-traditional industries, focusing on inclusive recruitment strategies and partnerships with industries affected by the pandemic, such as IT/Cyber Security, Healthcare, Public Sector, Manufacturing, and Logistics/Transportation.

**Regional Equity and Recovery Partnership:** Focused on training opportunities in partnership with Community Colleges, targeting industries like EMT/Paramedic, Industrial Maintenance/CNC Machinist, Transportation (Truck Driving), and Construction to achieve economic growth, improve job quality, and provide access to underserved populations. These efforts, aligned with the

jurisdiction's Consolidated Plan, stimulate economic growth and provide pathways to sustainable employment, ultimately improving the quality of life for Riverside County residents.

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

Yes

**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.**

**Initiative #1 - Maximize Job Creation and Investment in the Region**

Riverside County, a vast and expanding region, requires robust economic development strategies to cater to the needs of both present and future residents. To achieve this, we must pursue policies and initiatives that foster substantial job creation and notable economic expansion. Our approach must be bold, forward-thinking, and dynamic, harnessing the collective potential of our county to build a highly competitive local economy on the global stage. With this objective in mind, we have outlined the following goals to enhance investment and stimulate job growth.

**Initiative #2 - Develop A Local Workforce Prepared for Post COVID-19 Economy**

By fostering a combination of technical and soft skills along with strong partnerships with non- and county-based partners, nonprofits, and community-based organizations, RCWDD can collaborate and utilize the Labor Market Information (LMI) to determine if the curriculum aligns with the industry needs. RCWDD is focusing on apprenticeships because they have been a proven pathway into a family-sustaining wage and fulfilling career with a diverse of in-demand sectors.

**Initiative #3 - Infrastructure Investments**

Investing in infrastructure remains fundamental for driving economic and workforce growth. In 2020, Riverside County generated 8,000 new jobs in the transportation and warehousing sector, largely attributed to the expansion of warehouse infrastructure. A robust infrastructure framework will further stimulate business development, emphasizing the significance of investing in infrastructure and land use policies as essential components of economic development ventures. Without sufficient infrastructure or appropriately zoned land, efforts aimed at attracting, expanding, or retaining businesses would be ineffective. To remain competitive in fostering job creation and development, the county must ensure a sufficient supply of large industrial sites ready for expansion and attraction of companies. This involves a comprehensive assessment of existing infrastructure deficiencies in industrial and commercial areas across the county. Essential infrastructure components include transportation, energy, water management, communications,

and solid waste management. As these industrial and commercial zones represent potential employment hubs for residents, they must be safeguarded from rezoning efforts. Additionally, eliminating regulatory barriers that impede development, while still maintaining environmental protections, is crucial for fostering economic growth and job creation.

## Discussion

Riverside County, ranking as the fourth largest in California both in size and population, boasts a population of 2.458 million as of 2023, with continued growth anticipated. Forecasts suggest an average annual growth rate of 0.83% from 2021 to 2026, solidifying its position as the state's fourth most populous county. With 749,976 households, projected to reach 985,000 by 2030, robust net migration, averaging 15,400 individuals annually, is anticipated to drive nearly half of the population growth.

Key industries such as construction, transportation and warehousing, and healthcare are experiencing rapid expansion, with efforts focused on addressing workforce shortages compound by the COVID-19 pandemic. Riverside County has concentrated its efforts on developing qualified healthcare talent to meet the demands of an aging population and prepare for future pandemics. Moreover, extensive initiatives have been undertaken to optimize transportation, logistics, warehousing, and construction sectors, in response to the national supply chain crisis.

Despite the challenges posed by COVID-19, Riverside County has maintained a steady unemployment rate of 5.2%, with an average rate of 10.0% during the pandemic in 2020. Tourism plays a significant role in the county's economic landscape, with innovative infrastructure projects attracting visitors to popular destinations like Palm Springs, Rancho Mirage, La Quinta, and Coachella.

Riverside County's strategic location, bordering Los Angeles, Imperial, Orange, San Diego, and San Bernardino counties, situates it within 14 miles of the Pacific Ocean to the Colorado River. This important position grants the county superior transportation and logistical benefits, enabling timely access to domestic and global markets. Within a 60-mile radius, Riverside County boasts world-class air, land, rail, and sea facilities, facilitating commercial shipping and cargo operations. Additionally, the county's expanding transportation network fosters seamless connectivity among residents, businesses, and regions, promoting efficient delivery of goods and services.

As a result, key sectors such as healthcare, construction, hospitality/tourism, management, business, finance, and industrial real estate experience growth and development. For instance, new openings like the Sysco Foods facility in the Meridian Business Park at the former March Air Force Base and Amazon warehouses contribute to the county's economic vibrancy.

Integral to the county's success is its education system, spanning from K-12 to numerous community colleges and universities. This system nurtures highly skilled graduates specializing in entrepreneurship, engineering, and healthcare. Collaboration among local government entities, educational institutions, and nonprofit organizations empowers non-traditional students to pursue training and education, paving the way for promising careers and driving economic growth.

Riverside County offers businesses the unique combination of location within a marketplace of 25 million Southern California customers, easy access to main east/west and north/south transportation routes, an available trained workforce, a reasonable cost of living and business-friendly environment, a global perspective, and the lowest net cost of doing business in Southern California.

Riverside County offers businesses a unique blend of advantages, including access to a marketplace of 25 million Southern California customers, proximity to major transportation routes, a trained workforce, a favorable cost of living, and a business-friendly environment. Under the Riverside County Workforce Development Board (WDB), both business and workforce development efforts are consolidated, fostering collaboration between businesses and potential workers. The WDB oversees the implementation of Workforce Innovation and Opportunity Act (WIOA) programs, ensuring seamless services and providing community leadership on workforce issues, thereby contributing to the county's continued prosperity. 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.

## **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 the total population for a particular Census Tract.

### **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 2020 Census, the racial/ethnic composition of the County's population was: 46.5 percent Hispanic; 38.5 percent White (non-Hispanic); seven (7) percent Asian and Pacific Islander; seven (7) percent Black; and one (1) percent indicating other ethnic group.

Countywide, only 38.5 percent of the population is White; the remaining 61.5 percent of the population is comprised of minority persons. A "concentration" is defined as a block group whose proportion of minority households is greater than the overall County average of 61.5 percent. Racial and ethnic composition varies considerably across the region.

### **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 currently has two affordable housing developments under construction on former RDA land, anticipated to be completed in 2025 and 2026. Additionally, there are 11 other affordable housing projects proposed on former RDA land in various stages of development. Some of these projects are fully entitled and are actively applying for different funding at the State and Federal levels to begin construction.



## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

High speed Internet access that is consistent, reliable, and affordable is critical infrastructure to fully participate today, and communities without broadband – the residents, businesses, and institutions providing health care, education, and emergency response – are technologically and socially isolated without it. Broadband access can be provided either through a hard-wired connection to a modem device, or through an individual's smartphone and cellular service.

According to 2022 American Community Survey Data, 96.8 percent of households in the County of Riverside were able to connect to the Internet via a home-based high-speed connection and a personal computing device. Another 7.8 percent of households were able to connect to the Internet at home on their smartphones only.

Moreover, while 93.1 percent of Riverside County households have an internet connection, several demographic groups had much lower access: households earning less than \$20,000 (78.9 percent), adults ages 65 and older (89 percent), and households with less than high school graduate or equivalency (88.2 percent).

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The County of Riverside has many Internet service providers. However, some communities have only a single broadband provider. Cellular Internet access is often a second option but may not be available in rural areas. The data source referenced above did not include information on how many communities have only one (or no) Internet service provider.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

According to the Federal Emergency Management Agency (FEMA)'s National Risk Index Map, Risk Index rating is Very High for Riverside County, CA (99.94) when compared to the rest of the U.S. (98.30). The County of Riverside has scored relatively high or very high on the following natural hazard risks: earthquake (99.8), heat wave (98.8), landslide (95.9), riverine flooding (98.9), and wildfire (100).

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The County of Riverside Multijurisdictional Local Hazard Mitigation Plan (MJLHMP) dated April 2023, developed by the County of Riverside Emergency Management Department, is the County's hazard mitigation guidance document and identifies the County's hazards, review and assess past disaster occurrences, estimate the probability of future occurrences and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards. More importantly, it reflects the County's commitment to develop and maintain an all-inclusive plan to include all jurisdictions, special districts, businesses and community organizations and to promote consistency, continuity and unification.

Section 5 of the MJLHMP addresses the hazard mitigation in the County of Riverside. To determine appropriate hazard mitigation strategies and actions, the LHMP used data from the California Office of Emergency Services (Cal OES), FEMA, and many other sources were examined to assess the significance of these hazards of socially vulnerable populations for the County's primary hazards – earthquakes, wildfires, emerging / reemerging infectious diseases, pandemic and flood.

# 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, 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 2024–2029 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	<b>Area Name:</b>	Administration
	<b>Area Type:</b>	Efficient and effective implementation and oversight of Community Planning and Development Programs
	<b>Other Target Area Description:</b>	Efficient and effective implementation and oversight of Community Planning and Development Programs
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	Cooperating Cities
	<b>Area Type:</b>	Area that benefits the greatest percentage of low/moderate-income persons.

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

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

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



<b>Revital Type:</b>	
<b>Other Revital Description:</b>	
<b>Identify the neighborhood boundaries for this target area.</b>	
<b>Include specific housing and commercial characteristics of this target area.</b>	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	
<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

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

Riverside County is the fourth most populated county in the state, consisting of urbanized neighborhoods, suburban cities, and rural communities. Riverside County comprises twenty-eight (28) incorporated cities, with fifteen (15) of them participating in the Urban County program, including two (2) metro cities. There are also approximately sixty-three (63) unincorporated communities and neighborhoods. The County is divided into five (5) Supervisorial Districts. (Refer to Appendix I Maps)

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.

For purposes of the Consolidated Plan, geographic areas have been more loosely defined to include administration, countywide, supervisorial districts, cooperating cities, and metro cities. 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 will 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 new housing projects in areas near jobs, transportation, and services.

Other factors influencing CDBG allocation priorities include project readiness, the capacity of the project sponsor, the number of people served, and the leveraging of additional resources.

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

### Priority Needs

**Table 49 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	Public Services - SL-1
	<b>Priority Level</b>	High
	<b>Population</b>	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

	<b>Geographic Areas Affected</b>	<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>
	<b>Associated Goals</b>	Public Services - SL-1
	<b>Description</b>	<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>
	<b>Basis for Relative Priority</b>	<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>
<b>2</b>	<b>Priority Need Name</b>	Public Services - SL-2
	<b>Priority Level</b>	High

	<b>Population</b>	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Unaccompanied Youth</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Victims of Domestic Violence</p>
	<b>Geographic Areas Affected</b>	<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>
	<b>Associated Goals</b>	<p>Public Services - SL-2</p>
	<b>Description</b>	<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>

	<b>Basis for Relative Priority</b>	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.
<b>3</b>	<b>Priority Need Name</b>	Public Services - SL-3
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	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.
	<b>Associated Goals</b>	Public Services - SL-3
	<b>Description</b>	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 establishing, improving, and expanding existing public services. As described in 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.

	<b>Basis for Relative Priority</b>	Public Services were identified as being a high-priority need based on the results from the community meetings, public hearings, 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	<b>Priority Need Name</b>	Public Facility/Infrastructure - SL-1
	<b>Priority Level</b>	High
	<b>Population</b>	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><b>Geographic Areas Affected</b></p>	<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>
<p><b>Associated Goals</b></p>	<p>Public Facility/Infrastructure - SL-1</p>
<p><b>Description</b></p>	<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 Providing or expanding public facilities and community centers, including 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 is to maintain quality and adequate infrastructure and ensure access for the mobility impaired. Objectives established to meet priority needs include constructing, improving, or replacing infrastructure such as curbs, gutters, sidewalks, water/sewer, and flood drains in lower-income areas to improve community health and safety; providing street and sidewalk repairs to increase safety and access in lower-income neighborhoods; and increasing community access through ADA improvements.</p> <p>The primary objective of these public facility and infrastructure activities is to provide a suitable living environment that meets the specific performance outcome of availability/accessibility.</p>



	<b>Basis for Relative Priority</b>	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.
<b>5</b>	<b>Priority Need Name</b>	Public Facility/Infrastructure - SL-3
	<b>Priority Level</b>	High
	<b>Population</b>	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

	<b>Geographic Areas Affected</b>	<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>
	<b>Associated Goals</b>	Public Facility/Infrastructure - SL- 3
	<b>Description</b>	<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>
	<b>Basis for Relative Priority</b>	<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>
<b>6</b>	<b>Priority Need Name</b>	Code Enforcement - SL-3
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	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.
	<b>Associated Goals</b>	Code Enforcement - SL-3
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	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	<b>Priority Need Name</b>	Economic Development - EO-1
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Other

	<b>Geographic Areas Affected</b>	Area that benefits the greatest percentage of low/moderate-income persons.
	<b>Associated Goals</b>	Economic Development - EO-1
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	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	<b>Priority Need Name</b>	Rehabilitation - DH-2
	<b>Priority Level</b>	High
	<b>Population</b>	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

	<b>Geographic Areas Affected</b>	<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>
	<b>Associated Goals</b>	Rehabilitation - DH-2
	<b>Description</b>	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 that meets the specific performance outcome of affordability.
	<b>Basis for Relative Priority</b>	Housing rehabilitation/minor home repairs, including energy efficiency improvements.
<b>9</b>	<b>Priority Need Name</b>	Homelessness - SL-1
	<b>Priority Level</b>	High

	<b>Population</b>	<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</p>
	<b>Geographic Areas Affected</b>	<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>
	<b>Associated Goals</b>	<p>Homelessness - SL-1</p>
	<b>Description</b>	<p>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.</p>

	<b>Basis for Relative Priority</b>	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.
<b>10</b>	<b>Priority Need Name</b>	Homeless - DH-2
	<b>Priority Level</b>	High
	<b>Population</b>	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
	<b>Geographic Areas Affected</b>	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.
	<b>Associated Goals</b>	Homelessness - DH-2

	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	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.
<b>11</b>	<b>Priority Need Name</b>	Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	Efficient and effective implementation and oversight of Community Planning and Development Programs
	<b>Associated Goals</b>	Administration
	<b>Description</b>	Administration funding provides staffing and overall program management, coordination, monitoring, and evaluation of the CPD programs.
	<b>Basis for Relative Priority</b>	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.
<b>12</b>	<b>Priority Need Name</b>	First-Time Home Buyer Assistance



	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Other
	<b>Geographic Areas Affected</b>	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low and Moderate-Income Areas (LMA)
	<b>Associated Goals</b>	First-Time Homebuyer Assistance
	<b>Description</b>	The County of Riverside has established as a priority to provide homeownership opportunities for first-time homebuyers for the low and moderate-income community.
	<b>Basis for Relative Priority</b>	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 2016-2020 ACS data 169,825 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 142,380 are severely cost burdened, paying more than 50% of their income towards rent and utilities. Implementing first-time homebuyer assistance will alleviate inadequate housing situations experienced by these renters in Riverside County while providing the opportunity for homeownership.
<b>13</b>	<b>Priority Need Name</b>	Expand the Affordable Rental Housing Stock
	<b>Priority Level</b>	High

	<b>Population</b>	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
	<b>Geographic Areas Affected</b>	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA)
	<b>Associated Goals</b>	Expand the Affordable Rental Housing Stock CHDO Set Aside
	<b>Description</b>	The County of Riverside has established as a priority to expand the affordable rental housing stock for low-income and special needs households.

	<b>Basis for Relative Priority</b>	<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, 169,825 renter households at or below 80% of the Area Median Income were severely burdened by paying 30% or more of their income towards rent and utilities, in addition to being cost-burdened 142,380 renter households at or below the 80% Area Median Income experience substandard housing that lack plumbing or kitchen facilities. In addition to severe cost burned and substandard housing, the 2023 Riverside County Homeless Count surveyed that there were approximately 3,725 of those, a total of 2,441 were unsheltered, including 154 Transitional Youth (18-24), 156 Seniors (62+), 198 Veterans, and 11 Households with Children.</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>
<b>14</b>	<b>Priority Need Name</b>	Improve the Conditions of Substandard Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA)
	<b>Associated Goals</b>	Improve the Conditions of Substandard Housing CHDO Set Aside
	<b>Description</b>	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.

	<b>Basis for Relative Priority</b>	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.
<b>15</b>	<b>Priority Need Name</b>	Address Farmworker Housing Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children
	<b>Geographic Areas Affected</b>	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC. Low-and Moderate-Income Areas (LMA)
	<b>Associated Goals</b>	Address Farmworker Housing Needs CHDO Set Aside
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	Address Farmworker Housing.
<b>16</b>	<b>Priority Need Name</b>	Acquisition of Real Property

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Other
	<b>Geographic Areas Affected</b>	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC.
	<b>Associated Goals</b>	Acquisition of Real Property
	<b>Description</b>	Acquiring real property to develop for a public purpose.
	<b>Basis for Relative Priority</b>	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.
17	<b>Priority Need Name</b>	Clearance and Demolition
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Other
	<b>Geographic Areas Affected</b>	Area that benefits the greatest percentage of low/moderate-income persons.
	<b>Associated Goals</b>	Clearance and Demolition
	<b>Description</b>	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 slums or blighted areas.

	<b>Basis for Relative Priority</b>	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.
<b>18</b>	<b>Priority Need Name</b>	CHDO Set Aside
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low
	<b>Geographic Areas Affected</b>	Area that benefits the greatest percentage of low/moderate-income persons, both as LMA or LMC.
	<b>Associated Goals</b>	CHDO Set Aside
	<b>Description</b>	Per federal regulations the County of Riverside must set aside 15% of HOME funds for certified Community Housing and Development Organizations.
	<b>Basis for Relative Priority</b>	15% set-aside of HOME funds for certified Community Housing and Development Organizations.

**Narrative (Optional)**

Riverside County is the fourth most populated county in the state, consisting of urbanized neighborhoods, suburban cities, and rural communities. Riverside County comprises twenty-eight (28) incorporated cities, with fifteen (15) of them participating in the Urban County program, including two (2) metro cities. There are also approximately sixty-three (63) unincorporated communities and neighborhoods. The County is divided into five (5) Supervisorial Districts (Refer to Appendix I Maps). The county seeks to direct funds primarily to these areas 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.

For purposes of the Consolidated Plan, geographic areas have been more loosely defined to include administration, countywide, supervisorial districts, cooperating cities, and metro cities. 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 influencing CDBG allocation priorities include project readiness, the capacity of the project sponsor, the number of people served, and the leveraging of additional resources.

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
<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 \$1,537 for studio units, \$1,678 for 1-bedroom units, \$ 2,101 for 2-bedroom units, and \$ 2,851 for 3-bedroom units. According to the California Housing Partnership, in 2022, renters in the Riverside County need to earn nearly \$34.44/hour or 2.3 times the state minimum wage to afford the average asking rent of \$1,791 in Riverside County.</p> <p>Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD based on the 2016-2020 American Community Survey shows that in Riverside County, 60% 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 144,645 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>



<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
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 \$1,537 for studio units, \$1,678 for 1-bedroom units, \$ 2,101 for 2-bedroom units, and \$ 2,851 for 3-bedroom units. According to the California Housing Partnership, in 2022, renters in the Riverside County need to earn nearly \$34.44/hour or 2.3 times the state minimum wage to afford the average asking rent of \$1,791 in Riverside County.</p> <p>Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD based on the 2016-2020 American Community Survey shows that in Riverside County, 60% 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 144,645 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 continue 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>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	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.

**Table 50 – Influence of Market Conditions**

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

### **Introduction**

As a requirement for 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 for the county and our participating cities is securing adequate funding and resources 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 funding for affordable housing and community development programs will remain limited. Given these circumstances, the County will strive to make progress in implementing its public facility and community service programs.

The following section summarizes the major sources of funding available to carry out housing and community development activities in the Urban County. This section also 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:

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	7,452,148	0	0	7,452,148	37,260,740	Expected allocation of \$7,452,148 CDBG funding 2024-2025. Anticipating for the remaining years, the County expects a total of \$37,260,740. Refer to 2024-2025 Action Plan for breakdown.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	2,071,517	350,000	0	2,421,517	10,357,586.40	The County expects an allocation of \$2,071,517 for the first year, 2024-2025. Anticipating for the remaining years, the County expects a total of \$10,357,586. Refer to 2024-2029 Action Plan for breakdown.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	607,106	0	0	607,106	3,035,530	Expected allocation of ESG funding 2024-2025 including administration, Rapid Rehousing, Homelessness, prevention, emergency services, and HMIS.

**Anticipated Resources**

**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 CPD 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 are exempt from this matching requirement. The match must be met by the end of the Federal fiscal year in which the expenditure occurred. This requirement is not project-specific but rather program-wide.

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

As the County of Riverside Project Applicant and Collaborative Applicant, HWS can effectively leverage additional federal, state, and local funds and in-kind support as stated below:

- Under the FY2023 HUD CoC Program, each of the twenty (20) projects with a total amount of \$15,778,955 leverages at least 25% of private, state, and local funds to support these permanent supportive housing, rapid rehousing, Coordinated Entry System (CES), Homeless Management Information System (HMIS) and CoC planning projects.
- The Emergency Food and Shelter Program (EFSP) was created in 1983 to supplement and expand the work of local social service agencies, both nonprofit and governmental, in an effort to help people with economic emergencies. During its years of operation, the program disbursed over \$5.03 billion. The award amount each county receives is based on the total number of unemployed as compared to the total number of unemployed in all qualifying jurisdictions. Riverside County was awarded \$1,181,650 in Phase 41 and awarded 33 local recipient organizations, \$1,224,410 in Phase 39 and awarded 31 local recipient organizations, \$3,784,363 in Phase ARPAN and awarded 33 local recipient organization , and \$1,146,704 in Phase 40 and awarded 28 local recipient organizations, with all phases ending 12/31/2024 to supplement emergency food and shelter programs throughout the County. Program funds have supplemented over 3 agencies and non-profits within the County of Riverside with either food, utilities and rents. HHAP Round 1 is a \$650 million grant that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges funded by The Business, Consumer Services, and Housing Agency. The County of Riverside was awarded \$3,311,372 for a Continuum of Care Allocation and \$3,067,750 for a county allocation. These funds were awarded to 19 homeless projects to respond to the homeless crisis in our county. The funding period for these projects will be through 6/30/2025 (5 years).
- HHAP Round 2 is a \$300 million grant that provides support to local jurisdictions to continue to build on regional collaboration developed through previous rounds of Cal ICH funding and to develop a unified regional response to homelessness. The County of Riverside was awarded \$1,566,822 for a Continuum of Care Allocation and \$1,402,400 for a county allocation. These funds are being strategically used to support the development

of permanent supportive housing as well as support for encampment response in the County of Riverside to respond to the homeless crisis in our county. The funding period for these projects will be through 6/30/2026 (5 years).

- HHAP Round 3 is a \$1 billion grant that further provides local jurisdictions, including federally recognized tribal governments, with flexible funding to continue efforts to end and prevent homelessness in their communities. The County of Riverside was awarded \$4,207,199 for a Continuum of Care Allocation and \$3,926,719 for a county allocation. These funds are being used strategically to support emergency shelter operating subsidies, support to CES and HMIS systems, and creation of rapid rehousing programs to respond to the homeless crisis in our county. The funding period for these projects will be through 6/30/2026.
- HHAP Round 4 is a \$1 billion grant that further provides local jurisdictions, including federally recognized tribal governments, with flexible funding to continue efforts to end and prevent homelessness in their communities. The County of Riverside was awarded \$4,407,903.41 for a Continuum of Care allocation and \$4,135,566.39 for a county allocation. These funds are being used strategically to support emergency shelter operating subsidies, support to CES and HMIS systems, further support to existing street outreach teams, providing funding for the delivery of permanent housing/capital projects, and creation of rapid rehousing programs to respond to the homeless crisis in our county. The funding period for these projects will be through 6/30/2027.
- HCD issued the CESH Round 2 Notification of Funding Availability on March 21, 2019, with \$29 million statewide to assist persons experiencing or at risk of homelessness. The total allocation to the County of Riverside under CESH 2 is \$747,740.00. CESH funds may be used for the same activities as in previous CESH Program. The County of Riverside entered into subrecipient agreements with the Coachella Valley Rescue Mission (CVRM) and The Salvation Army for rental assistance and supportive services that started on September 20, 2021, and October 15, 2021, respectively. Both projects will end on August 6, 2024.
- ESG-CV: HCD awarded Riverside County CoC \$33,066,800 over two rounds of funding to prevent, prepare for and respond to the coronavirus. The CoC awarded funding out to 38 projects to 19 different agencies through a competitive Request for Quote process effective March 4, 2020, through September 30, 2023. \$18,387,506.82 was dedicated to congregate and non-congregate emergency shelters, \$5,152,948.38 was awarded to street outreach projects, \$7,998,554.11 was awarded to Rapid Rehousing providers, \$500,186.65 was provided to HMIS, and \$1,096,800 for CoC administration. The 2-round funding has assisted 14,062 households which include 593 Veterans and 70 households with children. Funding was also able to assist 10,448 clients with Emergency Shelter, 1,043 clients with Rapid Re-Housing and 4,451 clients with Street Outreach.
- Shelters provided by County General Funds provided \$1,238,576 from General Funds to support six (6) emergency shelters in the County, one seasonal cold weather shelter, and the West Valley Navigation project that includes crisis stabilization housing, rapid

rehousing, and homeless prevention. The 2022 Housing Inventory Count (HIC) reported a total of 1,197 year-round emergency shelter beds countywide. Also, HMIS data is reviewed to determine whether people are staying in programs, whether they are exiting to permanent housing, and whether they are increasing their incomes.

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-income families. The program also provides income to local landlords who participate in it, strengthening 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.

Continuum of Care (CoC): As a County Department and the County of Riverside's Collaborative Applicant, Riverside County CoC is able to effectively leverage additional federal and state funds and in-kind support, including mainstream programs with a minimum of 150% leverage. These resources are also leveraged through each of the subrecipients. The CoC Program is designed to promote a community-wide commitment to the goal of ending homelessness; 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; promote access to and effective utilization of mainstream programs by the homeless; and optimize self-sufficiency among those experiencing homelessness.

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

Following the termination of redevelopment agencies in California, the Housing Authority of the County of Riverside (HACR) was appointed as the housing successor agency for the former Redevelopment Agency for the County of Riverside and the former Coachella Redevelopment Agency. These agencies collectively owned 104 vacant parcels scattered throughout the county, some of which are situated in areas with low-income populations.

To date, HACR has effectively developed 39 of these infill parcels by collaborating with a nonprofit developer, resulting in the construction of 39 self-help single-family homes. It has also completed one multifamily development, resulting in 39 affordable housing units. Additionally, HACR has executed Development and Disposition agreements for 16 properties currently at various stages of development. Two projects are presently under construction, while the remaining 14 projects are in different phases of development.

HACR is continuing to work with affordable housing developers to develop the other vacant parcels. It is anticipated that the development of these properties will have a positive impact on these areas, by providing investment, affordable housing, and other services in these areas.

## **Discussion**

The amount of resources available to address social, community, and economic development goals pales 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 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.



<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
COUNTY OF RIVERSIDE - HWS	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
HOUSING AUTHORITY OF RIVERSIDE COUNTY	PHA	Public Housing Rental	Jurisdiction
COUNTY OF RIVERSIDE - HWS	Continuum of care	Homelessness	Jurisdiction
RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT	Government	neighborhood improvements	Jurisdiction
CITY OF LAKE ELSINORE	Other	neighborhood improvements public facilities public services	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
CITY OF COACHELLA	Other	neighborhood improvements public facilities public services	Jurisdiction
CITY OF DESERT HOT SPRINGS	Other	public facilities public services	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
City of Eastvale	Other	neighborhood improvements public facilities public services	Jurisdiction
City of Rancho Mirage	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	Jurisdiction
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
City of Calimesa	Other	neighborhood improvements public facilities public services	Jurisdiction

**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 geographical challenges of the County further complicate the system. 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 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, continually testing the delivery system's strengths and gaps.

The County has developed and will implement the 2024-2029 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**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
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		
<b>Other</b>			

**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 service providers with demonstrated track records in fiscal management and the provision of housing and supportive services targeted to homeless households. The HUD-funded Continuum of Care (CoC) program will focus more on meeting critical housing needs. Although some HUD funds 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 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 populations with special needs, quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The HUD-Veterans Affairs Supportive Housing Program (HUD 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. Youth in the Foster-care Youth Program will receive housing assistance and 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 that 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 Riverside University Health System-Behavioral 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 coordination, empowerment, and communication strategy 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 the most needed supportive service programs 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	2024	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development Public Service	Countywide Supervisorial Districts Cooperating Cities Metro City	Public Services - SL-1	CDBG: \$3,128,500	Public service activities other than Low/Moderate Income Housing Benefit: 94,900 Persons Assisted
2	Public Services - SL-2	2024	2029	Non-Housing Community Development Public Service	Countywide Supervisorial Districts Cooperating Cities Metro City	Public Services - SL-2	CDBG: \$271,700	Public service activities other than Low/Moderate Income Housing Benefit: 1,285 Persons Assisted
3	Public Services - SL-3	2024	2029	Non-Homeless Special Needs Non-Housing Community Development Public Service	Countywide Supervisorial Districts Cooperating Cities Metro City	Public Services - SL-3	CDBG: \$136,930	Public service activities other than Low/Moderate Income Housing Benefit: 2,500 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	2024	2029	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: \$4,932,555	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 102,545 Persons Assisted
5	Public Facility/Infrastructure - SL- 3	2024	2029	Non-Housing Community Development Public Facility/Infrastructure	Countywide County of Riverside LMA Supervisorial Districts Cooperating Cities	Public Facility/Infrastructure - SL-3	CDBG: \$12,818,415	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 223,235 Persons Assisted
6	Code Enforcement - SL-3	2024	2029	Code Enforcement	Countywide County of Riverside LMA Supervisorial Districts Cooperating Cities Metro City	Code Enforcement - SL-3	CDBG: \$1,000,000	Housing Code Enforcement/Foreclosed Property Care: 586,395 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	2024	2029	Business/Jobs	Countywide Supervisorial Districts Cooperating Cities Metro City	Economic Development - EO-1	CDBG: \$300,000	Businesses assisted: 60 Businesses Assisted
8	Rehabilitation - DH-2	2024	2029	Rehabilitation - DH-2	Countywide Supervisorial Districts Cooperating Cities Metro City	Rehabilitation - DH-2	CDBG: \$7,626,280	Homeowner Housing Rehabilitated: 175 Household Housing Unit
9	Homelessness - SL-1	2024	2029	Homeless	Countywide Supervisorial Districts Cooperating Cities Metro City	Homelessness - SL-1	CDBG: \$100,000 ESG: \$1,782,865	Overnight/Emergency Shelter/Transitional Housing Beds added: 7,645 Beds  Homeless Person Overnight Shelter: 17,695 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Homelessness - DH-2	2024	2029	Homeless	Countywide Supervisorial Districts Cooperating Cities	Homeless - DH-2	CDBG: \$275,210 ESG: \$1,025,000	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted  Homelessness Prevention: 0 Persons Assisted
11	Administration	2024	2029	Administration	Administration	Administration	CDBG: \$7,246,360 HOME: \$1,035,755 ESG: \$227,665	Other: 0 Other
12	First Time Homebuyer Assistance	2024	2029	Affordable Housing	Countywide	First-Time Home Buyer Assistance	HOME: \$1,750,000	Direct Financial Assistance to Homebuyers: 50 Households Assisted
13	Expand the Affordable Rental Housing Stock	2024	2029	Affordable Housing	Countywide	Expand the Affordable Rental Housing Stock	HOME: \$5,282,369	Rental units constructed: 100 Household Housing Unit
14	Improve the Conditions of Substandard Housing	2024	2029	Affordable Housing	Countywide	Improve the Conditions of Substandard Housing	HOME: \$1,000,000	Rental units rehabilitated: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Address Farmworker Housing Needs	2024	2029	Affordable Housing	Countywide	Address Farmworker Housing Needs	HOME: \$1,000,000	Rental units constructed: 50 Household Housing Unit
16	Acquisition of Real Property	2024	2029	Acquisition of Real Property	Countywide	Acquisition of Real Property	CDBG: \$500,000	Other: 1 Other
17	Clearance and Demolition	2024	2029	Clearance and Demolition	Countywide	Clearance and Demolition	CDBG: \$200,000	Other: 1 Other
18	CHDO Set Aside	2024	2029	Affordable Housing	Countywide	CHDO Set Aside	HOME: \$1,553,640	Rental units constructed: 25 Household Housing Unit

**Table 54 – Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Public Services - SL-1
	<b>Goal Description</b>	<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 2024-2025, the County will allocate funds in this category to homeless operation costs, food pantries, community services, youth services, senior services, handicapped services, substance abuse services, services for battered and abused spouses, childcare services, referral services, health services, services for abused and neglected children, and mental health services.</p>
<b>2</b>	<b>Goal Name</b>	Public Services - SL-2
	<b>Goal Description</b>	<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 2024-2025, the County will allocate funds in this category to youth services, after-school programs, childcare services, senior services, and services for abused and neglected children.</p>

<b>3</b>	<b>Goal Name</b>	Public Services - SL-3
	<b>Goal Description</b>	<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 2024-2025, the County will allocate funds in this category to community and neighborhood cleanup events, and direct costs associated with providing information on health and safety ordinances, and neighborhood resources available to sustain and improve communities countywide.</p>

4	<b>Goal Name</b>	Public Facility/Infrastructure - SL-1
	<b>Goal Description</b>	<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 in FY 2024-2025 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 infrastructures 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>

<b>5</b>	<b>Goal Name</b>	Public Facility/Infrastructure - SL- 3
	<b>Goal Description</b>	<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>Public facility/infrastructure investments can provide or expand public facilities and activities that sustain a suitable living environment. Objectives established to meet priority needs in FY 2024-2025 include: Improve or replace public facilities/infrastructure such as local streets and sidewalks, rehabilitate or construct community parks/community centers, road improvement projects, neighborhood enhancement projects, and public safety improvements. The primary objective of these public facilities and infrastructure activities is to provide a suitable living environment to meet the specific performance outcome of sustainability/promoting livable or viable communities.</p>
<b>6</b>	<b>Goal Name</b>	Code Enforcement - SL-3
	<b>Goal Description</b>	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 for FY 2024-2025 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 publicly funded improvements, rehabilitations, and other services for the purpose of promoting sustainability and livable communities.

<b>7</b>	<b>Goal Name</b>	Economic Development - EO-1
	<b>Goal Description</b>	<p>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. The primary objective is to create suitable living environments for the purpose of creating economic opportunities.</p> <p>In FY 2024-2025, the County will allocate funds in this category to technical assistance services and business grants funds to microenterprise businesses and business owners.</p>
<b>8</b>	<b>Goal Name</b>	Rehabilitation - DH-2
	<b>Goal Description</b>	<p>In FY 2024-2025, 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.</p> <p>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.</p>



<b>9</b>	<b>Goal Name</b>	Homelessness - SL-1
	<b>Goal Description</b>	<p>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.</p> <p>In FY 2024-2025, the County will allocate ESG funds in this category to emergency/transitional shelters, outreach services, and HMIS staff salaries (direct cost).</p> <p>Homeless Prevention - 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 2024-2025, the County will allocate funds in this category to emergency/transitional shelters and outreach services.</p>
<b>10</b>	<b>Goal Name</b>	Homelessness - DH-2
	<b>Goal Description</b>	<p>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.</p> <p>Homeless Prevention - 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 2024-2025, the County will allocate funds in this category to emergency/transitional shelters and outreach services.</p>

11	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	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 2024-2025, 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% also to 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	<b>Goal Name</b>	First-Time Homebuyer Assistance
	<b>Goal Description</b>	HOME funds will be used to provide 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.
13	<b>Goal Name</b>	Expand the Affordable Rental Housing Stock
	<b>Goal Description</b>	The County of Riverside will expand the affordable housing rental stock with the use of HOME funds.
14	<b>Goal Name</b>	Improve the Conditions of Substandard Housing
	<b>Goal Description</b>	The County of Riverside, through the allocation of HOME funds, will improve the conditions of Substandard Housing
15	<b>Goal Name</b>	Address Farmworker Housing Needs
	<b>Goal Description</b>	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.

16	<b>Goal Name</b>	Acquisition of Real Property
	<b>Goal Description</b>	Acquiring real property to develop for a public purpose.
17	<b>Goal Name</b>	Clearance and Demolition
	<b>Goal Description</b>	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 slums or blighted areas.
18	<b>Goal Name</b>	CHDO Set Aside
	<b>Goal Description</b>	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 using HOME funds to assist 1,088 households by providing affordable rental housing units and helping 50 families purchase homes through 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 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 that are consistent with the General Plan. Although zoning inconsistency is a process constraint for affordable housing, a more immediate and cost-effective approach to help reduce barriers has been achieved by the County's 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, which showed that demand for housing exceeds the area's availability of water.

Economics and Politics: The barriers to affordable, decent housing are the lack of housing supply and the high prices of housing. It was found that if housing is built at market level and intended to provide affordable units, this strategy will never be feasible for development companies. Another issue is the lack of support for intensifying or densifying land uses. California Environmental Quality Act (CEQA) is a recognized barrier that enables the public to delay or reject housing developments if they feel it threatens their community.

### **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 2024-2025 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.
- Provide access to local Health 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.
- 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 (2021-2024), 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. Specifically, there are five key goals the WDB wishes to accomplish:

- Sector-Based Career Pathways – Continue to develop and measure job seeker success in career pathways for both youth and adults, with a focus on the following sectors:
  - Construction
  - Transportation and Warehousing
  - Healthcare and Social Assistance
  - Manufacturing
  - Retail Trade
  - Administrative Support and Waste Remediation Services
  - Other Services, Excluding Public Administration
- High Road Workforce System – Utilize outcomes of the annual Joint AJCC Partnership meeting to facilitate the necessary partnerships and organizational development among the workforce development boards, WDCs, YOCs, and other key partners to support high road employment.
- Access and Inclusion for All – Work with Core Partners and WDCs/YOCs to improve access to technology, build digital literacy skills, develop population-specific programs and support organizational development that drives equity and high road principles.
- Future of Work – Prepare for and respond to changes or updates in response to automation, gig economy, remote work.



- Response to COVID-19 – Comprehensive response to COVID-19, as part of a County culture of adaptiveness, flexibility and acceptance of change

## **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 programs/campaigns that cover 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 shelters or transitional housing programs and housed as quickly as possible. The CoC is implementing 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 the County's areas. The City of Riverside Street Outreach program conducts daily mobile outreach and provides client services focused on the chronically homeless populations living on the 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, assistance 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 1,507 emergency shelter YR beds and 450 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 encourages communities to transform transitional housing programs to permanent supportive housing or rapid re-housing. The CoC is working with the County's Housing & Workforce Solutions (HWS) department, 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 the 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 continues to follow the implemented steps to reduce the 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 individuals with severe mental health or substance abuse disorders and 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 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 to identify housing-related lead hazards as part of case management.

In addition to performing environmental assessments 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.

**Home Enhancement Program:** All applicants seeking assistance under Riverside County's Home Enhancement Program for the rehabilitation of an existing stick-built or manufactured house that was constructed prior to 1978 are given two pamphlets on the hazards of lead-based paint (LBP). The pamphlets "Protect Your Family from Lead in Your Home" and "The Lead-Safe Certified Guide to Renovate Right" are both 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. After being accepted into the program, a certified LBP and Asbestos consultant performs an inspection and sends it to the lab. HEP funding approval is not granted until all supporting documentation is received by the County and the property has passed a lead clearance exam.

### **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, to identify, assess, and prevent lead poisoning and hazards. The programs allow for extensive community outreach 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, but it also 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 eliminate all lead-based paint hazards permanently. 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.

Although there are many causes of poverty, some of the more pronounced causes include Low income-earning capability; low educational attainment and job skills; discrimination; personal limitations (e.g. developmental and physical disabilities, mental illness, drug/alcohol dependency, etc.). Other accepted causes include unemployment or underemployment; lack of affordable and decent housing; and cultural and language barriers. All of these barriers present challenges to low-income families to lift themselves out of poverty, obtain and maintain employment, and achieve self-sufficiency.

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 Office of Management and Budget (OMB) established the official measure of poverty 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. The Department of Health and Human Services issue them yearly in the Federal Register. 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).

### **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 360 Housing Choice Voucher (HCV) holders who are striving to become free of governmental cash aid welfare assistance. The program is administered by seven (7) full-time FSS Coordinators who 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 FSS Coordinator and the household work in partnership to develop an Individual Training and Service 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's 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 family's 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 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 the area median) do not receive any additional escrow deposits.

A family is eligible to receive its full escrow savings 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.

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

Although there are many causes of poverty, some of the more pronounced causes of poverty 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.).

Some other important causes of poverty-related to those mentioned above 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 and health care; age; cultural and language barriers; lack of behavioral changes of people in poverty; limited access to services; transportation difficulties; stress; and strained family relationships. All of these barriers make it hard for low-income families to obtain and maintain employment and, therefore, housing and basic needs.

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

### **Eastern Coachella Valley Community Empowerment Initiative (ECVCEI)**

In addition to the existing goals, programs, and policies for reducing poverty, the County provides a program known as the ECVCEI, which started in the 2020-2021 program year of this 2019-2024 Consolidated Plan and has been continued. 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 support activities that address issues of housing, healthy communities, employment, infrastructure, transportation, and other initiatives that lead to improved quality of life, community empowerment, self-sufficiency, and reduced poverty.

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. This total funding is subject to availability, including administrative and public service spending caps, as well as Board of Supervisor policy. Further, the funded activities must comply with all CDBG regulations, including eligibility for activities and national objectives. The funding will be made available through the county's annual CDBG NOFA process and administered pursuant to the county's CDBG policies. Eligible applicants are non-profit 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. CDBG 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). 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). Further, Monitoring Policies and Procedures for projects funded by HOME and other funding streams were updated on July 1, 2018 (EDA Monitoring Policy & Procedure rev.04.17.2019). This manual focuses on long-term affordable housing compliance for projects within its monitoring portfolio for all applicable funding streams. Compliance is focused on HOME program regulations 24 CFR §92.504(a); On-site inspection 24 CFR §92.504(d); Recordkeeping 24 CFR §92.508; Property Standards 24 CFR §92.251; affordable rental housing 24 CFR §92.252; Tenant protections and selection 24 CFR §92.253; VAWA 24 CFR §92.359; VAWA protections 24 CFR §5.2005.

The County has identified two separate yet related components of effective CPD Program monitoring: internal (HWS) and external (Sub-recipients). Internal monitoring encompasses the actions, procedures, and performance of HWS staff are primarily 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 training, policies and procedures, and internal auditing. The responsibility for monitoring sub-recipient 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. Not all monitoring actions are conducted with the same comprehensiveness, detail, or thoroughness based on the risk level. Remote monitoring of projects and subrecipients takes place on an ongoing 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, to ensure production and accountability, and to evaluate each agency's organizational and project performance.

**The ESG program utilizes a monitoring process comparable to that of the CDBG program, as detailed above, in order to ensure compliance with 2 CFR 200.328(a). The four basic goals for oversight and monitoring of the progress and performance of ESG grantees/recipients include:**

- Ensure that ESG funds are used effectively to assist homeless individuals and families and that the basic ESG program goals are met;
- Ensure compliance with ESG regulations and program requirements in the usage of funds and in carrying out program activities;
- Ensure complete and accurate client demographics are entered in HMIS and
- Enhance and develop the management capacity of grantees or recipients.

### **HOME Project Monitoring**

The County has funded and maintains monitoring compliance for its affordable housing portfolio. For this purpose, the county has developed and administered its Monitoring Policies and Procedures (MPP). The MPP specifies the actions taken to ensure compliance with applicable regulations. Inclusively, annual monitoring activities are undertaken for the entire portfolio. Further, the monitoring actions and review include communications with project representatives (owner, non-profit, and property management company). The project reporting is evaluated by staff for consistency with program requirements and HUD regulations. Staff then visits each complex and evaluates tenant files to verify lease appropriateness and tenant income eligibility. Rents paid are also compared with HOME Program rent and utility allowances for

compatibility. Increased monitoring may be required for projects with a higher risk level as determined via the use of a risk assessment tool.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

In order to receive CPD funding, the County must develop and submit a Consolidated Plan every five years and One Year Action Plan for each of the 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. The County anticipates receiving approximately \$10,130,771 in CPD funding for the 2024-2025 program year. The anticipated HUD-CPD appropriates are \$7,452,148 CDBG program funds, including Lake Elsinore and Murrieta (Metro-City); \$2,071,517 HOME program funds and \$350,000 in Prior Year HOME Program Income, including \$1,887,480 Community Housing Development Organizations (CHDO); and \$607,106 ESG program funds. Included in the County allocation is a separate CDBG allocation for the City of Lake Elsinore and Murrieta, Joint Metro City/Urban County participants, which is received from HUD on an annual basis.

A continuing challenge for the county and our participating cities is securing adequate funding and resources 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 funding for affordable housing and community development programs will remain limited. Given these circumstances, the County will strive to make progress in implementing its public facility and community service programs.

The following section summarizes the major sources of funding available to carry out housing and community development activities in the Urban County. This section also identifies the County's third 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**

	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	7,452,148	0	0	7,452,148	37,260,740	Grants are awarded on a formula basis for housing and community development activities. Primarily, recipients must be low to moderate-income (up to 80% MFI) or reside in a low/moderate-income area. The current year's expected amount of \$7,452,148 includes the City of Lake Elsinore-Metro City, \$587,974, and the City of Murrieta-Metro City, \$577,866. The expected amount available for the remainder of ConPlan is estimated Program Income, which is obligated to projects as it is receipt in IDIS. There are no prior-year carry-forward funds. Refer to 2024-25 OYAP Appendix E and H for details on the current year of project funding.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	2,071,517.28	350,000	0	2,421,517.28	10,357,586.40	The County expects an allocation of \$2,071,517 for the first year, 2024-2025. Breakdown: First Time Home Buyer, which includes prior year Program Income of \$350,000; New Construction/Rehabilitation: \$1,553,638 and CHDO Set Aside (15%): \$310,728; Administration (10%): \$207,151. Anticipating for the remaining 4 years, the County expects a total of \$8,286,068 Refer to 2024-25 OYAP. Appendix E and H for current year project funding details.



	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	607,106	0	0	607,106	3,035,530	Grants are awarded to non-profit providers to provide essential services and shelter to homeless families and individuals through the Shelter Programs. Providers also provide rapid re-housing financial assistance and stabilization services to homeless families and individuals and prevention services to families and individuals at risk of becoming homeless. Emergency Response Teams perform street outreach. There are no prior-year carry-forward funds because all funds are allocated to projects. Refer to 2024-25 OYAP. Appendix E and H detail the current year's project funding.

**Table 55 - Expected Resources – Priority Table**

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

As in the past, the County and cooperating cities have been as creative as possible to find other additional sources of funding in order to develop and deliver efficient and cost-effective projects. CDBG, HOME, and ESG-funded activities will be leveraged, as required and whenever possible, with additional federal, state, local, private, and/or other sources of support for their specific type of services. The county will comply with applicable federal regulations to match the requirements for 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 program has a mandatory matching grant requirement for sub-recipients. The county is anticipated to leverage or match more than seven times its annual ESG allocation with Federal, State, and private resources. Affordable Housing-HOME Program regulations require a twenty-five percent (25%) non-Federal match for every HOME dollar expended. Funds set aside for program administration and for Community Housing Development Organization (CHDO) technical assistance/capacity building are exempt from this matching requirement. The match must be met by the end of the Federal fiscal year in which the expenditure occurred. This requirement is not project-specific but rather program-wide.

The County expects to leverage CPD funds with the following funding sources to assist in accomplishing the goals of the Five-Year Consolidated Plan. As the County of Riverside Project Applicant and Collaborative Applicant, HWS can effectively leverage additional federal, state, and local funds and in-kind support as stated below:

The resources leveraged are committed through sub-recipient collaborations and partnerships in the CoC and include mainstream resources that homeless program participants are linked to, such as supportive services, case management, employment, life skills training, education, etc. These partnerships have been established through the annual CoC Consolidated Application, strategic use of other federal, state, and local funding such as EFSP, HHIP, HHAP, HEAP, CESH, ESG, ERF, and county-funded emergency shelter programs, and CoC network program activities.

- Under the FY2023 HUD CoC Program, each of the twenty (20) projects with a total amount of \$15,778,955 leverages at least 25% of private, state, and local funds to support these permanent supportive housing, rapid rehousing, Coordinated Entry System (CES), Homeless Management Information System (HMIS) and CoC planning projects.
- The Emergency Food and Shelter Program (EFSP) was created in 1983 to supplement and expand the work of local social service agencies, both nonprofit and governmental, in an effort to help people with economic emergencies. During its years of operation, the program disbursed over \$5.03 billion. The award amount each county receives is based on the total number of unemployed as compared to the total number of unemployed in all qualifying jurisdictions. Riverside County was awarded \$1,181,650 in Phase 41 and awarded 33 local recipient organizations, \$1,224,410 in Phase 39 and awarded 31 local recipient organizations, \$3,784,363 in Phase ARPAR and awarded 33 local recipient organizations, and \$1,146,704 in Phase 40 and awarded 28 local recipient organizations, all phases ending 12/31/2024 to supplement emergency food and shelter programs throughout the County. Program funds

have supplemented over 30 agencies and non-profits within the County of Riverside with food, utilities, and rents. HHAP Round 1 is a \$650 million grant that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges funded by The Business, Consumer Services, and Housing Agency. The County of Riverside was awarded \$3,311,372 for a Continuum of Care Allocation and \$3,067,750 for a county allocation. These funds were awarded to 19 homeless projects to respond to the homeless crisis in our county. The funding period for these projects will be through 6/30/2025 (5 years).

- HHAP Round 2 is a \$300 million grant that provides support to local jurisdictions to continue to build on regional collaboration developed through previous rounds of Cal ICH funding and to develop a unified regional response to homelessness. The County of Riverside was awarded \$1,566,822 for a Continuum of Care Allocation and \$1,402,400 for a county allocation. These funds are being strategically used to support the development of permanent supportive housing as well as support encampment response in Riverside County to respond to the homeless crisis in our county. The funding period for these projects will be through 6/30/2026 (5 years).
- HHAP Round 3 is a \$1 billion grant that further provides local jurisdictions, including federally recognized tribal governments, with flexible funding to continue efforts to end and prevent homelessness in their communities. The County of Riverside was awarded \$4,207,199 for a Continuum of Care Allocation and \$3,926,719 for a county allocation. These funds are being used strategically to support emergency shelter operating subsidies, support to CES and HMIS systems, and the creation of rapid rehousing programs to respond to the homeless crisis in our county. The funding period for these projects will be through 6/30/2026.
- HHAP Round 4 is a \$1 billion grant that further provides local jurisdictions, including federally recognized tribal governments, with flexible funding to continue efforts to end and prevent homelessness in their communities. The County of Riverside was awarded \$4,407,903.41 for a Continuum of Care allocation and \$4,135,566.39 for a county allocation. These funds are being used strategically to support emergency shelter operating subsidies and CES and HMIS systems, further support existing street outreach teams, provide funding for the delivery of permanent housing/capital projects, and create rapid rehousing programs to respond to the homeless crisis in our county. The funding period for these projects will be through 6/30/2027.
- HCD issued the CESH Round 2 Notification of Funding Availability on March 21, 2019, with \$29 million statewide to assist persons experiencing or at risk of homelessness. The total allocation to the County of Riverside under CESH 2 is \$747,740.00. CESH funds may be used for the same activities as in the previous CESH Program. The County of Riverside entered into subrecipient agreements with the Coachella Valley Rescue Mission (CVRM) and The Salvation Army for rental assistance and supportive services that started on September 20, 2021, and October 15, 2021, respectively. Both projects will end on August 6,

2024.

- ESG-CV: HCD awarded Riverside County CoC \$33,066,800 over two rounds of funding to prevent, prepare for and respond to the coronavirus. The CoC awarded funding out to 38 projects to 19 different agencies through a competitive Request for Quote process effective March 4, 2020, through September 30, 2023. \$18,387,506.82 was dedicated to congregate and non-congregate emergency shelters, \$5,152,948.38 was awarded to street outreach projects, \$7,998,554.11 was awarded to Rapid Rehousing providers, \$500,186.65 was provided to HMIS, and \$1,096,800 for CoC administration. The 2-round funding has assisted 14,062 households, which include 593 Veterans and 70 households with children. Funding was also able to assist 10,448 clients with Emergency Shelter, 1,043 clients with Rapid Re-Housing, and 4,451 clients with Street Outreach.
- On March 11, 2021, President Biden signed the American Rescue Plan Act (ARPA) of 2021 (H.R. 1319) into law. The \$1.9 trillion package is intended to combat the COVID-19 pandemic, including the public health and economic impacts. \$65.1 billion is provided in direct aid to counties. Riverside County's share of the American Rescue Plan funding is \$479,874,599, of which the first installment of \$239,937,299 was received on May 10, 2021, and the second installment in the same amount was received on June 6, 2022. The County of Riverside Executive Office set aside \$10M of the second installment of ARPA funding to allow HWS to expand the number of new emergency shelter beds available. The funding must be spent equally amongst all five districts in Riverside County, thus allowing \$2,000,000 to be allocated to each district. Funds have been 100% obligated and are being used for capital projects at shelters to create additional shelter beds in each supervisorial district throughout the County. Additional shelter beds will be created in unincorporated areas county-wide and in seven (7) cities. The funds must be expended by December 31, 2026.
- Shelters provided by County General Funds provided \$1,238,576 from General Funds to support six (6) emergency shelters in the County, one seasonal cold weather shelter, and the West Valley Navigation project that includes crisis stabilization housing, rapid rehousing, and homeless prevention. The 2022 Housing Inventory Count (HIC) reported a total of 1,197 year-round emergency shelter beds countywide. Also, HMIS data is reviewed to determine whether people are staying in programs, whether they are exiting permanent housing, and whether they are increasing their incomes.
- Encampment Resolution Funding Program is a \$350 million grant program to assist local jurisdictions in ensuring the wellness and safety of people experiencing homelessness in encampments by providing services and supports that address their immediate physical and mental wellness and result in meaningful paths to safe and stable housing. In October 2022, Riverside County was awarded \$11 million from Round 2 to support the encampments located within the Santa Ana River Bottom (SAR). In September 2023, Riverside County was awarded \$12 million from Round 3 to support the encampments located within the

San Jacinto River Bottom. Both projects will carry a multidisciplinary team formed to address the needs of the individuals living in these areas and provide housing and other supportive services they may need to obtain housing.

- The Housing and Homelessness Incentive Program (HHIP) is an incentive program that enables Medi-Cal managed care plans to earn incentive funds from California's Department of Healthcare Services for making progress in addressing homelessness and housing insecurity as social determinants of health. Inland Empire Health Plan (IEHP) has invested \$32,600,000, and Molina Healthcare has invested \$2,495,000 for \$35,095,000 in total healthcare investments made to Riverside County's homeless system of Care. The partnership between the local Managed Care plans and the County of Riverside aims to improve health outcomes and access to whole-person care services by addressing housing insecurity and instability for the Medi-Cal population. Investments made to Riverside County include CoC Support, CES Support, Community Supports Enhancement, CoC Collaboration and Partnerships, DMC-ODS Support and Collaboration, Permanent Supportive Housing, Disparities and Equity Services Support, Street Medicine Support, HMIS Collaboration and Enhancement Community Support, and Homeless Shelters Respite Care Center Development.
- Youth Homelessness Demonstration Program (YHDP) is a \$60 million program that builds systems to end youth homelessness. This program will support a wide range of housing programs, including rapid rehousing, permanent supportive housing, transitional housing, and host homes. In September 2023, Riverside County was awarded \$7,487,462 to address the needs of youth within the county. The initial project will operate for a minimum of 24 months. It will support selected communities in the development and implementation of a coordinated community approach to preventing and ending youth homelessness.

Submitted and planned applications in 2023 and 2024 for:

- HUD CoC Program FY2024: The CoC is anticipating the announcement of 2024 HUD CoC Program Notification of Funding Opportunity (NOFO) around June or July 2024 and plans to submit a collaborative application for the 2024 CoC Program requesting a total funding amount of no less than the current level of \$15,778,955 for at least twenty (20) projects, including Domestic Violence Bonus projects dedicated to serving people experiencing homelessness and affected by domestic violence.
- HHAP Round 5 is a \$1 billion grant that provides local jurisdictions, including federally recognized tribal governments, with flexible funding to continue efforts to improve regional and systems coordination to prevent and end homelessness in their communities. The County of Riverside is intended to be awarded \$5,356,513.81 for a Continuum of Care allocation and \$5,139,100.50 for a county allocation. All funds, including supplemental and planning allocations, must be spent by 6/30/2027.
- Emergency Solutions Grants Program Homelessness Prevention (ESG-HP) is on-time special funding for homelessness prevention utilizing \$1.7 million in disencumbered funds from the 2020 ESG HUD allocation. Funding will help prevent

individuals or families from moving into an emergency shelter or living in a public or private place not meant for human habitation. Riverside County was awarded \$200,000 to provide services until 08/06/2024.

- The Housing Authority of the County of Riverside administers and manages several programs to address housing needs with a FY 2023/2024 annual budget of \$127 million. Section 8, the Housing Authority, receives an annual allocation to administer the Housing Choice Voucher Program (also known as Section 8), which is 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. Section 8 vouchers are also project-based to help facilitate the financing of the development of new affordable housing projects.

The leveraging of public and private funds is critical to the success of the development of affordable housing projects due to the limited funding resources available at the local level. HOME-funded affordable housing developments 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; Section 8 Project Based Vouchers, California Housing Finance Agency (CalHFA) funds; California Department of Housing and Community Development (HCD) Multifamily Housing Program (MHP) funds; HCD No Place Like Home (NPLH) funds; HCD Permanent Local Housing Allocation (PLHA); HCD Veterans Housing and Homeless Prevention (VHHP) funds; HCD Affordable Housing Sustainable Communities (AHSC) funds; American Rescue Plan Act (ARPA) funds; The HOME Investment Partnerships American Rescue Plan Program (HOME-ARP); Permanent Local Housing Allocation (PLHA); HCD CalHome funds; and Federal Home Loan Bank Affordable Housing Program (AHP) funds.

**If appropriate, describe publicly 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 housing successor to the former Redevelopment Agency for the County of Riverside and the former Coachella Redevelopment Agency. The assets of these two agencies included 104 vacant parcels scattered throughout the County. As of 2024, approximately 14 vacant infill parcels remain. The HACR is continually working with affordable housing developers, local municipalities and jurisdictions, and County agencies to develop multifamily developments on several of the remaining properties, entering into Exclusive Negotiating Agreements and Development and Disposition Agreements. It is anticipated that the development of these properties will positively

impact these areas by providing investment, affordable housing, and other services in these areas.

## Discussion

The number of resources available to address social, community, and economic development goals pales 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 sub-recipients, 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 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.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### 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	2024	2025	Homeless Non-Homeless Special Needs Non-Housing Community Development Public Service	Countywide County of Riverside LMA Supervisory Districts Cooperating Cities Metro City	Public Services - SL-1	CDBG: \$625,700	Public service activities other than Low/Moderate Income Housing Benefit: 18,980 Persons Assisted
2	Public Services - SL-2	2024	2025	Non-Housing Community Development Public Service	Countywide Supervisory Districts Cooperating Cities Metro City	Public Services - SL-2	CDBG: \$54,340	Public service activities other than Low/Moderate Income Housing Benefit: 257 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services - SL-3	2024	2025	Non-Homeless Special Needs Non-Housing Community Development Public Service	Countywide Supervisory Districts Cooperating Cities	Public Services - SL-3	CDBG: \$27,386	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Public Facility/Infrastructure - SL-1	2024	2025	Non-Homeless Special Needs Non-Housing Community Development Public Facility/Infrastructure	Countywide Supervisory Districts Cooperating Cities Metro City	Public Facility/Infrastructure - SL-1	CDBG: \$986,511	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20,509 Persons Assisted
5	Public Facility/Infrastructure - SL-3	2024	2025	Non-Housing Community Development Public Facility/Infrastructure	Countywide Supervisory Districts Cooperating Cities Metro City	Public Facility/Infrastructure - SL-3	CDBG: \$2,563,683	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 44,647 Persons Assisted
6	Code Enforcement - SL-3	2024	2025	Code Enforcement	Countywide Supervisory Districts Cooperating Cities Metro City	Code Enforcement - SL-3	CDBG: \$200,000	Housing Code Enforcement/Foreclosed Property Care: 117,279 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	2024	2025	Business/Jobs	Countywide Supervisory Districts Cooperating Cities Metro City	Economic Development - EO-1	CDBG: \$0	Businesses assisted: 0 Businesses Assisted
8	Rehabilitation - DH-2	2024	2025	Rehabilitation - DH-2	Countywide Supervisory Districts Cooperating Cities	Rehabilitation - DH-2	CDBG: \$1,525,256	Homeowner Housing Rehabilitated: 35 Household Housing Unit
9	Homelessness - SL-1	2024	2025	Homeless	Countywide	Homelessness - SL-1	CDBG: \$20,000 ESG: \$356,573	Homeless Person Overnight Shelter: 3,812 Persons Assisted Homelessness Prevention: 0 Persons Assisted
10	Homelessness - DH-2	2024	2025	Homeless	Countywide Supervisory Districts Cooperating Cities	Homeless - DH-2	CDBG: \$0 ESG: \$205,000	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homelessness Prevention: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Administration	2024	2025	Administration	Administration	Administration	CDBG: \$1,449,272 ESG: \$45,533 HOME: \$207,151	Other: 0 Other
12	First-Time Homebuyer Assistance	2024	2025	Affordable Housing	Countywide	First-Time Home Buyer Assistance	HOME: \$350,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
13	Expand the Affordable Rental Housing Stock	2024	2025	Affordable Housing	Countywide	Expand the Affordable Rental Housing Stock	HOME: \$1,153,638	Rental units constructed: 20 Household Housing Unit
14	Improve the Conditions of Substandard Housing	2024	2025	Affordable Housing	Countywide	Improve the Conditions of Substandard Housing	HOME: \$200,000	Rental units rehabilitated: 10 Household Housing Unit
15	Address Farmworker Housing Needs	2024	2025	Affordable Housing	Countywide	Address Farmworker Housing Needs	HOME: \$200,000	Rental units constructed: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Acquisition of Real Property	2024	2025	Acquisition of Real Property	Countywide	Acquisition of Real Property	CDBG: \$0	Other: 0 Other
17	CHDO Set Aside	2024	2025	Affordable Housing	Countywide	CHDO Set Aside	HOME: \$377,496	Rental units constructed: 5 Household Housing Unit

**Table 56 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Public Services - SL-1
	<b>Goal Description</b>	<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 2024-2025, the County will allocate funds in this category to homeless operation costs, food pantries, community services, youth services, senior services, handicapped services, substance abuse services, services for battered and abused spouses, childcare services, referral services, health services, services for abused and neglected children, and mental health services.</p>

2	<b>Goal Name</b>	Public Services - SL-2
	<b>Goal Description</b>	<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 2024-2025, the County will allocate funds in this category to youth services, after-school programs, childcare services, senior services, and services for abused and neglected children.</p>
3	<b>Goal Name</b>	Public Services - SL-3
	<b>Goal Description</b>	<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 2024-2025, the County will allocate funds in this category to community and neighborhood cleanup events, and direct costs associated with providing information on health and safety ordinances, and neighborhood resources available to sustain and improve communities countywide.</p>

4	<b>Goal Name</b>	Public Facility/Infrastructure - SL-1
	<b>Goal Description</b>	<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 in FY 2024-2025 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 infrastructures 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	<b>Goal Name</b>	Public Facility/Infrastructure - SL- 3
	<b>Goal Description</b>	<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 in FY 2024-2025 include: Improve or replace public facilities/infrastructure such as local streets and sidewalks, rehabilitate or construct community parks/community centers, road improvement projects, neighborhood enhancement projects, 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>

6	<b>Goal Name</b>	Code Enforcement - SL-3
	<b>Goal Description</b>	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 for FY 2024-2025 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 publicly-funded improvements, rehabilitation, and other services for the purpose of promoting sustainability and livable communities.
7	<b>Goal Name</b>	Economic Development - EO-1
	<b>Goal Description</b>	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. Primary objective is to create suitable living environments for the purpose of creating economic opportunities.  In FY 2024-2025, the County will allocate funds in this category to technical business services to microenterprise businesses and business owners.
8	<b>Goal Name</b>	Rehabilitation - DH-2
	<b>Goal Description</b>	The Home Rehabilitation Repair Program will provide home improvements and/or energy efficiency improvements for seniors, individuals with disabilities, and low-income households. The primary objective of these single-home rehab goal in FY 2024-2025, is to provide decent housing to meet the specific performance outcome of affordability.

9	<b>Goal Name</b>	Homelessness - SL-1
	<b>Goal Description</b>	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.
10	<b>Goal Name</b>	Homelessness - DH-2
	<b>Goal Description</b>	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.  In FY 2024-2025, the County will allocate ESG funds in this category to rapid re-housing and homelessness prevention. 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	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administration funding provides staffing and overall program management, coordination, monitoring, and evaluation of the CPD programs. Administration is being funded under HUD Code 21A therefore no specific outcome or objective is assigned and there are no accomplishments/goals reported in IDIS, includes Fair Housing \$130,000.
12	<b>Goal Name</b>	First Time Homebuyer Assistance
	<b>Goal Description</b>	The County of Riverside, by allocating HOME funds, will expand the affordable rental housing stock through the construction of new units.



13	<b>Goal Name</b>	Expand the Affordable Rental Housing Stock
	<b>Goal Description</b>	The County of Riverside, by allocating HOME funds, will expand the affordable rental housing stock through the construction of new units.
14	<b>Goal Name</b>	Improve the Conditions of Substandard Housing
	<b>Goal Description</b>	The County of Riverside through the allocation of HOME funds will improve the conditions of Substandard Housing.
15	<b>Goal Name</b>	Address Farmworker Housing Needs
	<b>Goal Description</b>	The County of Riverside, through the allocation of HOME funds, will address farmworker housing issues by building and/or rehabilitating affordable housing units.
16	<b>Goal Name</b>	Acquisition of Real Property
	<b>Goal Description</b>	Acquiring real property to develop for a public purpose. In FY 2024-2025, the County will not allocate funds in this category for acquiring real property.
17	<b>Goal Name</b>	CHDO Set Aside
	<b>Goal Description</b>	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 91.215(b):**

Using targets listed on the 2024-2029 Five-Year CP yields: For FY 2024-2025 will yield

Extremely low income: 5 units, 100% of which assisted with HOME

Very low income: 20 units, 100% of which assisted with HOME

Low income: 30 units, 100% of which assisted with HOME

Moderate and above moderate: 0 units, 0% of which assisted with HOME

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

HUD requires a consolidated planning process for CDBG, HOME, and ESG programs. This process consolidates multiple grant application requirements into a single submission. The OYAP outlines proposed strategies for the expenditure of the CDBG, HOME, and ESG funds for the purpose of providing a suitable living environment through safer, more livable neighborhoods and greater participation of lower-income residents throughout the County. The OYAP also outlines how the expenditure of federal funds will increase housing opportunities by stabilizing 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 into housing. In addition, the OYAP identifies strategies to expand economic opportunities through employment opportunities that pay self-sufficiency wages, homeownership opportunities, development activities that stimulate long-term community stability, and the emphasis on lower-income persons to achieve self-sufficiency. For FY 2024-2025, the County anticipates a combined CDBG, HOME, and ESG allocation of \$10,130,771.

In FY 2024-2025, the County will receive \$7,452,148 in CDBG funds. CDBG funds will be used for public services, public improvements, public facilities, economic development, fair housing, housing rehabilitation, and code enforcement. Federal regulations impose a 15% maximum cap on funding to be expended for public service activities and administrative costs are limited to 20% of the total CDBG funding and program income received.

In FY 2024-2025, the County will receive \$2,071,517 in HOME Program funds. Administrative costs are limited to 10% of the annual HOME allocation and program income received. Federal regulations require a minimum of 15% of each year's HOME allocation to be set aside for projects sponsored by Community Housing and Development Organizations (CHDOs).

The County will also receive \$607,106 in ESG funds in FY 2024-2025. The County will allocate the ESG funds to programs or activities, including emergency shelter, homelessness prevention, rapid re-housing, outreach, and a maximum of 7.5 % of the total ESG allocation to administrative activities.

There is no carryover of CDBG funds from previous program years to FY 2024-25. CDBG program income (PI) is allocated as it is receipted into IDIS. The County anticipates that the program income to be received from prior year investments in FY 2024-2025 will be \$107,000 in CDBG; however,

the estimated PI has yet to be allocated to specific activities in the 2024-2025 OYAP. Prior year HOME PI, \$610,000 will be obligated to New Construction.

Below are the proposed 2024-2025 OYAP Projects. Detailed descriptions of the projects, Table 3c's, can be found in Appendix H. In addition to proposed backup projects, Appendix E shows that the county will consider funding in 2024-2025.

## Projects

#	Project Name
1	8.74-24 - HOME Administration
2	8.75-24 - HOME Community Housing Development Organization (CHDO) Set-Aside
3	8.76-24 - HOME New Construction
4	8.77-24 - HOME First-Time Home Buyer (FTHB)
5	ESG23 County of Riverside; \$607,106
6	9.248-24 - CDBG Program Administration; \$1,273,821
7	9.249-24 - Fair Housing Council of Riverside County Inc.; \$135,000
8	9.250-24 - Countywide Public Facility Project; \$652,242
9	9.251-24 - Countywide Road Improvement Project; \$453,007
10	9.252-24 - Home Enhancement Program; \$400,000
11	0.262-24 - Court Appointed Special Advocate (CASA) Program; \$116,030
12	0.263-24 - Kin Care; \$23,120
13	0.264-24 - H.O.P.E. Pantry Program; \$49,760
14	0.265-24 - Operation School Bell; \$63,620
15	0.266-24 - Cancer Support Services; \$28,370
16	0.267-24 - Emergency Food Box Program; \$15,000
17	0.268-24 - Empowerment Village Program; \$15,530
18	0.269-24 - Building Child and Family Resilience Program; \$17,500
19	0.270-24 - Community Enhancement Program; \$27,386
20	0.271-24 - Camp Kids; \$15,000
21	0.272-24 - Community Food Pantry of Murrieta; \$27,780
22	0.273-24 - Full STEAM Ahead; \$18,530
23	0.274-24 - Home Enhancement Program; \$400,000
24	0.275-24 - CDBG Assisted Code Enforcement; \$200,000
25	1.130-24 - Main Street and Harrison House Transitional Living Programs; \$10,000
26	1.131-24 - 1st District Public Facility Fund; \$185,555

#	Project Name
27	1.WD.22-24 - Sedco Sidewalk Project Phase III; \$132,515
28	2.88-24 - Diaper Bank of the Inland Empire; \$10,000
29	2.89-24 - YMCA Teen Leadership Scholarship Program; \$20,000
30	2.90-24 - 2nd District Public Facility Fund; \$168,159
31	2.EV.22-24 - YMCA Senior Health & Wellness Program; \$20,000
32	2.EV.23-24 - City of Eastvale Home Enhancement Program; \$143,629
33	2.LE.88-24 - ADA Sidewalk Improvement Project; \$382,179.20
34	2.LE.89-24 - Vista Community Clinic Program; \$20,840
35	2.LE.90-24 - Boys & Girls Club Scholarship Program; \$7,840
36	2.NR.63-24 - Senior Recreation and Community Services; \$13,050
37	3.206-24 - Care A Van Transit; \$5,000
38	3.207-24 - Menifee Valley Community Cupboard; \$10,000
39	3.208-24 - 3rd District Public Facility Fund; \$195,770
40	3.MR.80-24 - Murrieta Administration; \$40,451
41	3.MR.81-24 - Pedestrian Safety Enhancement Project; \$335,161.80
42	3.MR.82-24 - Cultivating Inclusion; \$10,000
43	3.MR.83-24 - Boys and Girls Club Scholarship Program; \$10,000
44	4.296-24 - Idyllwild Help Center; \$10,000
45	4.297-24 - Blythe Harmony Kitchen; \$10,065
46	4.298-24 - HVAC System Improvement Project; \$11,195
47	4.299-24 - Food Now Program; \$16,781
48	4.300-24 - Desert Arc HVAC Improvement Project; \$102,936
49	4.301-24 - Mecca Comfort Station; \$50,000
50	4.302-24 - Las Mananitas I & II Migrant Farmworker Housing; \$10,000
51	4.303-24 - 4th District Public Facility Fund; \$100,000
52	4.BL.58-24 - City of Blythe Home Enhancement Program; \$81,458
53	4.CO.29-24 - City of Coachella Home Enhancement Program; \$222,938
54	4.DHS.38-24 - Wardman Park Improvement Project; \$189,809
55	4.LQ.50-24 - City of La Quinta Miscellaneous ADA Improvement Project; \$137,467
56	4.LQ.51-24 - Boys & Girls Clubs of Coachella Valley; \$23,500
57	5.115-24 - Emergency Food Assistance Program; \$9,500
58	5.116-24 - Noble Creek Community Center ADA Accessibility Restrooms Project; \$10,000
59	5.117-24 - More Than a Meal Senior Program; \$3,960
60	5.118-24 - Youth Scholarship Program; \$3,000

#	Project Name
61	5.119-24 - Teen Leaders Program; \$5,000
62	5.BEA.51-24 - Pedestrian Sidewalk Safety Improvement Project Phase II; \$131,223
63	5.BN.61-24 - Banning Senior Center ADA Improvements Project; \$43,144
64	5.BN.62-24 - Dysart Park Improvement Project; \$105,000
65	5.BN.63-24 - Banning Peace Center Food Program; \$11,264
66	5.CM.05-24 - Calimesa Library ADA Improvement Project; \$27,283
67	5.SJ.09-24 - Sallee Park Playground Improvement Project; \$187,548
68	5.SJ.10-24 - Boys & Girls Club of Menifee Valley; \$25,000

**Table 57 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

In accordance with the Consolidated Plan, CDBG, HOME, and funds are distributed using the following allocation priorities:

CDBG: Projects and programs identified for funding with CDBG are selected in accordance with the policies and procedures outlined in the Consolidated Plan. Refer to sections AP-12 and AP above for further details.

HOME: HOME funds are dedicated to housing activities that meet local housing needs and typically preserve or create affordable housing. Uses include tenant-based rental assistance, rehabilitation, homebuyer assistance, and new construction.

ESG: projects and programs identified for funding with ESG are selected in accordance with the policies and procedures outlined in the Consolidated Plan. ESG funds support outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness. In addition, ESG supports Rapid Re-housing programs, which focus on quickly placing homeless individuals and households back into permanent housing, with intermediate-term rental assistance and housing stabilization services provided.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	8.74-24 - HOME Administration
	<b>Target Area</b>	Administration
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	HOME: \$207,151
	<b>Description</b>	Funds will be used to provide staffing and overall program management, coordination, and monitoring/evaluation of the County's HOME Program.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Program Administrative office located at 3403 Tenth St., Suite 300, Riverside, CA 92501.
	<b>Planned Activities</b>	Funds will be used to provide staffing and overall program management, coordination, and monitoring/evaluation of the County's HOME Program.
<b>2</b>	<b>Project Name</b>	8.75-24 - HOME Community Housing Development Organization (CHDO) Set-Aside
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	CHDO Set Aside
	<b>Needs Addressed</b>	CHDO Set Aside
	<b>Funding</b>	HOME: \$310,728



	<b>Description</b>	Per HUD regulations, the County of Riverside must allocate 15% of HOME funds to qualified Community Housing and Development Organizations. The county will accept applications over the counter and give priority to applications applying for tax credits submitted 6 months prior to the tax credit application deadline. An application fee of \$1,000 will be charged for each HOME application to help defray cost associated with the reviewing HOME application. For all new rental multifamily construction projects the County will charge \$100 per unit for the life of the affordability period to help offset the costs associated with monitoring HOME projects. The CHDO Set-Aside provides funding to eligible CHDOs to develop, own, and manage affordable housing projects.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimate Five (5) households and the County of Riverside will target the following type of families identified in the action plan: low-income households, disabled. farm worker, female head of household, elderly, or large families.  Funds will meet the national objective of benefiting low, and very low-income persons. In rental projects with five or more assisted units, at least 20% of the units will be set-aside for families with incomes that do not exceed 50% of the HUD-adjusted area median income.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	For eligible CHDO's to develop, own, and manage affordable housing projects and to pay for CHDO's administrative expenses.
<b>3</b>	<b>Project Name</b>	8.76-24 - HOME New Construction
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Expand the Affordable Rental Housing Stock
	<b>Needs Addressed</b>	Expand the Affordable Rental Housing Stock
	<b>Funding</b>	HOME: \$1,553,638

	<b>Description</b>	The County of Riverside will obligate 2023-24 HOME Entitlement Funds for the construction of new affordable housing units. The County will accept applications over the counter and give priority to applications applying for tax credits submitted six (6) months prior to the tax credit application deadline. An application fee of \$1,000 will be charged for each HOME application to help defray costs associated with reviewing HOME applications. For all new rental multi-family construction projects, the County will charge \$100 per unit for the life of the affordability period to help offset the costs associated with monitoring HOME projects.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Forty (40) households and the County will target the following types of families identified in the action plan: low-income households, disabled, farmworkers, female heads of households, elderly, or large families.  Funds will meet the national objective of benefiting low, and very low-income persons. In rental projects with five or more assisted units, at least 20% of the units will be set aside for families with incomes that do not exceed 50% of the HUD-adjusted area median income.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Construction of new affordable housing units.
4	<b>Project Name</b>	8.77-24 - HOME First-Time Home Buyer (FTHB)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	First Time Homebuyer Assistance
	<b>Needs Addressed</b>	First-Time Home Buyer Assistance
	<b>Funding</b>	HOME: \$350,000
	<b>Description</b>	The County of Riverside will allocate prior year program income (PI) in the amount of \$350,000, 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.

	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ten (10) household, and the County will target first-time homebuyers. Funds will meet the national objective of benefiting low-income persons not to exceed 80 percent of the HUD-adjusted area medium income.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	This program provides down payment assistance as a silent-second loan in the amount of up to twenty percent (20%) of the purchase price and is provided on a first-come, first-served basis. If the property is no longer maintained as the principal residence of the buyer or is sold prior to the end of the fifteen (15) year affordability period, all HOME direct subsidy funds must be repaid. Otherwise, the loan is converted to a grant after the affordability period. In lieu of the published 2020 HUD maximum purchase price limits and pursuant to 24 CFR 92.254 (a)(2)(iii), HWS has determined the maximum purchase price limits using 95 percent of the current median area purchase price of the types of single-family housing for Riverside County. This information is attached, and the following maximum purchase price limits will be implemented: \$527,193 for a new and existing single-family residence, \$536,750 for new and existing condominium units, and \$306,850 for new manufactured housing. Additional program information can be found at <a href="http://www.rchomelink.com">www.rchomelink.com</a>
5	<b>Project Name</b>	ESG24 County of Riverside
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness - SL-1 Homelessness - DH-2
	<b>Needs Addressed</b>	Homelessness - SL-1 Homeless - DH-2
	<b>Funding</b>	ESG: \$607,106

<b>Description</b>	The Fiscal Year 2024 ESG funds for the County of Riverside have been allocated to provide outreach to persons living on the streets, funds to operate emergency shelters for the homeless, provide utility assistance and emergency rental assistance and homelessness prevention to prevent homelessness, implement rapid-housing strategies, homeless management information system, and for program administration. Refer to Appendix G and H for detailed project descriptions and funding allocations.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Shelter - Proposed to serve 3,539, Outreach - Proposed to serve 0, Homelessness Prevention - Proposed to serve 0, Rapid Re-Housing - Proposed to serve 20.
<b>Location Description</b>	Various locations throughout the County of Riverside
<b>Planned Activities</b>	Emergency-Transitional Shelter, Outreach Services, HMIS, Homeless Prevention Services, and Rapid Re-Housing. Refer to Appendix H for project details. Administration: \$45,533, Shelter: \$356,573 Proposed to serve 3,539, Outreach: \$0 Proposed to serve 0, Homelessness Prevention: \$0 Proposed to serve 0, Rapid Re-Housing: \$205,000 Proposed to serve 20.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Geographically Riverside County is the fourth most populated county in the State, comprising over 7,200 square miles consisting of urbanized neighborhoods, suburban cities, and rural communities. The county's western portion, which covers approximately one-third of the land area, is the more populous region and has faced higher growth pressures; the desert areas are less densely populated. The County is divided into five (5) Supervisorial Districts and approximately sixty-three (63) unincorporated communities and neighborhoods. The Riverside "Urban County" CPD program includes thirteen (13) cities with populations under 50,000 (participating cities), two (2) Joint "Metro" Cities with a population over 50,000, and the unincorporated areas of Riverside County. The Metro City is eligible to participate in the CPD programs as an entitlement jurisdiction and receive funding directly from HUD; however, the city has elected to join the Urban County for the overall implementation of these programs.

The County dedicates a portion of its CDBG allocation to special activities benefitting the Eastern Coachella Valley, known as the Eastern Coachella Valley Community Empowerment Initiative (ECVCEI).

Each CDBG and ESG application received was scored and ranked according to the CP priorities, the urgency of needs, the readiness of projects, the experience of program/project administrators, and cost-effectiveness. CDBG program funds will be distributed and expended based on need and program criteria. The County has not established specific priority or target areas per se to focus the investment of CDBG funds therefore, for purposes of the 2024-2025 OYAP, geographic target areas are more loosely defined to include administration, countywide, supervisorial districts, cooperating cities, and metro city(s). The calculation is based on the total combined CDBG, ESG, and HOME grant allocations. Priority is given to CDBG projects that benefit the greatest percentage of LMI persons, both as Low-Mod Area (LMA) or Low-Mod Clientele (LMC). Some service providers in the County may not always be located in LMI census tracts yet their services are designed and intended for LMI clientele. These may include clinics, food pantries, senior centers, health care facilities, etc. CDBG housing rehabilitation programs will be provided on a county-wide basis in the participating cities and unincorporated County areas based on LMI qualification. Supportive services will be available throughout the Urban County to LMI residents and persons with special needs. Public and infrastructure improvements will be located primarily in the Urban County's LMI areas or where those with special needs can benefit from ADA improvement projects. ESG funds will be awarded to projects that will best serve the priority needs

of homeless individuals and families and those at risk of becoming homeless. HOME funds will be to those projects that meet priority housing needs, are timely, and meet other evaluation factors that indicate a strong probability the housing project will be completed.

### Geographic Distribution

Target Area	Percentage of Funds
Countywide	38
County of Riverside LMA	
Administration	19
Supervisory Districts	13
Cooperating Cities	20
Metro City	10

**Table 58 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

The County is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. The overall focus of this Plan is to use CPD funds for lower-income and special-needs individuals and families with the intent that they achieve a reasonable standard of living. This priority is based on the County’s belief that, by increasing self-sufficiency and economic opportunity, many of the housing, social service, educational, and other needs can be addressed more readily.

In addition to projects and programs accessible to eligible participants, certain projects and programs are targeted to designated LMI CDBG benefit service areas defined as geographic locations (census block groups) where a minimum of 51% of the households residing in those areas are LMI. The geographic distribution of resources and projects/programs designated to serve an area benefit is influenced in part by the geographic distribution of LMI households throughout the County.

Other established priorities for allocating CPD funds are based on several criteria, including the established need, eligibility of activities/programs, urgency, cost efficiency, identified gaps in service, availability of other funding sources, and comments and feedback received from citizen participation efforts.

### Discussion

The national objective and performance outcome measurement system established by HUD is

used as the basis for assigning priorities to needs for which funding may be allocated.

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

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

Priorities that guide the allocation of CPD funds are derived from the following goals:

- To provide decent housing.
- To provide a suitable living environment; and
- To expand economic opportunities.

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

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Lower-income households continue to pay a higher percentage of their income for housing compared to other income groups. A large proportion of lower-income renter households also tend to experience other housing problems, such as overcrowding and inadequate housing conditions. In order to help provide decent and affordable housing and improve the social and economic status for extremely low-, very low, low-income, and moderate-income households in the County of Riverside, the following priorities have been established:

**1. Provide homeownership opportunities for first-time homebuyers and for the moderate-, low- and very low-income communities** First Time Home Buyer (HOME FTHB) Program - HOME down payment assistance on a first-come, first-served basis for very low and low-income households that have not had ownership interest in improved upon residential real property within the most recent three-year period. Homebuyers assisted through the HOME FTHB program are required to live in the home as their primary residence for a minimum affordability period of 15 years in accordance with HOME rule §92.254(a)(4). PLHA First Time Home Buyer (PLHA FTHB) Program - PLHA FTHB down payment assistance is a State-funded first-time homebuyer program offered on a first-come, first-served basis for very low, low-income, and moderate-income households that have not had an ownership interest in improved upon residential real property within the most recent three-year period. Homebuyers assisted through the PLHA FTHB program are required to live in the home as their primary residence for a minimum affordability period of 30 years.

**2. Improve the conditions of substandard housing and substandard existing rental housing for the low-income community.** As the County's housing inventory ages, maintenance and repairs become more critical. If units fall into disrepair, residents may be subject to unsafe and unhealthy living conditions. Maintaining older units and ensuring that durable construction materials are used for new housing is important in maintaining the supply of housing in the County. The County will record 55-year HOME regulatory agreements on the title of all the rental housing projects developed with HOME funds to ensure that they remain affordable to low-income households as required under § 92.252.

**3. Expand the affordable rental housing stock for low-income and special needs households.** Based on cost-burdened household data from the Comprehensive Housing Affordability Strategy (CHAS) and coupled with National Low Income Housing Coalition (NLIHC) projections, there is a



great need to expand affordable rental housing stock for low-income households, as well as special needs households, including elderly, large families, HIV/AIDS, and their families. In addition, the County's Regional Housing Needs Assessment (RHNA), as mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan, quantifies the need for housing supporting the need to expand the affordable rental housing stock for low-income and special needs households. The County will record 55-year HOME regulatory agreements on the title of all the rental housing projects developed with HOME funds to ensure that they remain affordable to low-income households as required under § 92.252.

**4. Shelter the homeless.** According to the 2023 County of Riverside Point-in-Time Homeless Count Report prepared by the Department of Public Social Services Adult Services Division, on a given day throughout the County of Riverside, there are approximately 3,725 adults and children who are experiencing homelessness. Of these, 2,441 are unsheltered, and 1,284 are sheltered. Although HOME regulations prohibit the use of funds for the construction of shelters, the County seeks to develop and construct permanent supportive housing projects that target the homeless population.

#### **5. Address farm worker and migrant farm worker housing needs in Riverside County**

Based on The State of California, Employment Development Department, Labor Market Information Division (916/262-2162) has reported via the "Industry Employment & Labor Force March 2024 Benchmark" a total of 12,900 farm labor jobs in Riverside County, primarily in the Coachella Valley region. The Southern Coachella Valley Association of Government, in its April 2021 report "Pre-Certified Local Housing Data for the Unincorporated Riverside County," states there are 5,752 agriculture jobs in the unincorporated areas. Riverside County Housing Development staff has understood the farmworker community to be migratory or seasonal workers. In large part, the farmworker population maintains a primary residence in Riverside County and travels to other areas for work during the year. Further, there is an influx of hundreds of migrant farmworkers during peak harvest seasons for such crops as table grapes and citrus. These migrant workers rent rooms or other non-housing structures or sleep outdoors. A study completed by the University of California, Merced Community and Labor Center and funded by the California Department of Public Health entitled "Farmworker Health in California, Health in a Time of Contagion, Drought, and Climate Change published in August 2022". From the study: Farmworkers in our study were most likely to be renters (92%), to live in single-family homes (55%), and very few renters relied on employers to pay any or all of their rent (2%). Research suggests that farmworkers generally experience substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating and cooling systems, and termite clean-up. Poor ventilation and

crowded spaces put farmworkers at increased risk for respiratory illnesses such as asthma and infectious diseases like tuberculosis and COVID-19. More than one in three respondents experienced problems keeping a house cool (39%) or warm (36%), issues that will only increase in time as climate change exacerbates the temperature extremes.

More than one-third (37%) reported a ‘taste of water at home” that was either very bad (24%) or bad (13%), an indicator of poor water quality, and also encountered problems related to water and moisture, such as rotting wood (16%), mold (14%), water damage (13%), and water leaks (12%). And problems with cockroaches (24%) and rodents (17%). Respondents lived in large, overcrowded households with low incomes and several household problems...households were larger than the California average of 3.0 persons per household with a median household size of four persons. Over one-fourth (29%) of farmworker households had six or more persons. More than one-fourth (25%) slept in a room with three or more persons indicating over-crowding. Children were a significant part of respondent households. More than two-thirds (70%) lived in households with one or more children under the age of 18...42% had three or more children.

These special needs populations are vulnerable to environmental exposures and unstable housing environments, which puts them at high risk of homelessness.

The housing needs of this group are maintained as a focused priority for the County of Riverside. A plan to address these needs is included in The Housing Element of the Riverside County General Plan.

The Housing Element of the Riverside County (County) General Plan identifies and establishes the County’s policies with respect to meeting the housing needs of residents in unincorporated Riverside County. It establishes policies that guide County decision-making and sets forth an action plan to implement its housing goals for the 6th Cycle Housing Element update through 2029.

Inclusive of Goals established for Special Needs Groups:

1. Work towards meeting the housing needs of special groups of unincorporated County residents, including, but not limited to, a growing senior population, large families, female-

headed households, farmworkers, persons with disabilities, persons with developmental disabilities, and persons and households in need of emergency shelter.

2. Facilitate the development of new employee or farmworker housing, including Polanco Parks.
3. Support self-help housing programs.
4. The County should encourage developers to provide more accessible housing for seniors and persons with disabilities.
5. The County should continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities in accordance with the Reasonable Accommodation section of Riverside County Ordinance No. 348.
6. The County should support the efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally zoned areas where it has minimal impact on productive farmland.
7. The County should continue to assist various organizations that provide emergency shelter and other support services, including warming/cooling centers and disaster shelters, to homeless persons.

Further, the County of Riverside has developed, through community interaction, a five-year strategic plan with short- and long-term goals. "County of Riverside Department of Housing and Workforce Solutions and Continuum of Care, HOMELESS ACTION PLAN January 2022". The Plan is based on the following five action areas:

1. Strengthen the System to Better Prevent and End Homelessness
2. Equitably Address the Health, Safety, and Service Needs of People Experiencing Unsheltered Homelessness
3. Expand Communities Capacity to Provide Safe and Effective Shelter and Interim Housing
4. Expand and Ensure Equitable Access to Permanent Housing in Our Communities
5. Prevent People from Experiencing the Crisis of Homelessness

Resources directed to address farm worker and migrant farm worker housing needs:

- HOMEOWNERSHIP OPPORTUNITIES: The county of Riverside HWS administers the First Time Home Buyer (FTHB) Program using HOME funds for down payment assistance on a first-come, first-served basis for very low and low-income households that have not had ownership interest in improved upon residential real property within the most recent three-year period. A covenant agreement is recorded on the property for the required minimum affordability

period based on the down payment assistance amount provided to the homebuyer per §92.254(a)(4) of the HOME rule.

- IMPROVE CONDITION OF SUBSTANDARD HOMEOWNERSHIP AND RENTAL HOUSING AFFORDABLE TO LOW-INCOME HOUSEHOLDS: Several County programs provide assistance that benefits housing standards. Inclusive of:
  - Low-Income Home Energy Assistance Program (LIHEAP) administered by the Community Action Partnership of Riverside County. This weatherization program is available to low-income homeowners.
  - The County of Riverside HWS assists Rental Acquisition and Rehabilitation via its HOME program by funding projects for the acquisition and rehabilitation of substandard existing rental housing converted to affordable rental housing for low-income families.
  - Home Enhancement Grant Program - CDBG grants are used to pay for costs associated with exterior rehabilitation relative to the health, safety, and Housing Quality Standards of a property as defined by HUD to assist homeowners with the rehabilitation of stick-built and modular (attached to private land) owner-occupied single-family residences.
- ADDRESS FARM WORKER AND MIGRANT FARM WORKER HOUSING NEEDS IN RIVERSIDE COUNTY AND COACHELLA VALLEY.
  - DEVELOP HOUSING FOR FARM WORKERS. The County of Riverside HWS supports the development of Farmworker Housing by directing financial resources for projects. These resources allow for the expansion of the affordable rental housing stock for low-income and special-needs households. One key resource is the HOME program assistance for the development, construction, or rehabilitation of affordable housing for low-income farmworker households.
  - DEVELOP AND SUPPORT HOUSING FOR MIGRANT FARM WORKERS. The Coachella Valley is one of the major agricultural centers in the world, home to a wide variety of

crops. It is a center for migrant farmworker employment. Projects developed and supported with assistance by County of Riverside in the Coachella Valley include:

- San Felipe Migrant Farmworker Center, 67305 Harrison St. Thermal, CA 92274
- Las Mañanitas, 91-200 Avenue 63, Mecca, CA 92254
- Galilee Center, 66101 Hammond Road, Mecca, CA 92254
- Mecca Family and Farmworker Service Center, 91275 66th Ave Suite 100A, Mecca, CA 92254
- SHELTER THE HOMELESS
  - HOME regulations restrict the use of funds for the development and construction of homeless shelters or temporary housing.
  - The CDBG program provides for Public Service Activities. CDBG resources are directed to non-profit agencies that provide emergency shelters and supportive services for homeless persons.
  - The Emergency Solutions Grant (ESG) provides services for homeless persons. The ESG resources are directed to selected non-profit agencies for emergency shelter and essential services for homeless persons.
  - The County of Riverside HWS supports Single Room Occupancy (SRO) Housing and other projects that prioritize homeless persons. Projects that provide supportive services and housing for the homeless include:
    - La Hacienda Apartments (formerly Miles Ave SRO) and Geel Place (formerly Western Riverside SRO) are located in Eastern Riverside County and Western Riverside County, respectively.
    - Cathedral Palm Senior Apartments
    - Veterans Village of Cathedral City
    - St. Michaels Apartments
    - Mission Heritage Plaza (homeless veterans)
    - Oasis Senior Villas (under construction)
    - 5<sup>th</sup> Street Permanent Supportive Housing (PBV commitment)
    - Beaumont 3 Apartments (PBV commitment)
    - Sunrise at Bogart (PBV commitment)

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	30
Non-Homeless	25
Special-Needs	0
Total	55

**Table 59 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	25
The Production of New Units	20
Rehab of Existing Units	5
Acquisition of Existing Units	5
Total	55

**Table 60 - One Year Goals for Affordable Housing by Support Type**

## Discussion

The County’s Specific Affordable Housing Objectives for the (2019-2024) period is addressed in the following discussion.

Provide homeownership opportunities for first-time homebuyers and for the very low-, low- and moderate-income community. First Time Home Buyer (FTHB) Program - HOME down payment assistance on a first-come, first-served basis for very low and low-income households that have not had ownership interest in improved upon residential real property within the most recent three-year period. A covenant agreement will be recorded on the property for the required minimum affordability period based on the down payment assistance amount provided to the homebuyer per §92.254(a)(4) of the HOME rule.

**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. Rental Acquisition and Rehabilitation – HOME assistance for acquiring and rehabilitating substandard existing rental housing converted to affordable housing for low-income families. Home Enhancement Grant Program - CDBG grants are used to pay for costs associated with exterior rehabilitation relative to the health, safety, and Housing Quality Standards of a property as defined by HUD to assist homeowners with the rehabilitation of stick-built and modular (attached to private land) owner-occupied single-family residences.

**Address farm worker and migrant farm worker housing needs in Riverside County and in the Coachella Valley.** Farmworker Housing -HOME assistance for the development, construction, or rehabilitation of affordable housing for low-income farmworker households.

**Expand the affordable rental housing stock for low-income and special needs households.** Multi-family - HOME assistance for developing and constructing affordable rental housing for low-income households. Assisted units will be restricted to a minimum of 20 years; a covenant

agreement will be recorded on the property for the required minimum affordability period.

**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. County Supported Single Room Occupancy (SRO) Housing - Supportive services and housing for the homeless at La Hacienda Apartments (formerly Miles Ave SRO) and Geel Place (formerly Western Riverside SRO) located in Eastern Riverside County and Western Riverside County, respectively. Tenant-Based Rental Assistance Program (TBRA) – The TBRA program is designed to provide extremely low-income homeless individuals and families earning no more than 30% of the area median income a one-time grant to pay for the utility and/or security deposit and 12 months of rental assistance.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Authority of the County of Riverside administers and manages several programs to address the housing needs of residents throughout the County. The annual estimated operating budget of \$126.7 million is allocated to fund Housing Authority projects and programs.

The Public Housing Program, now a part of the Housing Choice Project Based Voucher Program, provides decent, safe, and sanitary housing to low and moderate-income families, seniors, and persons with disabilities. These multi-family developments were constructed or purchased with funding provided by HUD. The property units are operated and maintained by the Housing Authority's non-profit Riverside County Housing Corp and the property management company Riverside Housing Development Corporation with funding subsidies from HUD. On October 1, 2016, the HACR's 469 units of public housing were converted to Project-Based Vouchers via HUD's Rental Assistance Demonstration Program. The Section 8 (Voucher) Tenant-Based and Project-Based Program assists lower-income households with rental assistance to provide an opportunity to live in affordable, decent, safe, and sanitary housing.

### **Actions planned during the next year to address the needs to public housing**

The Housing Authority converted all of its public housing stock to long-term project-based Section 8 contracts through the Rental Assistance Demonstration (RAD) program. The conversion was completed during Fiscal Year 2016-2017, and as of October 1, 2016, the HACR no longer owns any public housing units.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The Housing Authority operates on the premise that affordable housing is not the end goal for a family but a steppingstone to reach full sufficiency in market-rate housing. The ultimate goal is for the agency's families to successfully graduate to homeownership. To actively engage residents in this goal, the agency has taken the following actions:

1. Regular engagement of residents via onsite managers and through specialized self-sufficiency coordinators funded through HUD's Family Self-Sufficiency Program.
2. Providing outreach and information to all residents on community homeownership initiatives



and credit counseling agencies.

3. Working collaboratively with our local Habitat for Humanity to provide residents with targeted homeownership opportunities.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A – HACR has been rated as a HUD High Performer for the past 19 years for the Section 8 (Voucher) Program, and until October 1, 2016, either a HUD High Performer or a Standard Performer for the Public Housing Program.

**Discussion**

Refer to above discussion.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

In January 2024, the County of Riverside Continuum of Care (CoC) received a renewal award for its 2023 CoC Program in the amount of \$15,778,955 that funds (20) renewal projects, including Permanent Supportive Housing, Rapid Rehousing, Homeless Management Information System (HMIS) and CoC Planning grant.

The County's priorities for ranking applications, as per HUD guidelines and approved by the Riverside CoC, prioritized permanent housing (including permanent supportive housing for chronically homeless individuals) and rapid rehousing for homeless individuals and families with children.

The above funds will leverage the County's Emergency Solutions Grant. For the 2024-25 program year, the County has proposed to use its \$607,106 ESG allocation. HWS received five (5) applications for the 2024-25 ESG cycle, totaling \$985,807. Of these applications received, four (4) were funded. The application funding breakdown is as follows: \$367,282 for Emergency Shelter to serve 3,539; \$0 for Outreach Services to serve 0; \$205,000 for Rapid Re-Housing to serve 20; \$0 for Homelessness Prevention to serve 0; and \$0 for HMIS which exceeds the funding allocation. The final allocation noted in planned activities provides the final breakdown of the actual allocation of funding based on the criteria guidelines, including the collaboration with the CoC for feedback.

Issues contributing to homelessness include increases in the number of persons whose income falls below the poverty level, reductions in subsidies to the poor, lack of affordable housing for low- and moderate-income persons, drug/alcohol abuse, and deinstitutionalization of the mentally ill. The housing market and economic conditions have also resulted in some families facing homelessness due to foreclosures, unemployment, and/or underemployment.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

Riverside County's Action Plan to Address Homelessness in Riverside County and the County's One-Year Action Plan (OYAP) both recommend courses of action to end homelessness. In June 2021, the County of Riverside Continuum of Care (CoC) approved its Performance Assessment and Gaps Analysis based on which the 5-year County of Riverside Homeless Action Plan with 39

strategies in 5 action areas has been developed and approved by the CoC and Board of Governance (BoG) in March 2022.

The County of Riverside CoC has established chronically homeless persons as the highest need priority based on the goals HUD has established in its Opening Doors: Federal and Strategic Plan to Prevent and End Homelessness. Outreach teams will assess the individual needs of the mentally ill, veterans, youth, and chronically homeless. This will help reach the goal of ending homelessness. The CoC has implemented a Coordinated Entry System (CES) to ensure that appropriate intervention is utilized to serve those living on the streets and provide for a prioritization of vulnerability and linkage to community resources and housing based on the vulnerability prioritization.

Within the CoC, actions for reducing and ending homelessness include several outreach teams from counties, cities, and nonprofit homeless providers that cover specific populations or geographic regions in the county. There are also specific outreach teams serving the mentally ill, veterans, youth and chronic homeless. The teams collaborate weekly, and each conducts daily mobile outreach and provides client services focused on the chronically homeless populations living on the streets to connect them with supportive services and achieve housing stability. The Riverside University Health System-Behavioral Health (RUHS-BH) has outreach peer specialists that perform initial field assessments, in-depth assessments, referrals to all contacts, and linkages to various community organizations. Similar efforts are made with these collaborative partners to reach out to those living in homeless encampments. With the help of electronic applications like the Survey123 and Homeless Management Information System (HMIS), outreach team members are able to conduct basic surveys and assessments with individuals living in homeless encampments and capture their locations on the County's Geographic Information System (GIS). The availability of GIS data helps outreach team members connect individuals in the encampments with the Coordinated Entry System (CES) for further triage to services.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The 2024 HIC count shows that there are 1,507 year-round emergency beds and 450 transitional housing beds in Riverside County. The goal is to utilize the Housing First approach adopted by the CoC, which requires individuals experiencing homelessness to be helped to obtain permanent housing or rapid re-housing as soon as possible. Transitional housing programs and emergency shelters focus on lessening the time that a homeless person or family length of time homeless (LOTH) is in the shelter by effective and quick assessment of homeless clients and getting them stabilized into permanent housing with intensive case management initially and support in the

initial phase of residency in permanent housing. This period will serve as a time to address other needs and maintain self-sufficiency, either by accessing mainstream benefits, employment, or medical/mental health support.

The CoC works with the County of Riverside and other public funding agencies to integrate the CoC Programs, Emergency Solutions Grant (ESG), Social Services to Veteran Families (SSVF), and Community Development Block Grant (CDBG) funding to increase the number of families with children who are assisted through rapid re-housing. In addition, other non-McKinney-Vento funding sources, such as the Emergency Food and Shelter Program (EFSP), funded under the Federal Emergency Management Agency (FEMA), will be matched as a source for rental/mortgage assistance for families that are homeless or at-risk of homelessness in the county's strategy to meet this goal.

**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 goal of the County of Riverside Continuum of Care is to coordinate homeless efforts to meet the varied needs of the County's homeless residents while at the same time establishing policies and procedures for such. The CoC implemented a countywide Coordinated Entry System (CES) to assess homeless individuals/families using the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT). HWS uses HUD CoC Program HMIS grant funding to measure system-wide performance in HMIS, such as length of time homeless. The HMIS Team continues to work with the vendor, Bitfocus, of the Clarity HMIS to improve and refine HMIS functions and capabilities. This is used to help the CoC prioritize and house those with the longest length of time homeless. The planning process also included working with the CoC HMIS Administrator Council and CES Oversight Committee to continue developing strategies to prioritize chronically homeless individuals/families with the longest time homeless and most severe needs, including increasing the supply of permanent supportive housing and rapid rehousing; housing individuals/families identified in CES with the longest time homeless first and using HMIS data to record episodes of homelessness and destination at program exit to track agency and system performance. The latest improvement is the use of a Geographic Information System (GIS) to record the locations of individuals experiencing homelessness. This new function helps track and inform the locations, distribution, and movements of people experiencing homelessness and

hence supports further data analysis, service and system design, and resource allocation.

The CoC continues to adopt the “Housing First” approach centered on new evidence-based and promising practices, also endorsed by HUD. This approach quickly places a homeless individual or family in permanent housing without program entry preconditions and then provides services and support as needed to keep them stable. Homeless CoC youth providers continue to implement outreach and service-based events in the communities to draw homeless youth, unaccompanied and transitional age, into contact with services available to them.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and 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); or, receiving assistance from public or 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 established a Discharge Planning MOU 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. In April 2016, the County of Riverside Board of Supervisors established the Executive Oversight Committee on Homelessness (EOCH) through the county’s Executive Office to improve coordination and collaboration among county agencies that are working to address homelessness. The EOCH is developing a countywide plan to end and prevent homelessness that will include key strategies to facilitate communication regarding the discharge planning needs of homeless persons from acute care hospitals, jails, and other institutions. The RUHS Behavioral Health is part of the EOCH and collaborates with HWS and the CoC in the coordination and implementation of discharge planning for homeless individuals disabled by a serious mental health and/ or substance abuse disorder(s). Foster Care and Extended Foster Care programs help transition dependent youth who are emancipating from foster care to independent living. Corrections, the Department of Public Social Services, and the Riverside Sheriff’s and Probation Departments support the Continuum of Care’s mission of working towards reintegrating persons leaving correctional facilities to community-based living

and self-sufficiency.

## Discussion

The HWS Department, as the County of Riverside's Continuum of Care Collaborative Applicant and lead agency, maintains and creates the commitment and resources needed to leverage community stakeholders, agencies, businesses, and non-profit partners. These partnerships have become solidified through the annual HUD CoC Program Consolidated Application, strategic use of other federal and state funding such as EFSP, HHIP, HHAP, CESH, ERF, and ESG programs, and the CoC network program activities.

These local non-profit agencies and organizations offer prevention services and help close the gaps of homelessness through the local, state, and private funding streams. Other CoC providers and community stakeholders, through their mission to specific sub-populations such as homeless veterans, can leverage federal funding sources in partnership with agencies like the Riverside County University Health System - Behavioral Health, Housing Authority, Veterans Administration, and the DPSS Self Sufficiency programs. Mainstream benefits are made accessible to qualifying clients through the CoC program housing providers, local non-profit organizations, agencies, and educational institutions that collaborate and work on creating accessibility to emergency services for homeless families and individuals.

The County's Action Plan also includes goals to service the needs of the non-homeless special needs population. In terms of special needs and supportive service needs of the elderly and frail elderly, we collaborate with DPSS, the Office on Aging, the Housing Authority, housing providers, local non-profit organizations, agencies, and educational institutions. CDBG funding targets a variety of non-homeless special needs populations, i.e., seniors, migrant farmworkers, persons living with HIV/AIDS, and persons with disabilities. Rental assistance is also an activity for non-homeless with special needs (persons with AIDS, disabled individuals, and families with a disabled member). Members of these groups are seriously at risk and often qualify for Section 8 assistance. In addition, the Continuum of Care Programs will provide housing to homeless disabled persons. Supportive services for CoC program residents are provided by local service providers with expertise in the residents' disabilities.

## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction:

The County of Riverside is a very large County that consists of high-density urbanized areas and lower density rural areas. The need for affordable housing remains a recognized issue throughout the entire County for all income groups. There are significant barriers to the production of affordable housing:

**Land Use:** Land use implications on multiple-family, high-density, and affordable housing include zoning inconsistency with the County's General Plan and land use policies. Zoning inconsistency can be addressed by undertaking a rezoning effort for the unincorporated areas of the County to provide for zoning classifications that are consistent with the General Plan. Although zoning inconsistency is a process constraint for affordable housing, a more immediate and cost-effective approach to help reduce barriers has been achieved by the County's 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 to units developed under this zoning classification. In addition to implementing the R-6 zoning classification, the County's 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.

**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. In order to develop sufficient affordable housing in these areas, additional facilities such as pipelines, treatment plants, booster pumping stations, and any other facilities determined by the water company may be necessary at the expense of the development. Equally as important and impactful to affordable housing development is the lack of adequate sewer, flood control, and transportation facilities. However, high infrastructure costs significantly increase the cost of affordable housing development and reduce the production of needed units.

**Economics and Politics:** The barriers to affordable, decent housing are the lack of housing supply and the high prices of housing. It was found that if housing is built at the market level and intended to provide affordable units, this strategy will never be feasible for development companies. Another issue is the lack of support for intensifying or densifying land uses. California Environmental Quality Act (CEQA) is a recognized barrier that enables the public to delay or reject housing developments if they feel they threaten their community.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The County is working to eliminate the identified barriers to affordable housing. In an effort to do so, multiple County departments have strategically planned and implemented effective procedures to cure any deficiencies that result in a barrier to the production of affordable housing. The County is continuously seeking funding sources that will alleviate the cost burden due to the lack of infrastructure in parts of the County where the demand for affordable housing is crucial.

**Discussion:**

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

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



by qualified developers.

The County assistance includes the implementation of the following programs:

- **Project Ombudsman:** This program involves the designation of a staff liaison or Ombudsman to work with affordable housing developers and their representatives.
- **Gap Financing:** Gap financing offers financial assistance in the form of grants; or below-market-interest rate loans; and other favorable repayment terms.
- **Fee Subsidies:** Under certain circumstances, the County will subsidize the payment of development fees.
- **Waivers of Development Mitigation Fees:** Under County Ordinance Number 659 fee waivers can be granted for publicly subsidized affordable housing projects.
- **Public Opposition as a Barrier to Affordable Housing:** The County will continue to educate the public about the social and economic benefits of affordable housing.
- **Fair Housing as a Barrier to Affordable Housing:** The County will continue to affirmatively further fair housing county-wide.
- **Tax Policies:** The County keeps property taxes at a minimum and does not have a residential or business utility tax.
- **Fast Track and Priority Processing:** The intent of this program is to expedite the construction of affordable housing projects through all phases of the approval process.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

As a collaborative facilitator, the County continues to implement various actions to:

- (1) Address obstacles to meeting underserved needs;
- (2) Foster and maintain decent affordable housing;
- (3) Reduce lead-based paint hazards;
- (4) Reduce the number of poverty-level families;
- (5) Develop institutional structure; and
- (6) To enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The primary objective of the County's CPD program is to provide communities with resources to address a wide range of focused community development needs. The program works to ensure decent, affordable housing, provide services to the most vulnerable in our communities, and create jobs through the expansion and retention of businesses. Based on the needs identified in the CP and through the County's annual NOFA for the use of CDBG, HOME, and ESG funds, the County places the highest priorities on activities that meet the underserved needs of low-income residents, with an emphasis on providing stable and permanent housing and services for underserved elderly, disabled, youth, and extremely low-income households, including homeless and those at risk, abused children, migrant farm workers, illiterate adults, victims of domestic violence and persons living with AIDS. Unfortunately, there are barriers and challenges that can hinder the development and implementation of some important programs intended to serve those most in need. In Riverside County, obstacles to CPD-funded activities include but are not limited to, language and culture, location and geography, program constraints and regulations, and limited resources.

In FY 2024-2025, it is the County's intent to determine where the underserved populations are located and fund projects that address one or more of the obstacles described in the Five-Year CP. Due to the broad range of housing and community development needs in Urban County, a lack of adequate funding is one of the most significant obstacles to addressing underserved needs. The County strongly encourages its own agencies, as well as cooperating cities and other sub-recipients, to seek other resources and to leverage additional funding whenever possible from local, State, Federal, and other sources. In FY 2024-2025, it is the County's intent to determine where the underserved populations are located and to fund only eligible activities that were identified as a high priority in the Five-Year CP and projects and services that are flexible, but that

also meet federal community development program eligibility and timely draw-down requirements.

A reorganization of the County's Economic Development Agency to the newly created Housing and Workforce Solutions Department will continue to assure to continue to prioritize and fund proven programs and activities, evaluate design, and implement innovative programs to address the obstacles to meeting the underserved needs of the County residents including:

- Improvements to infrastructure/public facilities and housing rehabilitation in order to foster a suitable living environment for LMI households and those with special needs.
- Provision of services and programs to benefit LMI households and special need populations, such as youth (and at-risk youth), seniors, and the disabled.
- Provision of services for the homeless and those at risk of becoming homeless.
- Provision of affordable housing to LMI households and those with special needs.
- Provision of removing blight with Code Enforcement activities, coupled with Community Enhancement Programs; and Provision of Economic Development and Loan Programs to foster economic development activities, economic opportunities for businesses and individuals, and to expand the accessibility of services available to businesses and individuals within LMI communities.

### **Actions planned to foster and maintain affordable housing**

Refer to AP-55-Affordable Housing for a discussion on the County's Affordable Housing strategy and goals.

### **Actions planned to reduce lead-based paint hazards**

The Department of Environmental Health reduces lead-based paint hazards as part of the Childhood Lead Poisoning Prevention Program (CLPPP). Nine months into Fiscal Year 2024, the CLPP Program has addressed lead-based paint hazards in the following ways:

#### 1. Childhood Lead Poisoning Prevention Program

Under the CLPP Program, Riverside County Departments of Environmental Health (DEH) and Public Health (PH) work in conjunction to test and identify children who have been exposed to lead. The CLPPP team worked together to identify sources of lead-hazard exposure in nineteen (19) households during the fiscal year 2024 (July 2023 – March 2024). During these investigations, the Department of Environmental Health assisted two (2) households in

reducing identified lead-based paint hazards through the CLPP Program.

## 2. Lead Hazard Reduction Compliance and Enforcement Program

State law, as implemented by the 2002 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. 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. The DEH has received one (1) complaint during the fiscal year 2024 thus far.

### **Actions planned to reduce the number of poverty-level families**

Poverty is a pervasive and dehumanizing human condition. It 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 obtain and maintain employment and, subsequently, 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 benefits from neighborhood improvement activities.

The 2024-2025 OYAP will focus primarily on supporting programs that 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 Programs.

Business and workforce development are unified under one umbrella to facilitate the connection between businesses and potential workers.

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. Riverside County Workforce Development Centers (WDC's) help job seekers access employment, education, training, and support services to succeed in the labor market and match employers with the skilled workers they need to compete in the global economy. 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.

### **Actions planned to develop institutional structure**

To ensure that the goals and objectives of the Five-Year CP and each OYAP are addressed, the County will facilitate and coordinate activities with various government agencies, participating cities, nonprofit organizations, and other private and public establishments. Sustainable partnerships are imperative, and the County will continue to encourage and support the formation of 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- and moderate-income persons/families.

The coordination of efforts includes not only collaboration among service providers but also the successful leveraging of expertise and financial resources that can be used to supplement existing services or fill gaps in the system. With the number and variety of participants in the delivery

system, it can sometimes be difficult to allocate resources to all identified priorities. Applicants requesting funds to support its programs and projects are required to show that they are leveraging other funds to meet their needs. Additional resources that may be available and the key agencies involved in the implementation of the Plan are described in sections AP-10 and AP-15.

The citizen participation process identified various strengths and gaps regarding the institutional structure delivery system. Even the vast distance between communities can contribute to the impediments encountered by private, non-profit, and government agencies attempting to provide services to LMI persons. In order to avoid the possibility of clients falling through any gaps in the system, the County will make every effort to improve institutional structure by continuing to coordinate and collaborate between agencies to ensure that the needs in the community are addressed, as well as identify and welcome new opportunities to collaborate as identified through the citizen participation process.

The County's HWS Staff, specifically responsible for administering the CPD-funded programs, coordinates activities among the private and public agencies and organizations in the area.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The County will continue to strive to increase affordable housing collaborative efforts with public and private sector entities, numerous advisory agencies, Community Housing Development Organizations (CHDOs), lending institutions, as well as other service providers, including Catholic Charities, Office on Aging, and Code Enforcement. Efforts to increase the participation of the CDBG, HOME, Low-income Tax Credit, Federal, State, and other local housing program sources will be directed at:

- Strengthening the housing service delivery system by working more closely with the Housing Authority and by collaborating with non-profit organizations.
- Integrating community development block grant housing programs.
- Increasing the involvement of the Community Council, Housing Review Committee, and the Municipal Advisory Council (MAC); and
- Working more closely with identified Community Housing Development Organizations (CHDOs) as well as local city governments.
- Enhance the quality of supportive services provided on-site at housing project sites by connecting the private sector and non-profit development organization to critical

government agencies such as Public Health and Workforce Development.

**Discussion:**

Refer to above discussions

## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.220(I)(1,2,4)**

#### **Introduction:**

The 2024-2025 OYAP describes the County’s community development priorities and goals based on the assessment of housing and community development needs, housing and economic market conditions, and available resources. The County leverages its CDBG, HOME, and ESG funds with other resources to increase the impact on housing, community development, and homelessness issues.

As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on LMI individuals and households. The County’s goal is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. This OYAP focuses on activities to be funded with the three primary entitlement grants from HUD (CDBG, HOME, and ESG).

The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate income. The HOME Program will focus on providing decent, safe, and affordable housing, and alleviate rent burdens, homelessness, and deteriorating housing stock. The ESG program will provide outreach and emergency shelter and places a much greater emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. Rapid-Rehousing and Homelessness Prevention will also be provided to assist with these efforts.

The following provides additional information about the CPD program requirements:

#### **Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed 0



2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

HOME funds will only be used for eligible activities as described in the HOME regulations (24 CFR 92.205). During the 2023 program year, other forms of investment not described in CFR 92.205(b) that the County may use for housing activities include CDBG, NSP, PLHA, Section 8 Project-Based Vouchers, ARPA, and other local funds.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

If a HOME assisted housing unit is sold or otherwise transferred during the required fifteen

(15) year affordability period, the County will recapture the entire amount of HOME down payment assistance funds provided directly to the home buyer (direct subsidy) from the net proceeds of the sale of the property and the home buyer will be entitled to any available appreciation from the net proceeds after the direct subsidy has been recaptured by the County. The net proceeds of the sale shall be determined as the sales price minus the senior loan repayment, closing costs including brokers' commissions, escrow, and title fees, etc., and the value of any documented capital improvements approved by the County prior to construction.

Upon receipt of the recaptured funds, the County will prepare and execute documents necessary to reconvey or release the property without charge. Recaptured funds will be recycled through the County's HOME Investment Partnerships fund in order to assist other HOME eligible activities.

The HOME-assisted housing unit must be the home buyer's principal residence, and noncompliance will require repayment of all HOME funds invested in the property, not just a direct subsidy to the home buyer.

Under current regulations, if affordability restrictions on a HOME project are conveyed to a lender due to foreclosure or transfer in lieu of foreclosure, the Participating Jurisdiction must repay the HOME account because the project has not met the affordability requirements for the full affordability period. If a HOME-assisted homebuyer project with a recapture agreement no longer meets the applicable affordability requirements due to foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD (involuntary sales), the County is responsible for repaying the direct HOME subsidy provided to the homebuyer from available net proceeds at the time of foreclosure or transfer in lieu of foreclosure. A short sale or deed in lieu is not considered an involuntary sale and is not permissible under current regulations.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

In exchange for receiving funds to assist in the purchase of a home, the purchaser must sign loan documents, including a Promissory note, Disclosure Notice, and Subordinate Deed of Trust, which will provide upon a sale, transfer, lease or any other disposition, including refinancing or incurring of additional debt secured by the home, within 15 years of purchase,

the principal amount of the HOME assistance is repaid to the County.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used for this purpose.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The ESG program will provide outreach and emergency shelter but places a much greater emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. Refer to Appendix G.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The County of Riverside Continuum of Care (CoC) is responsible for instituting and operating a coordinated assessment system, a statutory requirement with the goal of providing for a more unified intake process to enhance the quality of client screening and assessment and better target program assistance to where it can be the most effective. The system helps decrease discriminatory fragmentation and directs clients toward resources that are more efficiently and effectively used. The goal is to determine which agency can best meet the client's needs rather than if the client is eligible for that specific agency's services.

The CoC, having established chronically homeless persons as the highest need priority, implements a targeted street-to-home outreach program/campaign that takes a housing-first approach for the chronically homeless and others with a disabling condition. As outreach and collaboration are being expanded, the intent of a coordinated entry system is that it covers a large geographic area, is easily accessed by individuals and families seeking housing or services, is well advertised, and includes a comprehensive and standardized assessment tool.

ESG and CoC subrecipients are required to input client data into a Homeless Management Information System (HMIS) administered by the County's Housing and Workforce Solutions

(HWS) Department on behalf of the CoC. The HMIS is a mandatory comprehensive system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Victim service providers cannot, and Legal Services Organizations may choose not to participate in HMIS. Providers that do not participate in HMIS must, however, use a comparable database that produces unduplicated, aggregate reports. The Riverside County CoC continues to utilize the HMIS system Clarity by Bitfocus, which offers better HMIS solutions and practicability.

The Riverside University Health System Behavioral Health acts as the lead agency responsible for implementing the County's Coordinated Assessment System, identified as the Coordinated Entry System (CES) with the HomeConnect system. The CES HomeConnect is now incorporated in the new Clarity HMIS to capture and maintain client information that aids in connecting persons who are experiencing or at risk of homelessness with appropriate resources available in the County's CoC more effectively.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County accepts applications for annual ESG allocations. A Notice of Funding Availability (NOFA) is published in English and Spanish in local newspapers and placed on the County's website to invite qualified non-profits, community groups, faith-based organizations, and governmental entities to apply. Pursuant to the County's application review process, an application is reviewed and evaluated for completeness, eligibility, and the project's ability to reach and serve the areas and persons with the greatest need.

On December 19, 2019, Pursuant to HEARTH Act requirements and our shared desire to improve coordination and collaboration between EDA, the Continuum of Care, and our ESG sub-recipients, the Continuum of Care, along with all interested parties in Riverside County were sent notification requesting to review and comment on the applications for the 2024-2025 Emergency Solutions Grant. The ESG Applicant and Project Description Spreadsheet and CoC Consultation Feedback form was also included with the notice to be used to identify the funding the evaluator believed should be allocated to each component of Outreach Services, Rehabilitation, Emergency Shelter, Rapid Re-housing, and Homelessness Prevention. In addition, detailed information was provided on the breakdown of requests received from five (5) applications for the 2024-25 ESG cycle, totaling \$985,807. The application funding breakdown is as follows: \$540,592 for Emergency Shelter to serve 3,767; \$49,920 for Outreach Services to serve 166; \$350,255 for Rapid Re-Housing to serve 28; and \$45,040 for

Homelessness Prevention to serve 19.

ESG funds are awarded through a competitive process following federal guidelines. In addition, activities that directly contribute to the goals and objectives of the County's Consolidated Plan, CoC Gap Analysis, Supervisorial District Unsheltered Count, and those that help the County meet federal program requirements by serving homeless persons or families, were considered. Funding recommendations are made based on applicants leveraging resources, capacity, financial management, knowledge, and experience of applicants to effectively implement, administer, and monitor an ESG funded activity (ies).

Funding is allocated as part of the One Year Action Plan approval process which includes a public hearing before the County Board of Supervisors. Per HUD requirements, the County also consults with the CoC to work in collaboration with their efforts in eliminating and preventing homelessness. The CoC provides recommendations for funding allocations, trends, and needs in the community. Funds are ultimately allocated based on funding availability, number of clients proposed to serve, area need, recommendations of CoC, and public comments. Final funding allocations are approved by the County Board of Supervisors.

The County enters into a one- or two-year agreement with each sub-recipient receiving ESG funding. These agreements are defined:

Key program components or activities (including benchmarks for success); the level of ESG funding; the anticipated source and amount of matching funds (24CFR Part 576.201) contributed by the agency/ organization; applicable laws and regulations; and documentation or reporting requirements.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County collaborates with sub-recipients to ensure that the homeless participation requirement is met. Sub-recipients include in their policy an extended invitation to previous homeless clients, an opportunity to participate on the Board, provide feedback, and participate in surveys regarding services and policies of their facility. Sub-recipients consult with homeless or formerly homeless persons in the considering and making of policies and decisions regarding any ESG-funded facility, service, or other assistance. An exit interview and survey are offered to existing clients and a suggestion box and or open-door policy to address any

issues related to the operation of the facility and services to clients is available. It is the intent of the County in collaborating with the Continuum of Care which maintains a seat for Homeless and Formerly Homeless clients on the Board of Governance and ESG sub-recipients to ensure that the perspective of homeless and formerly homeless individuals and families are incorporated into the County's ESG program and the Consolidated Plan.

The County will continue development of a comprehensive Homeless Participation Plan; at a minimum, the plan will:

Encourage all ESG non-profit sub-recipients to include a homeless or formerly homeless person on their board and/or policy-making committee. Assign a higher rating/ranking score to ESG applicants that demonstrate homeless participation. Require all ESG sub-recipients to provide a County-approved exit survey to all persons that have exited from an ESG-funded shelter or participated in an ESG-funded program. The exit interview and survey should also include a suggestion box and or open-door policy to address any issues related to the operation of the facility and services. The survey will request input or seek the opinion of the participants on a variety of topics or issues including at a minimum: the quality of effectiveness of the shelter or services provided; the unmet needs of homeless persons in Riverside County; how can services be improved or expanded; what are the gaps in shelter or homeless services; the location and hours of shelters or services; and access to shelters, health care, food and clothing, legal services, etc.

#### 5. Describe performance standards for evaluating ESG.

ESG performance standards are followed per 24 CFR Part 576, including, measures to evaluate the effectiveness of the program and measures to assess how well the program serves the targeted population. Sub-recipients receiving funding from the County are evaluated based on written standards and guidelines. This includes reductions in the number of homeless persons living on the streets and in shelters, the number of persons who do not re-enter the shelter or supportive housing system within one year, and the number of persons exiting with permanent housing. Performance standards for evaluating ESG activities were developed in consultation with the Continuum of Care lead agency, County of Riverside ESG recipient, providers, and other organizations and stakeholders.

As part of tracking, evaluating, and reporting ESG Program services, Homeless Management Information Systems (HMIS) are used to collect Data Standards including three key indicators:

1. Exits to permanent housing;

2. Length of stay in emergency shelter and/or transitional housing; and
3. Returns to homelessness from permanent housing.

The CoC lead agency, responsible for HMIS, extracts ESG sub-recipient data from HMIS for review by the CoC HMIS Administrator Council to evaluate subrecipients for accuracy and performance based on services provided to their clients. In addition, the guidelines below have been set as part of the performance standards for evaluating ESG:

#### Performance of ESG recipients

1. Ensure that ESG funds are used effectively to assist homeless individuals and families and that the basic ESG program goals are met.
2. Ensure compliance with ESG regulations and program requirements in the usage of funds and in carrying out program activities; and
3. Enhance and develop the management capacity of grantees or recipients

#### Performance Measures for Homelessness Prevention

1. A reduction in the number of homeless individuals and families seeking emergency shelter services.
2. Expected Outcome is at least 35% of participants assisted will remain in permanent housing six (6) months after the last assistance provided under ESG.

#### Performance Measures for Homeless Rapid Re-Housing

1. A reduction in the reoccurrence of homelessness for individuals and families who exit the shelter system. Perform initial assessment to determine the level of need and enter clients into CES. Once clients are housed and stabilized, further monitoring and case management will be provided for at least 6-9 months to help deter the reoccurrence of homelessness.
2. Expected Outcome is that at least 35% of participants assisted will remain in permanent housing six (6) months after the last assistance was provided under ESG. This determination will be made based on the reporting received from the HMIS reporting system and directly from subrecipients.

*Refer to the above discussions and attachment in **Appendices F and G.***

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> 2013-2017 CHAS
	<b>List the name of the organization or individual who originated the data set.</b> N/A
	<b>Provide a brief summary of the data set.</b> 2013-2017 CHAS
	<b>What was the purpose for developing this data set?</b> The purpose of using this data is to provide updated data from 2013-2017 CHAS
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> County of Riverside
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2013-2017 CHAS
	<b>What is the status of the data set (complete, in progress, or planned)?</b> N/A
	<b>2</b>
<b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau and EMSI.	
<b>Provide a brief summary of the data set.</b> American Community Survey (ACS) and Quarterly Census of Employment and Wages (QCEW).	
<b>What was the purpose for developing this data set?</b> American Community Survey provides communities the current statistics they need to plan investments and services. The QCEW program serves as a near census of monthly employment and wage information at the National, State, and County levels.	
<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2017-2022	



	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>American Community Survey is a Sample survey. QCEW data are generated from the quarterly tax reports submitted to the Employment Development Department Insurance (UI) laws and Federal workers covered by the Unemployment Compensation for Federal Employees program.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>American Community Survey sample consisted of 2.47 million housing units and 192,663 group quarters per person.</p> <p>QCEW sample included all workers covered by the California UI laws and federal workers covered by the UCFE.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>American Community Survey demographics of the respondents are not disclosed in order to maintain their confidentiality. The number of units and respondents surveys were 2.47 million housing units and 192,663 group quarters persons.</p> <p>QCEW, each establishment that reports under the California Unemployment Insurance is confidential and their identity cannot be disclosed.</p>
3	<p><b>Data Source Name</b></p> <p>2020 Census (Base Year), 2022 ACS (Most Recent Yr ), 2020 ACS (5 year Est.)</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census Bureau</p> <p><b>Provide a brief summary of the data set.</b></p> <p>American Community Survey and 2020 Census Year Data</p> <p><b>What was the purpose for developing this data set?</b></p> <p>The data provides communities the current statistics they need to plan investments and services.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2020-2022</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>Sample Survey</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>The sample consisted of 2.47 million housing units and 192,663 group quarters persons.</p>

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The demographics of the respondents are not disclosed in order to maintain their confidentiality. The number of units and respondents surveyed were 2.47 million housing units and 192,663 group quarters persons.</p>
4	<p><b>Data Source Name</b></p> <p>2018 Point-in-Time Census and Survey</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Institute for Urban Initiatives</p> <p><b>Provide a brief summary of the data set.</b></p> <p>Point-in-time count of homeless individuals and families in Riverside County.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>Purpose of data set is to complete HUD-required Point-in-Time enumeration and survey of the homeless in Riverside County.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>January 2018</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>The 2018 PIT Enumeration of Homeless Veterans involved conducting a one-day, point-in-time unduplicated count and subpopulation survey of unsheltered and sheltered homeless military veterans in every city and unincorporated area in Riverside County. The unduplicated count and survey of homeless veterans consisted of two components: 1) a street count and survey of unsheltered veterans; and 2) a sheltered count of veterans through HMIS.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>Unsheltered homeless individuals and sheltered homeless individuals and families in Riverside County.</p>

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Those individuals who have served on active duty in the Armed Forces of the United States and who, on the day of the point-in-time count, fell within the HUD definition of a homeless person, which includes individuals and families with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; or living in a supervised publicly or privately operated shelter designated to provide temporary living arrangement (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state or local government programs for low-income individuals).</p>
5	<p><b>Data Source Name</b></p> <p>HMIS (excluding Domestic Violence Shelters)</p> <hr/> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>County of Riverside Continuum of Care</p> <hr/> <p><b>Provide a brief summary of the data set.</b></p> <p>Data from the County of Riverside Homeless Management Information System (HMIS)</p> <hr/> <p><b>What was the purpose for developing this data set?</b></p> <p>The purpose of developing this data set was to complete the data requirements of the Consolidated Plan.</p> <hr/> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The total population from which the sample was taken included Homeless sheltered individuals and families in Riverside County that participate in HMIS. The demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed varies based on the specific data requested.</p> <hr/> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2023</p> <hr/> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>2023 data was queried from HMIS.</p>

6	<b>Data Source Name</b>	Housing Authority of the County of Riverside Tenmast Database
	<b>List the name of the organization or individual who originated the data set.</b>	Housing Authority of the County of Riverside
	<b>Provide a brief summary of the data set.</b>	Data from the County of Riverside Tenmast Database
	<b>What was the purpose for developing this data set?</b>	The purpose of developing this data set was to complete the data requirements of the Consolidated Plan. Monitor and ensure safe, decent, and affordable housing; create opportunities for residents' self-sufficiency and economic independence; and assure fiscal integrity by all program participants.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>	Certain geographic area- Riverside County
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>	2023
	<b>What is the status of the data set (complete, in progress, or planned)?</b>	Complete
7	<b>Data Source Name</b>	2022 ACS
	<b>List the name of the organization or individual who originated the data set.</b>	U.S. Census Bureau
	<b>Provide a brief summary of the data set.</b>	American Community Survey
	<b>What was the purpose for developing this data set?</b>	The data provides communities the current statistics they need to plan investments and services.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>	July 1, 2022

	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Sample Survey</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The demographics of the respondents are not disclosed to maintain their confidentiality. The number of units and respondents surveyed was 2.47 million housing units and 192,663 group quarters persons.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The sample consisted of 2.47 million housing units and 192,663 group quarters persons.</p>
8	<p><b>Data Source Name</b></p> <p>2024 HUD FMR and Home Rents 2023</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Housing and Urban Development (HUD)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Fair Market Rent Documentation System for Riverside County FY 2023.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To determine the current Fair Market Rents for Riverside County FY 2023.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Certain geographic area- Riverside County</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Annual Year 2023</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
9	<p><b>Data Source Name</b></p> <p>2016-2020 CHAS</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>N/A</p>

<b>Provide a brief summary of the data set.</b>
2016-2020 CHAS
<b>What was the purpose for developing this data set?</b>
The purpose of using this data is to provide updated data from 2016-2020 CHAS
<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
County of Riverside
<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
2016-2020 CHAS
<b>What is the status of the data set (complete, in progress, or planned)?</b>
N/A
<b>Data Source Name</b>
2016-2020 CHAS

# **APPENDIX A**

## **SF 424 AND SF424D FORMS**

### **CDBG, ESG, AND HOME**

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**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

06/25/2024

4. Applicant Identifier:

5a. Federal Entity Identifier:

N/A

5b. Federal Award Identifier:

B-24-UC-06-0506

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

County of Riverside

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

95-6000930

\* c. UEI:

MN1RJ72DTDF9

**d. Address:**

\* Street1:

3403 Tenth Street

Street2:

Suite 300

\* City:

Riverside

County/Parish:

Riverside

\* State:

CA: California

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

92501-3659

**e. Organizational Unit:**

Department Name:

Housing & Workforce Solutions

Division Name:

Community & Housing Developmen

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mr.

\* First Name:

Juan

Middle Name:

\* Last Name:

Garcia

Suffix:

Title:

HWS Deputy Director

Organizational Affiliation:

\* Telephone Number:

951-955-8126

Fax Number:

\* Email:

JUGarcia@rivco.org

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-218

CFDA Title:

Community Development Block Grant

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

N/A

Title:

N/A

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Projected use of Community Development Block Grant Funds.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="7,452,148.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="7,452,148.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:

\* Date Signed:

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

06/25/2024

4. Applicant Identifier:

5a. Federal Entity Identifier:

N/A

5b. Federal Award Identifier:

E-24-UC-06-0506

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

County of Riverside

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

95-6000930

\* c. UEI:

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\* Street1:

3403 Tenth Street

Street2:

Suite 300

\* City:

Riverside

County/Parish:

Riverside

\* State:

CA: California

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

92501-3659

**e. Organizational Unit:**

Department Name:

Housing & Workforce Solutions

Division Name:

Community & Housing Developmen

**f. Name and contact information of person to be contacted on matters involving this application:**

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\* First Name:

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Middle Name:

\* Last Name:

Garcia

Suffix:

Title:

HWS Deputy Director

Organizational Affiliation:

\* Telephone Number:

951-955-8126

Fax Number:

\* Email:

JUGarcia@rivco.org

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-231

CFDA Title:

Emergency Solutions Grant

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

N/A

Title:

N/A

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Projected use of Emergency Solutions Grant Funds.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="607,106.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="607,106.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:

\* Date Signed:

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\* 2. Type of Application:**

- New
- Continuation
- Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

06/25/2024

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

N/A

**5b. Federal Award Identifier:**

M-24-UC-06-0506

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

County of Riverside

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

95-6000930

**\* c. UEI:**

MN1HJ72DTDF9

**d. Address:**

**\* Street1:**

3403 Tenth Street

**Street2:**

Suite 300

**\* City:**

Riverside

**County/Parish:**

Riverside

**\* State:**

CA: California

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

92501-3659

**e. Organizational Unit:**

**Department Name:**

Housing & Workforce Solutions

**Division Name:**

Community & Housing Developmen

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Mr.

**\* First Name:**

Juan

**Middle Name:**

**\* Last Name:**

Garcia

**Suffix:**

**Title:**

HWS Deputy Director

**Organizational Affiliation:**

**\* Telephone Number:**

951-955-8126

**Fax Number:**

**\* Email:**

JUGarcia@rivco.org

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:  
[Empty field]

Type of Applicant 3: Select Applicant Type:  
[Empty field]

\* Other (specify):  
[Empty field]

**\* 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-239

CFDA Title:  
HOME Investment Partnership Program

**\* 12. Funding Opportunity Number:**

N/A

\* Title:  
N/A

**13. Competition Identification Number:**

N/A

Title:  
N/A

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

[Empty field]

**\* 15. Descriptive Title of Applicant's Project:**

Projected use of HOME Investment Partnerships Funds. \$350,000 in Program Income to be used towards First Time Home Buyer.

Attach supporting documents as specified in agency instructions.



**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,071,517.28"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="350,000.00"/>
* g. TOTAL	<input type="text" value="2,421,517.28"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (if "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:   
\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.



**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  	TITLE  Director of HWS
APPLICANT ORGANIZATION  County of Riverside	DATE SUBMITTED  

## **APPENDIX B**

### **FEDERAL CERTIFICATIONS**

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## CERTIFICATIONS

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

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

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

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

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director of Housing and Workforce Solutions  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2024 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

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

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

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

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

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

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

Director of Housing and Workforce Solutions  
Title



**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director of Housing and Workforce Solutions  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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

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

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

Director of Housing and Workforce Solutions  
\_\_\_\_\_  
Title

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

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

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

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

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

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

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director of Housing and Workforce Solutions  
Title

**Housing Opportunities for Persons With AIDS Certifications**

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

- 1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
- 2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

Director of Housing and Workforce Solutions  
\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

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

## **APPENDIX C**

### **PUBLIC NOTICES**

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PUBLIC NOTIFICATION

**NOTICE OF FUNDING AVAILABILITY (NOFA)**

**FOR RIVERSIDE COUNTY 2024-2025**

**COMMUNITY DEVELOPMENT GRANT (CDBG) - DISTRICT ALLOCATION  
EMERGENCY SOLUTIONS (ESG) GRANT  
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

Riverside County announces the start of application cycles for Urban County's CDBG (district assignment), ESG, and HOME programs 2024-2025. These federally funded programs are used by the county and participating cities to provide decent housing, an adequate living environment, and the expansion of economic opportunity primarily for low-income individuals and families.

The county anticipates obtaining the subsequent grant sums from the U.S. Department of Housing and Urban Development (HUD) during the program year 2024-2025: \$7,500,000 for CDBG, \$580,000 for ESG, and \$2,130,000 for HOME. To the complete **Notice of Funding Availability** (NOFA) for the CDBG (District Assignment) and ESG programs, visit either [www.rivcohpws.org](http://www.rivcohpws.org), [www.rivcoeda.org](http://www.rivcoeda.org) or [www.harivco.org](http://www.harivco.org). Physical copies of the NOFAs can also be obtained by emailing [Rivcocdbg.org](mailto:Rivcocdbg.org).

**COOPERATING CITY CDBG ALLOCATION:** Please note that Cooperating Cities participating in the County CDBG program will receive their own County CDBG allocation for projects and activities that benefit their individual cities. Organizations considering applying to Cooperating Cities for their CDBG assignments should consult directly with those cities for information, procedures, and application deadlines. The county's CDBG website provides contact information for cooperating cities.

**ONLINE APPLICATION:** The County will begin accepting application for the 2024-2025 CDBG cycle starting August 18, 2023. The FILLABLE APPLICATIONS may be accessed online. All CDBG and ESG applications must be submitted by mail no later than 5:00 PM PST on November 17, 2023. The website offers a fillable application and instructions on how to submit application. For questions or assistance with the online application system, please contact Susana Orozco at [sorozco@rivco.org](mailto:sorozco@rivco.org) or 951-955-5933

To begin the application process, applicants should visit the county's website at:

<https://rivcoeda.org/Departments/Housing/Community-Development-Block-Grant/Community-Development/CDBG-Program>

CDBG (District Allocation) and ESG applications will only be accepted from 501(c)(3) nonprofits and government entities.

**HOME PROGRAM:** The county will accept HOME applications for new construction and substantial rehabilitation projects on an ongoing basis until all funds for the current fiscal year are exhausted. Organizations interested in applying for HOME funds for development of affordable housing can find the funding application at <https://rivcoeda.org/HOME->

[Program/About-HOME/Applications-Forms](#) . For questions or assistance with the funding application please contact Mervyn Manalo at [mmalo@rivco.org](mailto:mmalo@rivco.org) or 951-955-0774.

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If you have any questions or need help, please contact:

Susana Orozco, Principal Program Manager  
3403 10<sup>th</sup> Street, Suite 300  
Riverside, CA 92501  
(951) 955-5933  
[sorozco@rivco.org](mailto:sorozco@rivco.org)

NOTE: For a list of County Citizen Engagement Meetings times and locations for the 2024-2025 program year, please contact CDBG Staff at [rivcocdbg.org](http://rivcocdbg.org).

People with hearing or speech disabilities can contact CDBG program staff using the California Relay Service (711).

**County of Riverside**  
**Community Participation Meetings**  
**(24 CFR Part 91.105 and 91.220)**

The County of Riverside is initiating the funding cycles for the **2024-2025 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and the Home Investment Partnerships Program (HOME)**. A requirement of these federally funded programs is the participation by residents, service providers, and other concerned individuals and organizations to identify community, housing, and social needs in low and moderate-income communities. To encourage participation, the County will be conducting several Community Participation Meetings in selected unincorporated areas of the County.

Mead Valley	Wednesday November 1, 2023	6:00 PM	Mead Valley Community Center 21091 Rider Street Mead Valley, CA 92570
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Cabazon	Thursday November 9, 2023	6:00 PM	James A Venable Community Center 50390 Carmen Ave. Cabazon, CA 92230
Anza	Wednesday November 15, 2023	5:30 PM	Anza Community Center 56630 CA-371 Anza, CA 92539
Oasis – Thermal	Monday November 27, 2023	6:00 PM	Jerry Rummonds Senior and Community Center 87-229 Church Street Thermal, CA 92274

**ALL MEETING DATES, TIMES, AND LOCATIONS ARE SUBJECT TO CHANGE OR CANCELLATION**

Please check the HWS website [www.rivcoeda.org](http://www.rivcoeda.org) for additional meetings or updates.

Please contact the County of Riverside Department of Housing and Workforce Solutions (HWS) at (951) 955-6007 or [RIVCOEDBG@rivco.org](mailto:RIVCOEDBG@rivco.org) if you have questions or would like to submit comments concerning the use of CDBG, ESG, HOME, or other HUD-funded programs. You can also find additional information on the HWS website: [www.rivcoeda.org](http://www.rivcoeda.org).

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**Condado de Riverside**  
**Reuniones de participación**  
**comunitaria**  
**(24 CFR Parte 91.105 y 91.220)**

El Condado de Riverside está iniciando los ciclos de financiamiento para la **Subvención en Bloque para el Desarrollo Comunitario 2024-2025 (CDBG)**, **la Subvención para Soluciones de Emergencia (ESG)** y **el Programa de Asociación de Inversión en el Hogar (HOME)**. Un requisito de estos programas financiados con fondos federales es la participación de residentes, proveedores de servicios y otras personas y organizaciones interesadas para identificar las necesidades comunitarias, de vivienda y sociales en comunidades de ingresos bajos y moderados. Para fomentar la participación, el Condado llevará a cabo varias reuniones de participación comunitaria en áreas seleccionadas no incorporadas del Condado.

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Cabazon	Jueves noviembre 9, 2023	6:00pm	Centro Comunitario James A Venable Av. Carmen 50390 Cabazon, CA 92230
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**TODAS LAS FECHAS, HORARIOS Y LUGARES DE LAS REUNIONES ESTÁN SUJETOS A CAMBIOS O CANCELACIONES.**

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Las personas con discapacidades auditivas o del habla pueden obtener información relacionada con la Reunión de Participación Comunitaria utilizando el Servicio de Retransmisión de California (711).



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**PROOF OF  
PUBLICATION**

**STATE OF CALIFORNIA SS.  
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY HHPWS  
3403 10<sup>TH</sup> ST #300  
RIVERSIDE, CA 92501  
ATTN NICHOLAS FONOSCH

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

10/12/2023, 11/3/2023

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

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 3RD of NOVEMBER, 2023 in Green Bay, WI, County of Brown.

---

**DECLARANT**

AD#: GCI1112861-01  
P O : PUBLICATION CP MEETINGS  
# OF AFFIDAVITS :1

**County of Riverside  
Community Participation Meetings  
(24 CFR Part 91.105 and 91.220)**

The County of Riverside is initiating the funding cycles for the **2024-2025 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and the Home Investment Partnerships Program (HOME)**. A requirement of these federally funded programs is the participation by residents, service providers, and other concerned individuals and organizations to identify community, housing, and social needs in low and moderate-income communities. To encourage participation, the County will be conducting several Community Participation Meetings in selected unincorporated areas of the County.

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Please contact the County of Riverside Department of Housing and Workforce Solutions (HWS) at (951) 955-6007 or [RIVCOEDBG@rivco.org](mailto:RIVCOEDBG@rivco.org) if you have questions or would like to submit comments concerning the use of CDBG, ESG, HOME, or other HUD-funded programs. You can also find additional information on the HWS website: [www.rivcoeda.org](http://www.rivcoeda.org).

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Green Bay, WI 54305-3430  
Tel: 760-778-4578 / Fax 760-778-4731  
Email: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

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RIVERSIDE COUNTY HHPWS  
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\_\_\_\_\_  
**DECLARANT**

AD#: GCI1112861-02  
P O : PUBLICATION CP MEETINGS  
# OF AFFIDAVITS :1

**Condado de Riverside**  
**Reuniones de participación**  
**comunitaria**

**(24 CFR Parte 91.105 y 91.220)**

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\_\_\_\_\_  
DECLARANT

Ad#:0005837746

P O :

**This is not an invoice**

# of Affidavits 1

**PUBLIC NOTIFICATION  
NOTICE OF FUNDING AVAILABILITY (NOFA)  
FOR RIVERSIDE COUNTY 2024-2025  
COMMUNITY DEVELOPMENT GRANT (CDBG) - DISTRICT ALLOCATION  
EMERGENCY SOLUTIONS (ESG) GRANT  
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

Riverside County announces the start of application cycles for Urban County's CDBG (district assignment), ESG, and HOME programs 2024-2025. These federally funded programs are used by the county and participating cities to provide decent housing, an adequate living environment, and the expansion of economic opportunity primarily for low-income individuals and families. The county anticipates obtaining the subsequent grant sums from the U.S. Department of Housing and Urban Development (HUD) during the program year 2024-2025: \$7,500,000 for CDBG, \$580,000 for ESG, and \$2,130,000 for HOME. To the complete Notice of Funding Availability (NOFA) for the CDBG (District Assignment) and ESG programs, visit either [www.rivcoehpws.org](http://www.rivcoehpws.org), [www.rivcoeda.org](http://www.rivcoeda.org) or [www.harivco.org](http://www.harivco.org). Physical copies of the NOFAs can also be obtained by emailing [Rivcocdbg.org](mailto:Rivcocdbg.org).

**COOPERATING CITY CDBG ALLOCATION:** Please note that Cooperating Cities participating in the County CDBG program will receive their own County CDBG allocation for projects and activities that benefit their individual cities. Organizations considering applying to Cooperating Cities for their CDBG assignments should consult directly with those cities for information, procedures, and application deadlines. The county's CDBG website provides contact information for cooperating cities.

**ONLINE APPLICATION:** The County will begin accepting application for the 2024-2025 CDBG cycle starting August 18, 2023. The FILLABLE APPLICATIONS may be accessed online. All CDBG and ESG applications must be submitted by mail no later than 5:00 PM PST on November 17, 2023. The website offers a fillable application and instructions on how to submit application. For questions or assistance with the online application system, please contact Susana Orozco at [sorozco@rivco.org](mailto:sorozco@rivco.org) or 951-955-5933.

To begin the application process, applicants should visit the county's website at: <https://rivcoeda.org/Departments/Housing/Community-Development-BlockGrant/Community-Development/CDBG-Program> CDBG (District Allocation) and ESG applications will only be accepted from 501(c)(3) nonprofits and government entities.

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**NOTIFICACIÓN PÚBLICA  
AVISO DE DISPONIBILIDAD DE ALIMENTOS (NOFA)  
PARA EL CONDADO DE RIVERSIDE 2024-2025  
SUBVENCIÓN PARA EL DESARROLLO COMUNITARIO (CDBG) - ASIGNACIÓN  
DISTRITAL**

**SUBVENCIÓN DE SOLUCIONES DE EMERGENCIA (ESG)  
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

El Condado de Riverside anuncia el inicio de los ciclos de solicitud para los programas CDBG (asignación de distrito), ESG y HOME 2024-2025 de Urban County. Estos programas financiados con fondos federales son utilizados por el condado y las ciudades participantes para proporcionar viviendas decentes, un entorno de vida adecuado y la expansión de oportunidades económicas principalmente para personas y familias de bajos ingresos.

El condado anticipa obtener las sumas de subvención posteriores del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) durante el año programático 2024-2025: \$ 7,500,000 para CDBG, \$ 580,000 para ESG y \$ 2,130,000 para HOME. Para ver el Aviso completo de disponibilidad de fondos (NOFA) para los programas CDBG (asignación de distrito) y ESG, visite [www.rivcocdbg.org](http://www.rivcocdbg.org), [www.rivcoeca.org](http://www.rivcoeca.org) o [www.harivco.org](http://www.harivco.org). También se pueden obtener copias físicas de los NOFA enviando un correo electrónico a [Rivcocdbg.org](mailto:Rivcocdbg.org).

**CIUDAD COOPERANTE ASIGNACIÓN DE CDBG:** Tenga en cuenta que las ciudades cooperantes que participan en el programa CDBG del condado recibirán su propia asignación CDBG del condado para proyectos y actividades que beneficien a sus ciudades individuales. Las organizaciones que consideren solicitar a las Ciudades Cooperantes sus asignaciones de CDBG deben consultar directamente con esas ciudades para obtener información, procedimientos y plazos de solicitud. El sitio web de CDBG del condado proporciona información de contacto para las ciudades cooperantes.

**SOLICITUD EN LÍNEA:** El Condado comenzará a aceptar solicitudes para el ciclo CDBG 2024-2025 a partir del 18 de agosto de 2023. Se puede acceder a las SOLICITUDES RELLENABLES en línea. Todas las solicitudes de CDBG y ESG deben enviarse por correo a más tardar a las 5:00 PM PST del 17 de noviembre de 2023. El sitio web ofrece una solicitud rellenable e instrucciones sobre cómo enviar la solicitud. Para preguntas o asistencia con el sistema de solicitud en línea, comuníquese con Susana Orozco al [sorozco@rivco.org](mailto:sorozco@rivco.org) o al 951-955-5933.

Para comenzar el proceso de solicitud, los solicitantes deben visitar el sitio web del condado en: <https://rivcoeca.org/Departments/Housing/Community-Development-BlockGrant/Community-Development/CDBG-Program>.

Las solicitudes de CDBG (asignación del Distrito A) y ESG solo se aceptarán de organizaciones sin fines de lucro y entidades gubernamentales 501 (c) (3).

**PROGRAMA DE VIVIENDA:** El condado aceptará solicitudes de HOME para nuevas construcciones y proyectos de rehabilitación sustanciales de manera continua hasta que se agoten todos los fondos para el año fiscal actual. Las organizaciones interesadas en solicitar fondos HOME para el desarrollo de viviendas asequibles pueden encontrar la solicitud de financiamiento en <https://rivcoeca.org/HOME-Program/About-HOME/Applications-Forms>. Para preguntas o asistencia con la solicitud de financiamiento, comuníquese con Mervyn Manalo al [mmano@rivco.org](mailto:mmano@rivco.org) o 951-955-0774.

La oficina debe preparar y presentar a HUD una One-Year Action Plan que proporcione información detallada sobre todas las actividades que el condado financiará con fondos CDBG, ESG y HOME para el año programático 2024-2025. La Junta de Supervisores celebrará una audiencia pública sobre el Plan de Acción de un año propuesto en marzo de 2024 o alrededor de esa fecha 4. La Junta aprobará entonces el Plan de Acción del Año Final o alrededor de junio de 2024.

Si tiene alguna pregunta o necesita ayuda, póngase en contacto con:  
Susana Orozco, Gerente Principal de Programas  
3403 10th Street, Suite 300  
Riverside, CA 92501  
(951) 955-5933  
[sorozco@rivco.org](mailto:sorozco@rivco.org)

**NOTA:** Para obtener una lista de los horarios y lugares de las Reuniones de Participación Ciudadana del Condado para el año programático 2024-2025, comuníquese con el personal de CDBG en [rivcocdbg.org](http://rivcocdbg.org). Las personas con discapacidades auditivas o de habla pueden comunicarse con el personal del programa CDBG utilizando el Servicio de Retransmisión de California (711).

Published: 10/6, 11/3/23

**NOTIFICACIÓN PÚBLICA**

**AVISO DE DISPONIBILIDAD DE ALIMENTOS (NOFA)**

**PARA EL CONDADO DE RIVERSIDE 2024-2025**

**SUBVENCIÓN PARA EL DESARROLLO COMUNITARIO (CDBG) - ASIGNACIÓN DISTRITAL**

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**HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

El Condado de Riverside anuncia el inicio de los ciclos de solicitud para los programas CDBG (asignación de distrito), ESG y HOME 2024-2025 de Urban County. Estos programas financiados con fondos federales son utilizados por el condado y las ciudades participantes para proporcionar viviendas decentes, un entorno de vida adecuado y la expansión de oportunidades económicas principalmente para personas y familias de bajos ingresos.

El condado anticipa obtener las sumas de subvención posteriores del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) durante el año programático 2024-2025: \$ 7,500,000 para CDBG, \$ 580,000 para ESG y \$ 2,130,000 para HOME. Para ver el Aviso completo de disponibilidad de fondos (NOFA) para los programas CDBG (asignación de distrito) y ESG, visite [www.rivcocdbg.org](http://www.rivcocdbg.org), [www.rivcoeca.org](http://www.rivcoeca.org) o [www.harivco.org](http://www.harivco.org). También se pueden obtener copias físicas de los NOFA enviando un correo electrónico a [Rivcocdbg.org](mailto:Rivcocdbg.org).

**CIUDAD COOPERANTE ASIGNACIÓN DE CDBG:** Tenga en cuenta que las ciudades cooperantes que participan en el programa CDBG del condado recibirán su propia asignación CDBG del condado para proyectos y actividades que beneficien a sus ciudades individuales. Las organizaciones que consideren solicitar a las Ciudades Cooperantes sus asignaciones de CDBG deben consultar directamente con esas ciudades para obtener información, procedimientos y plazos de solicitud. El sitio web de CDBG del condado proporciona información de contacto para las ciudades cooperantes.

**SOLICITUD EN LÍNEA:** El Condado comenzará a aceptar solicitudes para el ciclo CDBG 2024-2025 a partir del 18 de agosto de 2023. Se puede acceder a las SOLICITUDES RELLENABLES en línea. Todas las solicitudes de CDBG y ESG deben enviarse por correo a más tardar a las 5:00 PM PST del 17 de noviembre de 2023. El sitio web ofrece una solicitud rellenable e instrucciones sobre cómo enviar la solicitud. Para preguntas o asistencia con el sistema de solicitud en línea, comuníquese con Susana Orozco al [sorozco@rivco.org](mailto:sorozco@rivco.org) o al 951-955-5933.

Para comenzar el proceso de solicitud, los solicitantes deben visitar el sitio web del condado en: <https://rivcoeca.org/Departments/Housing/Community-Development-BlockGrant/Community-Development/CDBG-Program>.

Las solicitudes de CDBG (asignación del Distrito A) y ESG solo se aceptarán de organizaciones sin fines de lucro y entidades gubernamentales 501 (c) (3).

**PROGRAMA DE VIVIENDA:** El condado aceptará solicitudes de HOME para nuevas construcciones y proyectos de rehabilitación sustanciales de manera continua hasta que se agoten todos los fondos para el año fiscal actual. Las organizaciones interesadas en solicitar fondos HOME para el desarrollo de viviendas asequibles pueden encontrar la solicitud de financiamiento en <https://rivcoeca.org/HOME-Program/About-HOME/Applications-Forms>. Para preguntas o asistencia con la solicitud de financiamiento, comuníquese con Mervyn Manalo al [mmano@rivco.org](mailto:mmano@rivco.org) o 951-955-0774.

La oficina debe preparar y presentar a HUD una One-Year Action Plan que proporcione información detallada sobre todas las actividades que el condado financiará con fondos CDBG, ESG y HOME para el año programático 2024-2025.

La Junta de Supervisores celebrará una audiencia pública sobre el Plan de Acción de un año propuesto en marzo de 2024 o alrededor de esa fecha 4. La Junta aprobará entonces el Plan de Acción del Año Final o alrededor de junio de 2024.

Si tiene alguna pregunta o necesita ayuda, póngase en contacto con:  
Susana Orozco, Gerente Principal de Programas  
3403 10th Street, Suite 300  
Riverside, CA 92501  
(951) 955-5933  
[sorozco@rivco.org](mailto:sorozco@rivco.org)

**NOTA:** Para obtener una lista de los horarios y lugares de las Reuniones de Participación Ciudadana del Condado para el año programático 2024-2025, comuníquese con el personal de CDBG en [rivcocdbg.org](http://rivcocdbg.org). Las personas con discapacidades auditivas o de habla pueden comunicarse con el personal del programa CDBG utilizando el Servicio de Retransmisión de California (711).

Published: 10/6, 11/3/23



March 29, 2024

Proposal No.: P37

Thank you in advance for allowing me the opportunity to write on behalf of the Desert Recreation District (DRD) Eastern Coachella Valley Afterschool Clubhouse programs. Since 2006 DRD has ran various programs in the Eastern Coachella Valley (ECV) communities and we currently are running programs in Thermal, Mecca, and North Shore. Years later we are still providing the much-needed service to the children in the ECV. Last year the awarded funds were very beneficial to our staff salaries which allowed for support within the Clubhouse programs. This year the requested funding as well as a subsidized portion from Desert Recreation District will provide support for 3 program locations for the Afterschool Clubhouse programming at no cost.

Many of the children that enter our afterschool program come from low income, disadvantaged families. Many families enroll their children in our program to be able to take advantage of the homework assistance and tutoring that is offered within the Clubhouse programs. Often parents/guardians have trouble assisting their children with homework due to education level, not being an English language speaker, or other reasons. With the help and support of different community partners and CDBG we will be able to provide the Clubhouse program to 90 children. Our dedicated team members onsite are providing and offering

homework assistance, wellness activities, team building activities, guest speakers, fitness, volunteer opportunities to our high school teens who assist with tutoring, and so much more.

We are not just providing a service to the participants we are helping create a path that will allow these children to look ahead to their future. We hope to mold the 1<sup>st</sup> high school graduate or the first college graduate of a family. We hope to influence these children's lives and help them become major contributors to their communities.

Thank you in advance for your consideration and support.

*Karina Rodriguez*

Karina Rodriguez

Community Services Supervisor

**From:** Menifee Cupboard <EndHunger@mvcupboard.org>  
**Sent:** Monday, April 1, 2024 12:52 PM  
**To:** RivCo CDBG; District3  
**Subject:** CDBG Public Hearing / Comments

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

RE: Menifee Valley Community Cupboard

CDBG Block Grant Request 2024-25 , District 3

Dear Supervisor Washington and Board of Supervisors,

Thank you for your consideration of our application for a CDBG Grant. The Menifee Valley Community Cupboard has been serving the community since 1997 and we are seeking a grant in the amount of \$26,000 to be used for rent of our program site which is expected to be nearly \$56,000 annually by 2024/25. There are no free or reduced rent opportunities in our community. We have reduced our costs by use of more than 80 volunteers and our program staff of two is paid by our Thrift Shop revenue.

As noted in our application our CDBG grant request is greatly leveraged by in-kind food donations, other grants, private donations and fundraising, which help us enhance our food distribution programs. It was this leveraging which allowed us to reach 680% of our 2023/24 County of Riverside CDBG goal. We have consistently managed CDBG Awards and exceeded our performance goals since 2005. We have successfully met the sharp rise in demand as evidenced by reaching 121% of our expected 2023/24 participation in just the first 8 months of the plan year.

We greatly appreciate your help in our mission to alleviate hunger and malnutrition in our community.

Respectfully,

Dawn L. Smith  
Executive Director

**Menifee Valley Community Cupboard and  
Thrift Shop**

**[www.mvcupboard.org](http://www.mvcupboard.org)**  
Main Office: 951-301-4414  
Direct/Text: 951-746-0295

**Fonosch, Nicholas**

P.31

**From:** Chris Oberg <coberg@thepathoflife.com>  
**Sent:** Monday, April 1, 2024 4:42 PM  
**To:** RivCo CDBG  
**Subject:** Public Comment re: CDBG 2024-25

**CAUTION:** This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing about 2024-25 CDBG Project: **Path of Life Ministries.**

We are excited about the potential funding of our request for a security-driven project for our 90-bed shelter on Hulen Place. Path of Life is now the deed-holder of this property after 20 years operating at this location. As Owner/Operator of the Community Shelter, we are laying plans to attend to deferred security issues that will provide target-hardening benefits to our shelter guests, employees, and the surrounding area. We have one primary promise to our shelter guests and one primary rule: safety. We agree to provide a safe environment for people to begin recovering from the crisis of homelessness, and we ask all shelter guests to keep the shelter safe.

Towards this one value, we need to do our part to improve the security cameras with technology that connects us to emergency services, improve exit and entrance security mechanisms, increase the external lighting to a safer baseline, install and increase barriers between the public and our employees, place an intercom system, etc. Because the City of Riverside uses the adjacent building for coordination of homeless services for walk-up traffic, our sidewalk areas and the Hulen Place cul-de-sac do have a higher volume of people in crisis, and often agitation. We are determined to protect our team and guests from these external threats that are unpredictable and over which we are vulnerable.

Thank you for your consideration. Our long partnership with HWS and all County partners is deeply valued.

We  
Chris Oberg  
CEO, *Chief Executive Officer*



Path of Life Ministries  
(951)786-9048 Ext 22

[coberg@thepathoflife.com](mailto:coberg@thepathoflife.com)  
[www.thepathoflife.com](http://www.thepathoflife.com)

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200 E MENLO AVE HEMET, CA 92343  
PO BOX 1715 HEMET, CA 92343  
951-766-7476 | FAX 951-925-0566

March 28, 2024

To: County Board of Supervisors

RE: CDBG Grant Funding

Honorable Board of Supervisors:

Tim DeBolt  
President  
  
Bill Wolfson  
Vice President  
  
Rick Brown  
Treasurer  
  
Diana G. Hagy  
Secretary

Members  
  
Paul Barr  
Jerri Burger  
Winston Greene  
Corina Hernandez  
Jessey Johnson  
Ruthie Savon

Javier H. Lopez  
Executive Director

I am writing to formally request your approval of our CDBG application to assist us in serving the homeless population of Hemet, San Jacinto, and surrounding communities. As the numbers of homeless families and individuals continue to increase, Valley Restart Shelter is in much need of financial support to help alleviate homelessness and assist families in obtaining a higher level of housing throughout Riverside County.

Valley Restart Shelter (VRS) has been assisting the homeless community for 35 years and continues to provide shelter, clothing, and food while helping families with housing through referrals, Rapid Rehousing Assistance, and outreach to necessary wrap-around services.

Through our ongoing partnership and support with and from the Housing and Workforce Solutions Department and other agencies and organizations throughout the county, Valley Restart continues to provide effective and ongoing support to those in need of shelter and affordable housing. The requested funds (\$200,000) will be used to help us continue our work helping the homeless.

Thank you for your support.

Respectfully,

Javier H. Lopez, Ph.D., MBA  
Executive Director





**PUBLIC NOTICE**

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

**Community Development Needs and Proposed Uses of 2024-2025 HUD-  
Funded CPD Programs**

The Riverside County Department of Housing and Workforce Solutions hereby notifies the public, pursuant to 24 CFR 91.105(e) that the County of Riverside Board of Supervisors will hold a public hearing to: 1) hear comments on community development needs within the County's HUD-funded Urban County program; and 2) hear comments upon the proposed uses of 2024-2025 HUD-funded CPD programs to address the identified community development needs. The public hearing is scheduled for April 2, 2024, at 9:30am., in the Board of Supervisors' Chambers, County Administrative Center, 4080 Lemon Street, 1st floor, Riverside, CA. The public may present oral or written comments during the public hearing.

Furthermore, the public may review and comment upon the proposed uses of 2024-2025 HUD- funded CPD programs, as well as comment upon community development needs, beginning March 1, 2024. Comments may be submitted to the addresses below until 5:00 PM on April 1, 2024.

A summary of the proposed uses of 2024-2025 HUD-funded CPD programs can be viewed by the public at the following location:

Riverside County Housing & Workforce Solutions (HWS)  
Community and Housing Development  
3403 10th St, Suite 300, Riverside, CA 92501 (951) 955-5936

Riverside County Housing & Workforce Solutions-Indio  
44-199 Monroe Street, Suite B, Indio, CA 92201 (760) 863-2650

The proposed uses of 2024-2025 HUD-funded CPD programs can also be viewed on-line at: [www.rivcoeda.org](http://www.rivcoeda.org)

It is anticipated that the Board of Supervisors will approve and adopt the final 2024-2025 One Year Action Plan at its regular meeting of July 9, 2024. The 2024-2025 One-Year Action Plan will then be forwarded to the U.S. Department of Housing and Urban Development (HUD) for review and approval on or about July 30, 2024. Please note that both the meeting date and time are subject to change.

EXECUTIVE SUMMARY The primary objective of the County's CPD programs is the development of viable urban communities by providing decent housing, a suitable living environment, and expansion of economic opportunities, principally for persons of low and moderate incomes. The 2024-2025 One Year Action Plan is a component of the 2024-2029 Five Year Consolidated Plan that must be updated annually. It provides detailed information on the resources the County expects to receive and the specific activities to be undertaken to meet the priority needs identified in the Consolidated Plan. Upon completion of the Citizen Participation process, the review and considerations of comments, and the approval by the Board of Supervisors, the County will prepare and submit the final 2024-2025 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan to the U.S. Department of Housing and Urban Development.

ANTICIPATED FUNDS Anticipated allocations to be received through the FY 2024-2025 HUD appropriations are: \$8,000,000 for the Community Development Block Grant (CDBG) program, including the Metro City Program; \$2,300,000 for the Home Investment Partnership (HOME) program, including the Community Housing Development Organizations (CHDO) program; and \$613,000 for the Emergency Solutions Grant (ESG) program. The County expects to utilize at least eighty-five percent (85%) of the CPD funds for activities that will benefit low and moderate-income persons.

SUMMARY OF PROPOSED ONE YEAR PLAN ACTIVITIES The County received eighty (80) proposals for the 2024-2025 CDBG funding totaling \$7,567,882. The proposed activities included public service, public facility improvements, rehabilitation, economic development, code enforcement, and others. There were five (5) requests for Emergency Solutions Grant (ESG) funding totaling \$986,807. Proposals for the HOME program include HOME New Construction (\$1,825,820); HOME Direct Ownership (\$350,000); HOME/CHDO Set-Aside (\$365,165); and HOME Administration (\$243,442). The combined cost for the oversight of the programs (HOME, CDBG, ESG) general management and administrative activities are estimated to be \$1,844,744.

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

CITIZEN PARTICIPATION AND COMMENTS The County of Riverside initiated the 2024-2025 CPD Funding cycle in August 2023, with the publication of the Notification of Funding Availability (NOFA) for the CDBG and ESG programs. The County initiated the Citizen Participation Process in August 2023, with the notification to residents, Cooperating Cities, non-profit organizations, service providers, public agencies, and other stakeholders, of the 2024-2025 CPD Funding cycle. The Citizen Participation process consisted of online submissions, public meetings in unincorporated communities to receive input from residents and others to identify and assess economic, community, housing, and social development needs in the communities.

PARTICIPATING COMMUNITIES The 2024-2025 One Year Action Plan of the 2024-2029 Consolidated Plan includes the unincorporated areas of the County, the cities of Lake Elsinore and Murrieta (Metro Cities), and the following Cooperating Cities: Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto, and Wildomar.

IMPLEMENTATION The goals for the 2024-2025 One Year Action Plan of the Consolidated Plan include: creating affordable housing for those of very low, low, and moderate-income; providing home ownership opportunities for first-time buyers; improving conditions of substandard housing and rental housing; addressing farm worker housing needs; ensuring the availability of emergency shelters to address the needs of the homeless; creating housing opportunities for the elderly, especially the frail elderly; creating supportive housing or shelter for persons afflicted with HIV/AIDS; creating rental assistance through subsidy programs; providing short-term shelter for the mentally ill homeless; creating a suitable living environment by improving public facilities and services; and providing economic development opportunities for low- and moderate- income families.

If you have any questions or require additional information about the County's CPD programs, the Citizen Participation process, public hearings, or other information, please contact HWS at (951) 955-5936, or [RivCoCDBG@rivco.org](mailto:RivCoCDBG@rivco.org)

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: Community Planning and Development at [CPDLA@hud.gov](mailto:CPDLA@hud.gov). Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

Susana Orozco, Principal Development Specialist – Community and Housing Development

## AVISO PÚBLICO

### CONDADO DE RIVERSIDE PROGRAMAS DE PLANIFICACIÓN Y DESARROLLO COMUNITARIO CPD (POR SUS SIGLAS EN INGLÉS) CDBG, INICIO, ESG.

#### Necesidades de desarrollo comunitario y usos propuestos de los programas de CPD financiados por HUD 2024-2025

El Departamento de Vivienda y Soluciones de la Fuerza Laboral del Condado de Riverside notifica al público, de conformidad con 24 CFR 91.105 (e) que la Junta de Supervisores del Condado de Riverside llevará a cabo una audiencia pública para: 1) escuchar comentarios sobre las necesidades de desarrollo comunitario dentro del programa de Condado Urbano financiado por HUD del Condado; y 2) escuchar comentarios sobre los usos propuestos de los programas de DPC financiados por HUD para 2024-2025 para abordar las necesidades de desarrollo comunitario identificadas. La audiencia pública está programada para el 2 de abril de 2024, a las 9:30 a.m., en las Cámaras de la Junta de Supervisores, Centro Administrativo del Condado, 4080 Lemon Street, 1er piso, Riverside, CA. El público puede presentar comentarios orales o escritos durante la audiencia pública.

Además, el público puede revisar y comentar sobre los usos propuestos de los programas de CPD financiados por HUD para 2024-2025, así como comentar sobre las necesidades de desarrollo comunitario, a partir del 1 de marzo de 2024. Los comentarios pueden enviarse a las direcciones que se indican a continuación hasta las 5:00 p. m. del 1 de abril de 2024.

Un resumen de los usos propuestos de los programas de CPD financiados por HUD 2024-2025 puede ser visto por el público en la siguiente ubicación:

Soluciones de Vivienda y Fuerza Laboral del Condado de Riverside (HWS)  
Desarrollo Comunitario y de Vivienda  
3403 10th St, Suite 300, Riverside, CA 92501  
(951) 955-6007

Soluciones de Vivienda y Fuerza Laboral del Condado de Riverside-  
Indio  
44-199 Monroe Street, Suite B, Indio, CA 92201  
(760) 863-2650

Los usos propuestos de los programas de CPD financiados por HUD para 2024-2025 también se pueden ver en línea en: [www.rivcoeda.org](http://www.rivcoeda.org)

Se anticipa que la Junta de Supervisores aprobará y adoptará el Plan de Acción Final de un año 2024-2025 en su reunión ordinaria del 9 de julio de 2024. El Plan de Acción de un año 2024-2025 se enviará al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés) para su revisión y aprobación el 30 de julio de 2024 o alrededor de esa fecha. Tenga en cuenta que tanto la fecha como la hora de la reunión están sujetas a cambios.

**RESUMEN EJECUTIVO** El objetivo principal de los programas de CPD del Condado es el desarrollo de comunidades urbanas viables mediante la provisión de viviendas dignas, un entorno de vida adecuado y las Oportunidades de expansión de la economía, principalmente para personas de ingresos bajos y moderados. El Plan de Acción Anual 2024-2025 es un componente del Plan Quinquenal Consolidado 2024-2029 que debe actualizarse anualmente. Proporciona información detallada sobre los recursos que el Condado espera recibir y las actividades específicas que se llevarán a cabo para satisfacer las necesidades prioritarias identificadas en el Plan Consolidado. Una vez completado el proceso de Participación Ciudadana, la revisión y consideración de los comentarios, y la aprobación por parte de la Junta de Supervisores, el Condado preparará y presentará el Plan de Acción Final de un año 2024-2025 del Plan Consolidado de Cinco Años 2024-2029 al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos.

FONDOS ANTICIPADOS Las asignaciones anticipadas que se recibirán a través de las asignaciones de HUD para el año fiscal 2024-2025 son: \$8,000,000 para el programa de Subvención en Bloque para el Desarrollo Comunitario (CDBG), incluido el Programa de Metro City; \$2,300,000 para el programa de Asociación de Inversión en Vivienda (HOME), incluido el programa de Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO); y \$613,000 para el programa de Subvención para Soluciones de Emergencia (ESG). El Condado espera utilizar al menos el ochenta y cinco por ciento (85%) de los fondos del CPD para actividades que beneficien a las personas de ingresos bajos y moderados.

RESUMEN DE LAS ACTIVIDADES PROPUESTAS DEL PLAN DE UN AÑO El Condado recibió ochenta (80) propuestas para los fondos CDBG 2024-2025 por un total de \$7,567,882. Las actividades propuestas incluían el servicio público, las mejoras de las instalaciones públicas, la rehabilitación, el desarrollo económico, la aplicación de los códigos y otras. Hubo cinco (5) solicitudes de fondos de Subvención para Soluciones de Emergencia (ESG, por sus siglas en inglés) por un total de \$986,807. Las propuestas para el programa HOME incluyen HOME New Construction (\$1,825,820); Propiedad directa de HOME (\$350,000); HOME/CHDO Reserva (365.165 dólares); y Administración del Hogar (243.442 dólares). El costo combinado de la supervisión de los programas (HOME, CDBG, ESG), la gestión general y las actividades administrativas se estima en \$1,844,744.

DESPLAZAMIENTO Todas las actividades planificadas financiadas por el CPD se diseñarán para minimizar el desplazamiento de personas. La provisión de beneficios de reubicación a las personas desplazadas y el reemplazo de unidades de vivienda de ingresos bajos y moderados que sean demolidas o convertidas a otro uso como resultado de las actividades financiadas por CDBG será consistente con el Plan de Asistencia contra el Desplazamiento y la Reubicación del Condado y las disposiciones de la Ley Uniforme de Asistencia para la Reubicación y Adquisición de Bienes Inmuebles de 1970. en su forma enmendada.

PARTICIPACIÓN CIUDADANA Y COMENTARIOS El Condado de Riverside inició el ciclo de financiamiento de CPD 2024-2025 en agosto de 2023, con la publicación de la Notificación de Disponibilidad de Fondos (NOFA) para los programas CDBG y ESG. El Condado inició el Proceso de Participación Ciudadana en agosto de 2023, con la notificación a los residentes, las Ciudades Cooperantes, las organizaciones sin fines de lucro, los proveedores de servicios, las agencias públicas y otras partes interesadas, del ciclo de financiamiento de CPD 2024-2025. El proceso de Participación Ciudadana consistió en presentaciones en línea, reuniones públicas en comunidades no incorporadas para recibir aportes de los residentes y otras personas para identificar y evaluar las necesidades económicas, comunitarias, de vivienda y de desarrollo social en las comunidades.

COMUNIDADES PARTICIPANTES El Plan de Acción de un año 2024-2025 del Plan Consolidado 2024-2029 incluye las áreas no incorporadas del Condado, las ciudades de Lake Elsinore y Murrieta (Ciudades Metropolitanas) y las siguientes Ciudades Cooperantes: Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto y Wildomar.

IMPLEMENTACIÓN Los objetivos para el Plan de Acción de un año 2024-2025 del Plan Consolidado incluyen: crear viviendas asequibles para las personas de ingresos muy bajos, bajos y moderados; brindar oportunidades de propiedad de vivienda para compradores primerizos; mejorar las condiciones de las viviendas deficientes y las viviendas de alquiler; abordar las necesidades de vivienda de los trabajadores agrícolas; garantizar la disponibilidad de refugios de emergencia para atender las necesidades de las personas sin hogar; crear oportunidades de vivienda para las personas mayores; especialmente los ancianos frágiles; la creación de viviendas o refugios de apoyo para las personas afectadas por el VIH/SIDA; la creación de asistencia para el alquiler a través de programas de subsidios; proporcionar refugio a corto plazo a los enfermos mentales sin hogar; la creación de un entorno de vida adecuado mediante la mejora de las instalaciones y los servicios públicos; y brindar oportunidades de desarrollo económico a las familias de ingresos bajos y moderados.

Si tiene alguna pregunta o necesita información adicional sobre los programas de CPD del Condado, el proceso de Participación Ciudadana, las audiencias públicas u otra información, comuníquese con HWS al (951) 955-5936 o [RivCoCDBG@rivco.org](mailto:RivCoCDBG@rivco.org)

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y se dirigirán a las siguientes oficinas locales de HUD en Los Ángeles: Planificación y Desarrollo Comunitario en [CPDLA@hud.gov](mailto:CPDLA@hud.gov). Los posibles objetores deben comunicarse con las oficinas locales de HUD en Los Ángeles por correo electrónico para verificar el último día real del período de objeción.

Susana Orozco, Especialista Principal en Desarrollo – Desarrollo Comunitario y de Vivienda.

NOTIFICACIÓN PÚBLICA

**AVISO DE DISPONIBILIDAD DE ALIMENTOS (NOFA)**

**PARA EL CONDADO DE RIVERSIDE 2024-2025**

**SUBVENCIÓN PARA EL DESARROLLO COMUNITARIO (CDBG) - ASIGNACIÓN DISTRITAL  
SUBVENCIÓN DE SOLUCIONES DE EMERGENCIA (ESG)  
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

El Condado de Riverside anuncia el inicio de los ciclos de solicitud para los programas CDBG (asignación de distrito), ESG y HOME 2024-2025 de Urban County. Estos programas financiados con fondos federales son utilizados por el condado y las ciudades participantes para proporcionar viviendas decentes, un entorno de vida adecuado y la expansión de oportunidades económicas principalmente para personas y familias de bajos ingresos.

El condado anticipa obtener las sumas de subvención posteriores del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) durante el año programático 2024-2025: \$ 7,500,000 para CDBG, \$ 580,000 para ESG y \$ 2,130,000 para HOME. Para ver el **Aviso completo de disponibilidad** de fondos (NOFA) para los programas CDBG (asignación de distrito) y ESG, visite [www.rivcohhpws.org](http://www.rivcohhpws.org), [www.rivcoeda.org](http://www.rivcoeda.org) o [www.harivco.org](http://www.harivco.org). También se pueden obtener copias físicas de los NOFA enviando un correo electrónico a [Rivcocdbg.org](mailto:Rivcocdbg.org).

**CIUDAD COOPERANTE ASIGNACIÓN DE CDBG: Tenga en cuenta que las ciudades cooperantes que participan en el programa CDBG del condado recibirán su propia asignación CDBG del condado para proyectos y actividades que beneficien a sus ciudades individuales. Las organizaciones que consideren solicitar a las Ciudades Cooperantes sus asignaciones de CDBG deben consultar directamente con esas ciudades para obtener información, procedimientos y plazos de solicitud. El sitio web de CDBG del condado proporciona información de contacto para las ciudades cooperantes.**

**SOLICITUD EN LÍNEA:** El Condado comenzará a aceptar solicitudes para el ciclo CDBG 2024-2025 a partir del 18 de agosto de 2023. Se puede acceder a las SOLICITUDES RELLENABLES en línea. Todas las solicitudes de CDBG y ESG deben enviarse por correo a más tardar a las 5:00 PM PST del 17 de noviembre de 2023. El sitio web ofrece una solicitud rellenable e instrucciones sobre cómo enviar la solicitud. Para preguntas o asistencia con el sistema de solicitud en línea, comuníquese con Susana Orozco al [sorozco@rivco.org](mailto:sorozco@rivco.org) o al 951-955-5933

Para comenzar el proceso de solicitud, los solicitantes deben visitar el sitio web del condado en:

<https://rivcoeda.org/Departments/Housing/Community-Development-Block-Grant/Community-Development/CDBG-Program>

Las solicitudes de CDBG (asignación del Distrito A) y ESG solo se aceptarán de organizaciones sin fines de lucro y entidades gubernamentales 501 (c) (3).

**PROGRAMA DE VIVIENDA:** El condado aceptará solicitudes de HOME para nuevas construcciones y proyectos de rehabilitación sustanciales de manera continua hasta que se agoten todos los fondos para el año fiscal actual. Las organizaciones interesadas en solicitar fondos HOME para el desarrollo de viviendas asequibles pueden encontrar la solicitud de financiamiento en <https://rivcoeda.org/HOME-Program/About-HOME/Applications-Forms> . Para preguntas o asistencia con la solicitud de financiamiento, comuníquese con Mervyn Manalo al [mmalo@rivco.org](mailto:mmalo@rivco.org) o 951-955-0774.

La oficina debe preparar y presentar a HUD una One-Year Action Plan que proporcione información detallada sobre todas las actividades que el condado financiará con fondos CDBG, ESG y HOME para el año programático 2024-2025 . La Junta de Supervisores celebrará una audiencia pública sobre el Plan de Acción de un año propuesto en marzo de 2024 o alrededor de esa fecha. La Junta aprobará entonces el Plan de Acción del Año Final o alrededor de junio de 2024.

Si tiene alguna pregunta o necesita ayuda, póngase en contacto con:

Susana Orozco, Gerente Principal de Programas  
3403 10<sup>th</sup> Street, Suite 300  
Riverside, CA 92501  
(951) 955-5933  
[sorozco@rivco.org](mailto:sorozco@rivco.org)

NOTA: Para obtener una lista de los horarios y lugares de las Reuniones de Participación Ciudadana del Condado para el año programático 2024-2025, comuníquese con el personal de CDBG en [rivcocdbg.org](http://rivcocdbg.org).

Las personas con discapacidades auditivas o del habla pueden comunicarse con el personal del programa CDBG utilizando el Servicio de Retransmisión de California (711).

**RIVERSIDE COUNTY**  
**NOTICE OF FUNDING AVAILABILITY (NOFA)**  
**2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**  
**DISTRICT ALLOCATION**

**I. Program Description**

The County of Riverside has opened the application period for the FY 2024-2025 Community Development Block Grant (CDBG) cycle.

CDBG is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD. The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

The CDBG program is a federally funded program administered through the U.S. Department of Housing and Urban Development (HUD). As an Urban County in the Entitlement CDBG program, the County receives an annual formula allocation of CDBG funds from HUD. HUD determines the amount of each grant by using a formula comprised of several measures of community need including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relation to other metropolitan areas.

The program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. CDBG is an important tool for helping local governments tackle serious challenges facing their communities. The CDBG program has made a difference in the lives of millions of people and their communities across the Nation.

CDBG was authorized under the Housing and Community Development Act of 1974, as amended, and is listed under the Catalog of Federal Domestic Assistance (CFDA) as 14.218. Applicable CDBG regulations can be found in 24 CFR Part 570 and 24 CFR Part 91.

CDBG funding has been used by the County and subrecipients for a wide variety of community, economic, and social development activities. Activities include public facilities such as fire stations, parks, community centers, senior centers, homeless shelters, health clinics, water and sewer improvements, and street and sidewalk improvements. CDBG also provides public service activities such as childcare, health care, after-school, programs, senior programs, food and clothing distribution, job training, recreation, and many more.

All activities funded with the County's CDBG funds must:

1. Serve persons or communities within the County's Urban County area;
2. be an eligible activity under CDBG regulations (24 CFR Part 570.201); and
3. Meet a National Objective of the CDBG program (24 CFR Part 570.208).

Most activities meet a National Objective by benefitting low-income persons or low-income communities.

The County's *Urban County CDBG Program* includes all of the unincorporated areas of Riverside County as well as the "cooperating" cities of Banning, Beaumont, Blythe, Calimesa, Canyon Lake,



Coachella, Desert Hot Springs, Eastvale, La Quinta, Norco, Rancho Mirage, San Jacinto, and Wildomar. The cities of Lake Elsinore and Murrieta, participate in the County's Urban County program as "Metro Cities."

**Please Note: the cooperating cities receive their own CDBG allocation from the County's Urban County CDBG program. Any organization seeking funding from a cooperating city's CDBG allocation must contact that city for application procedures and additional information.**

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## **II. CDBG Award Information**

Subject to Federal appropriations, the County anticipates receiving approximately \$7,500,000 in CDBG funds for the FY 2024-2025 program, including the cooperating cities' allocations. The amount of CDBG funding to be allocated to the Supervisorial District allocations is expected to be approximately \$2,100,000. The actual amount of the County's allocation is determined by final funding appropriations from Congress and HUD's CDBG allocation formula.

**Depending upon the type of activity to be funded, a successful subrecipient will have approximately ten (10) months to complete, expend, and drawdown their CDBG award for a public service activity, and approximately eighteen (18) months for a public facility or other CDBG activities.**

Typical individual awards for CDBG-funded activities range from \$10,000 for public service activities to \$100,000 or more for public facilities, acquisition, or other eligible activities.

All CDBG awards made by the County will be in the form of a grant. Subrecipients will be required to execute an approved subrecipient agreement with the County. A sample of the Sponsor's Agreement is available upon request to Housing and Workforce Solutions (HWS). **Please Note: all grant funding awarded by the County from the 2024-2025 CDBG application cycle will be available to successful subrecipients no earlier than July 1, 2024.**

Organizations that have previously applied for County CDBG funding are eligible to apply, and there is no limit on the number of applications an applicant can submit.

## **III. Eligibility Information**

### **Eligible Applicants**

The County of Riverside will only accept CDBG applications from the following organizations or entities:

1. Non-Profit organizations subject to 26 U.S.C. 501 (c)(3) of the tax code;
2. County of Riverside Agencies and Departments; and
3. Governmental agencies including Cities, Special Districts, and Tribes.

**\*Individuals cannot apply for County CDBG funding.**

Non-profit organizations will be required to submit documentation as part of the CDBG application pertaining to their incorporation, bylaws, board membership, and tax-exempt status.

### **Cost Sharing and Leveraging**

Applications for funding under the County's CDBG allocation, excluding the funding from the cooperating cities, must successfully demonstrate a matching contribution of at least 5% of the CDBG request. This matching contribution, referred to as "leveraging", can include other Federal, State, local, or private funding; donations; "in-kind" contributions; and volunteer hours. Leveraging used to match previous CDBG grants cannot be used. The County may consider requests for waivers of the leveraging requirements on a case-by-case basis.

Applicants are encouraged to utilize the greatest amount of leveraging possible to improve the competitiveness of their proposal. However, for the construction or rehabilitation of public facilities, the County may reject proposals where CDBG funding comprises less than 35% of the total project cost due to costs associated with compliance with CDBG and other Federal regulations.

### **Real Property Acquisition – Displacement of Tenants**

In order to comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, applicants considering the submittal of a CDBG application for real property acquisition and/or the displacement of tenants must contact HWS prior to the submittal of any application.

### **Compliance with Laws and Regulations**

The successful applicants will be required to comply with all applicable federal, state, and local laws, regulations, and ordinances. Pursuant to an executed subrecipient agreement, the applicant will certify that it will adhere to and comply with the laws and regulations found in **Attachment 1** as they may be applicable to a subrecipient of funds granted pursuant to the Housing and Community Development Act of 1974, as amended.

**In addition, all CDBG-funded projects using CDBG for facility construction, renovation, or improvements will be considered as "Public Works," and therefore, subject to applicable State of California Department of Industrial Relations requirements.**

## **IV. Application and Submission Information**

### **Application Cycle for the 2024-2025 Program Year**

The County will begin accepting applications for the 2024-2025 CDBG cycle starting **August 18, 2023**. **The FILLABLE APPLICATIONS may be accessed online. All CDBG applications must be submitted through the mail no later than 5:00 PM PST on November 17, 2023.**

Applicants must visit HWS Community and Housing Development website at <https://rivcoeda.org/Departments/Housing/Community-Development-Block-Grant/Community-Development/2024-2025-CDBG-ESG-Application> to begin the application process. The website offers a fillable application and instructions on how to apply.

The County will only accept CDBG applications from 501 (c)(3) non-profit corporations, as well as governmental and Tribal entities.

### **Questions and Technical Assistance**












For information or questions regarding the County's CDBG program, the 2024-2025 CDBG application cycle, or for questions or assistance with the application, please contact Susana Orozco at [sorozco@rivco.org](mailto:sorozco@rivco.org) or 951-955-5933 or Nicholas Fonosch at [nfonosch@rivco.org](mailto:nfonosch@rivco.org) or 951.955.5936.

Individuals with hearing or speech disabilities may contact the CDBG program staff by utilizing the California Relay Service (711).

### **Application Instructions and Organization of Submitted Documents**

Applicants must submit two (2) original hard copies of the application and documents (e.g., bylaws, authorizations, backup information, etc.) necessary to apply, along with a USB flash drive with the required backup for evaluation of application documents. County HWS will not accept submissions of application documents by email or over the Internet.

When compiling the flash drive please organize the folders, accordingly, please refer to the visual guide (below):

-  Application
-  Area Maps
-  Articles of Incorporation
-  Board Approval For Submission
-  Board of Directors
-  Budget
-  By Laws
-  Income
-  Leveraging
-  Minutes or Resolution
-  Organizational Chart

The CDBG application consists of eight (9) primary sections:

1. General Information
2. Organizational History (*applicable only for non-profit organizations*)
3. Project Activity
4. Project Narrative
5. Project Benefit
6. National Objective Compliance
7. Financial Information (Budget/Leveraging/Commitment)
8. Management Capacity
9. Application Certification and Authorization

Applicants are limited to the space available for each required response in the application. Applicants can upload additional supporting documentation, including third-party verifications if desired.

**Please Note: The applicant must certify that he or she has been authorized to submit the application on behalf of the organization applying for CDBG funds. This certification MUST be accompanied by minute order, resolution, or other official authorization to submit the application.**

### **V. Additional Information**

Successful applicants may be required to submit additional documentation to the County, prior to the receipt of their CDBG grant award. This documentation may include evidence or documentation related to:

- Liability Insurance
- Workmen's Compensation Insurance
- Flood Insurance
- Other documentation for NEPA and CEQA environmental reviews
- 501 (c)(3) Status
- Incorporation Documents

Pursuant to Federal regulations, all applicants for CDBG funds must comply with the following requirements **prior to submitting** their CDBG application to the County for the 2024-2025 program year:

1. Be registered in the System for Award Management (SAM) [www.sam.gov](http://www.sam.gov) system;
2. Provide a valid UEI number in the application; and
3. Must maintain an active SAM registration, with current information, during the performance period of the CDBG grant.

The County and the Cooperating Cities will not make any CDBG grant awards to any organization or government entity that fails to comply with the SAM and UEI requirements.

### **System for Award Management (SAM):**

The System for Award Management (SAM) is combining Federal procurement systems and the Catalog of Federal Domestic Assistance into one new system. This consolidation is being done in phases. The first phase of SAM includes the functionality of the following systems:

1. Central Contractor Registry (CCR)
2. Federal Agency Registry
3. Excluded Parties List (EPLS)
4. Online Representations and Certifications Application

How does SAM benefit organizations? The overarching benefits of SAM include streamlined and integrated processes, elimination of data redundancies, and reduced costs while providing improved capability.

### **Unique Entity Identifier (UEI):**

The Federal government requires all applicants for Federal grants to have a UEI number. The Federal government uses the UEI number to better identify related organizations that are receiving funding under Federal grants and to provide consistent name and address data for electronic grant application systems.

If you do not already have a UEI number, visit [www.SAM.gov](http://www.SAM.gov) (<https://sam.gov/content/entity-registration>)

### **Intergovernmental Review**

Applications submitted under the County's Urban County CDBG program are not subject to intergovernmental review pursuant to Executive Order 12372.

### **Other Submission Requirements**

Applicants can request CDBG funding from the County for any eligible CDBG activity listed under 24 CFR Sections 570.201-570.204, including real property acquisition, construction, and other activities.

## **VI. Eastern Coachella Valley Community Empowerment Initiative (ECVCEI)**

For the 2024-2025 program year, the County will continue with the ECVCEI set aside. The purpose of the ECVCEI is to focus CDBG funds towards community-based activities in the Eastern Coachella Valley 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.

The goals of the ECVCEI are to improve the quality of life, encourage and develop community empowerment, revitalize communities, and increase self-sufficiency for persons living in the Eastern Coachella Valley. The boundaries of the Eastern Coachella Valley area are generally described as the unincorporated communities of Mecca, Colorado River, Palo Verde, Ripley, Desert Center, North Shore, Thermal, and Oasis.

The County intends to allocate a portion of its annual CDBG allocation to eligible ECVCEI activities. The amount available to ECVCEI activities is subject to the availability of CDBG funds including administrative and public service spending caps. The annual allocation cannot exceed 1.5% of the County's total CDBG allocation and may be less. Further, the funded activities must comply with all CDBG regulations including eligible activities and national objectives.

Eligible applicants include non-profits organizations and government agencies. If requesting funding under the ECVCEI, please add "(ECVCEI)" to the name of the project in Section III of the CDBG Application. The County will make the final determination if a proposed activity meets the requirements of ECVCEI funding and will serve the residents of the Eastern Coachella Valley.

Should you have questions regarding the **Eastern Coachella Valley Community Empowerment Initiative**, please contact Susana Orozco, CDBG/ESG Program Administrator – CDBG/ESG Programs, at [sorozco@rivco.org](mailto:sorozco@rivco.org).

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### **Application Submission Due Date and Time**

ALL applications MUST be completely submitted no later than 5:00 PM (PST) on **Friday, November 17, 2023**.

All applications must be delivered to the County by either method listed below:

**1. Postmarked no later than Friday, November 17, 2023, and addressed to:**

Riverside County HWS  
ATTN: CDBG Program  
P.O. Box 1528  
Riverside, CA 92502

**2. Delivered to the County, no later than Friday, November 17, 2023, 5:00 PM (PST) at the following address:**

Riverside County HWS  
ATTN: CDBG Program  
3403 10<sup>th</sup>. St. Suite 300

**CDBG applications for the 2024-2025 program year that are received after the deadline date and time, will not be accepted.**

Applicants submitting an application in person or through a third-party courier can request a receipt at the time of delivery.

### **Other Submission Requirements**

Applicants can request CDBG funding from the County and the Cooperating Cities for any eligible CDBG activity listed under 24 CFR Part 570.201-570.204 including real property acquisition, code enforcement, construction, and other activities.

### **VII. Application Review Information**

The County of Riverside uses a Priority Evaluation and Project Rating System for all CDBG proposals. As part of the review and evaluation process, HWS staff will review and evaluate all proposals utilizing the following checklist:

#### **1. ACTIVITY EVALUATION**

Does the activity address an established need? (Identified in the 2019-2024 Consolidated Plan):

Is the proposed activity eligible (24 CFR 570.201) under the CDBG program?

Does the proposed activity meet one of the three broad National Objectives?

- Principally benefit low and moderate-income persons;
- Prevents or eliminates slum and blight; or
- Addresses an urgent need or problem in the community.

Has the applicant provided sufficient explanation concerning their ability to adequately and accurately document the benefit to low- and moderate-income persons?

Can the project be implemented and completed within a reasonable amount of time (Public Service activities 1 year / all other activities 2 years maximum)?

Has the applicant identified all the major tasks or components that will be required in carrying out the activity? Are there any potential issues or concerns?

Has the applicant provided a reasonable estimate of the resources necessary for each component of the project, and has it developed a realistic budget that reflects these resources? Are other sources of funds (leveraging) committed to this project?

Is the proposed budget for the CDBG-funded activity separate from other activities undertaken by the applicant?

#### **2. APPLICANT (ORGANIZATIONAL) EVALUATION**

Has the applicant ever undertaken the proposed activity before? What were the results?

Does the applicant have experience with CDBG or other Federal programs? Has the applicant conducted a Single Audit pursuant to 2 CFR Part 200 within the last two years?

Does the applicant and prospective staff understand the additional requirements associated with Federal funding?

Does the applicant have qualified staff for all the necessary functions associated with the proposed activity? Is there adequate staff time available?

Does the applicant possess adequate administrative structures, management systems, and policies & procedures?

Does the applicant possess adequate financial stability? Will the applicant be overly dependent upon CDBG funding?

### **3. ELIGIBLE ACTIVITIES**

Applicants should refer to HUD regulations found in 24 CFR Sections 570.201-204 regarding eligible uses of CDBG funding.

### **4. MINIMUM ACTIVITY FUNDING LEVEL**

In an effort to ensure effective, efficient, and appropriate allocation and use of CDBG funds, the County will reject any proposed CDBG activity in an amount less than \$10,000. Exceptions to this policy include traditionally county-wide activities (city/county, multiple cities, etc.) or a project or activity serving a very remote location. These exceptions must be pre-approved by HWS prior to the application submission.

### **5. LEVERAGE/MATCHING FUNDS**

Verification of at least five percent (5%) matching funds must be provided prior to the date of the grant awarded to the grantee. Funds used to match a previous CDBG grant may not be used to match a subsequent grant award. No application under \$10,000 will be accepted. Leverage may include, but is not limited to, the following: Federal, State, and local government funding; private donations; and in-kind contributions (e.g., volunteer hours at \$5.00 hour, etc.).

### **VIII. Application Rating Criterion**

Each complete CDBG application is rated by CDBG program staff to determine if the proposal meets the minimum score rating. The County uses a 100-point rating system with six (6) rating criteria with a minimum rating score of at least 50 points. The rating criteria are:

- Quality of Project Activity (23 points)
- Quality of Project Narrative/ Proposal elements (27 points for public service/ 25 points for public facility proposals)
- Explanation of Project Benefit/National Objective (16 points)
- Proposed Budget (18 points for public service/ 20 for public facility proposals)
- Management Capacity (14 points)
- Overall Project Eligibility and Past Performance Indicators (2 points)

There are three (3) threshold sub-criteria that all applications must receive at least five (5) points each, or the proposal will not be funded:

- Does the proposed program/project comply with the overall regulations, goals, and objectives of the CDBG program? The application describes how the identified need relates to the objectives of the CDBG program.

- Does the proposed activity address a priority community development need as identified in the Five-Year Consolidated Plan?
- Does the organization have the demonstrated capacity to successfully implement and complete the proposed activity in a timely manner?

#### **IX. Application Review and Selection Process**

For the County's allocation, each CDBG application is received, reviewed, evaluated, and rated. HWS staff will provide background information on each proposal, answer questions, and provide funding recommendations if requested by the supervisor's office.

#### **X. Anticipated Announcement, Award Date, and Notice**

The Board of Supervisors for the County of Riverside will approve all final CDBG funding decisions for the County's 2024-2025 CDBG allocation. This is anticipated to occur in June or July of 2024, during a regular meeting of the Board of Supervisors when the Board approves the 2024-2025 One-Year Action Plan and the 202209 Five Year Consolidated Plan.

After the approval date, applicants will be notified by mail of the Board's funding decisions. The One Year Action Plan is then submitted to the U.S. Department of Housing and Urban Development (HUD) for review and approval.

Those applicants that have been approved for CDBG funding will be notified by mail. The letter will clearly indicate the amount of their award, and that this is not a notification to proceed or to incur costs. The letter will inform the successful applicants that a subrecipient agreement will be prepared and forwarded to them in the near future with further instructions.

#### **XI. Administrative and National Policy Requirements**

All CDBG awards made by the County and the cooperating cities will be in the form of a grant. Subrecipients will be required to execute a Sponsor's Agreement with the County. A copy of the template of the Sponsor's Agreement is available upon request to HWS staff.

The Cooperating Cities must execute a Supplemental Agreement with the County each year. Subrecipients of the Cooperating Cities' CDBG funding will enter into an approved subrecipient agreement with the awarding City.

#### **XII. Post Award Reporting Requirements**

To ensure compliance with the CDBG program National Objective requirements, all subrecipients of CDBG funds will be required to comply with the applicable CDBG reporting requirements. The type, amount, frequency, format (paper or electronic), and detail of the reporting requirements depend upon the specific use of the CDBG funds and corresponding National Objective. All specific reporting requirements will be stated in the subrecipient agreement.

**In addition, all CDBG-funded projects using CDBG for facility construction, renovation, or improvements will be considered as "Public Works," and therefore, subject to applicable State of California Department of Industrial Relations requirements.**

#### **XIII. Points of Contact**

For information about the CDBG program or the 2024-2025 application cycle, please contact the following:



Nicholas Fonosch, Office Assistant  
3403 10<sup>th</sup> St. Suite 300  
Riverside, CA 92501  
(951) 955-5936  
[nfonosch@rivco.org](mailto:nfonosch@rivco.org)

Susana Orozco, Principal Program Manager  
3403 10<sup>th</sup> St. Suite 300  
Riverside, CA 92501  
(951) 955-5933  
[sorozco@rivco.org](mailto:sorozco@rivco.org)

Susana Orozco, CDBG/ESG Program Administrator  
Riverside County Department of Housing and Workforce Solutions

## PREPARATION OF THE COUNTY OF RIVERSIDE'S 2024-2029 FIVE YEAR CONSOLIDATED PLAN

The County of Riverside has initiated the preparation of the County's next Five-Year Consolidated Plan. The 2024-2029 Consolidated Plan is designed to assist the County, its cooperating cities, residents, and service providers assess affordable housing and community development needs and to make data-driven, place-based investment decisions.

The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the HUD's CPD formula block grant programs including the: [Community Development Block Grant \(CDBG\) Program](#), [HOME Investment Partnerships \(HOME\) Program](#), and [Emergency Solutions Grants \(ESG\) Program](#).

The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

The 2024-2025 Action Plan will be the first Action Plan of the 2024-2029 Consolidated Plan. Grantees report on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER).

**A primary component of the Consolidated Plan process is a comprehensive community needs assessment survey. All interested persons, organizations, and agencies are encouraged to complete the online 2024-2029 Consolidated Plan Survey. The survey is available in English or Spanish and can be accessed at:**

### ENGLISH:

<https://forms.office.com/g/9ZdR5Av3TD>



### SPANISH:

<https://forms.office.com/g/ZGnpyVXazU>



## ATTACHMENT I

### Additional Federal Requirements

Whereas, the work under this Agreement is subject to applicable Federal, State, and local laws and regulations, including but not limited to the regulations pertaining to the Community Development Block Grant (24 CFR Part 570) and the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (2 CFR 200). All contractors, sub-contractors, consultants, and sub-consultants agree to comply with, and are subject to, the following Federal requirements (if applicable):

1. ***Equal Employment Opportunity*** - Compliance with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity", as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR chapter 60). The Contractor/Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Contractor/Consultant will ensure that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin. The Contractor/Consultant will take affirmative action to ensure that applicants are employed and the employees are treated during employment, without regard to their race color, religion, sex, or national origin. Such actions shall include, but are not limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor/Consultant agrees to post in a conspicuous place, available to employees and applicants for employment, notices to be provided by the County setting forth the provisions of this non-discriminating clause.
2. ***Copeland "Anti-Kickback" Act (18 U.S.C. 874 and 40 U.S.C. 276c)***: All contracts and subgrants in excess of \$2,000 for construction or repair awarded by recipients and subrecipients shall include a provision for compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. 874), as supplemented by Department of Labor regulations (29 CFR part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled. The recipient shall report all suspected or reported violations to HUD.
3. ***Davis-Bacon Act, as amended (40 U.S.C. 276a to a-7)***: When required by Federal program legislation, all construction contracts awarded by the recipients and subrecipients of more than \$2000 shall include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 276a to a-7) and as supplemented by Department of Labor regulations (29 CFR part 5, "Labor Standards Provisions Applicable to Contracts Governing Federally Financed and Assisted Construction"). Under this Act, contractors shall be required to pay wages to laborers and mechanics at a rate not less than the minimum wages specified in a wage determination made by the Secretary of Labor. In addition, contractors shall be required to pay wages not less than once a week. The recipient shall place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation and the award of a contract shall be conditioned upon the acceptance of the wage determination. The recipient shall report all suspected or reported violations to HUD.
4. ***Contract Work Hours and Safety Standards Act (40 U.S.C. 327 through 333)***: Where applicable, all contracts awarded by recipients in excess of \$2000 for construction contracts and in excess of \$2500 for other contracts that involve the employment of mechanics or laborers shall include a provision for compliance with Sections 102 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327–333), as supplemented by Department of Labor regulations (29 CFR part 5). Under

Section 102 of the Act, each contractor shall be required to compute the wages of every mechanic and laborer on the basis of a standard workweek of 40 hours. Work in excess of the standard workweek is permissible provided that the worker is compensated at a rate of not less than 1 1/2 times the basic rate of pay for all hours worked in excess of 40 hours in the workweek. Section 107 of the Act is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

**5. *Rights to Inventions Made Under a Contract or Agreement***— Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 37 CFR part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by HUD.

**6. *Rights to Data and Copyrights*** – Contractors and consultants agree to comply with all applicable provisions pertaining to the use of data and copyrights pursuant to 48 CFR Part 27.4, Federal Acquisition Regulations (FAR).

**7. *Clean Air Act (42 U.S.C. 7401 et seq.) and the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.)***, as amended—Contracts and subgrants of amounts in excess of \$100,000 shall contain a provision that requires the recipient to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401 et seq.) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251 et seq.). Violations shall be reported to HUD and the Regional Office of the Environmental Protection Agency (EPA).

**8. *Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)***— Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to-tier-up to the recipient.

**9. *Debarment and Suspension (E.O.s 12549 and 12689)***—No contract shall be made to parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Non-procurement Programs in accordance with E.O.s 12549 and 12689, “Debarment and Suspension,” as set forth at 24 CFR Part 24. This list contains the names of parties debarred, suspended, or otherwise excluded by agencies, and contractors declared ineligible under statutory or regulatory authority other than E.O. 12549. Contractors with awards that exceed the small purchase threshold shall provide the required certification regarding its exclusion status and that of its principal employees.

**10. *Drug-Free Workplace Requirements***—The Drug-Free Workplace Act of 1988 (42 U.S.C. 701) requires grantees (including individuals) of federal agencies, as a prior condition of being awarded a grant, to certify that they will provide drug-free workplaces. Each potential recipient must certify that it will comply with drug-free workplace requirements in accordance with the Act and with HUD's rules at 24 CFR Part 24, subpart F.

**11. *Access to Records and Records Retention***: The Consultant or Contractor, and any sub-consultants or sub-contractors, shall allow all duly authorized Federal, State, and/or County officials or authorized representatives access to the work area, as well as all books, documents, materials, papers,

and records of the Consultant or Contractor, and any sub-consultants or sub-contractors, that are directly pertinent to a specific program for the purpose of making audits, examinations, excerpts, and transcriptions. The Consultant or Contractor, and any sub-consultants or sub-contractors, further agree to maintain and keep such books, documents, materials, papers, and records, on a current basis, recording all transactions pertaining to this agreement in a form in accordance with generally acceptable accounting principles. All such books and records shall be retained for such periods of time as required by law, provided, however, notwithstanding any shorter periods of retention, all books, records, and supporting detail shall be retained for a period of at least four (4) years after the expiration of the term of this Agreement.

**12. Federal Employee Benefit Clause:** No member of or delegate to the congress of the United States, and no Resident Commissioner shall be admitted to any share or part of this agreement or to any benefit to arise from the same.

**13. Energy Efficiency:** Mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94A 163, 89 Stat. 871).

**14. Procurement of Recovered Materials (2 CFR 200.322.)** A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

**15.** The Housing and Community Development Act of 1974, as amended, and the regulations issued thereto;

**16.** Executive Order 11063, as amended by Executive Order 12259, and implementing regulations at 24 CFR Part 107;

**17.** Section 504 of the Rehabilitation Act of 1973 (PL 93-112), as amended, and implementing regulations;

**18.** The Age Discrimination Act of 1975 (PL 94-135), as amended, and implementing regulations;

**19.** The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and the implementing regulations at 24 CFR Part 42;

**20.** The labor standard requirements as set forth in 24 CFR Part 570, Subpart K and HUD regulations issued to implement such requirements;

**21.** Executive Order 11988 relating to the evaluation of flood hazards and Executive Order 11288 relating to the prevention, control and abatement of water pollution;

**22.** The flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (PL 93-234);

- 23.** Title VI of the Civil Rights Act of 1964 (PL 88-352) and implementing regulations issued at 24 CFR Part 1;
- 24.** Title VIII of the Civil Rights Act of 1968 (PL 90-284) as amended;
- 25.** The lead-based paint requirements of 24 CFR Part 35 issued pursuant to the Lead-based Paint Poisoning Prevention Act (42 USC 4801, et seq.).
- 25.** The lead-based paint requirements of 24 CFR Part 35 issued pursuant to the Lead-based Paint Poisoning Prevention Act (42 USC 4801, et seq.);
- 26.** The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), Public Law 111-22, Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371 et seq.), and the Housing and Community Development Act of 1974, as amended, and the regulations issued thereto;
- 27.** Executive Orders 11625, 12432 and 12138. Consistent with HUD's responsibilities under these Orders, the SUBRECIPIENT must make efforts to encourage the use of minority and women's business enterprises in connection with ESG activities;
- 28.** SUBRECIPIENT shall establish and maintain a procedure through which homeless individuals will be informed that use of the facilities and services is available to all on a nondiscriminatory basis;
- 29.** SUBRECIPIENT agrees to abide by and include in any subcontracts to perform work under this Agreement, the following clause:

"During the performance of this Agreement SUBRECIPIENT and its subcontractors shall not unlawfully discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical handicap, medical condition, marital status, age (over 40) or sex. SUBRECIPIENT and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. SUBRECIPIENT and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code, Section 12900 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code, Section 12990, set forth in Chapter 5 of Division 4 of Title 2 of the California Administrative Code are incorporated into this Agreement by reference and made a part hereof as if set forth in full. SUBRECIPIENT and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement."; and

- 30.** During the term of this Agreement, SUBRECIPIENT and its subcontractors, if any, shall not deny the benefits rendered hereunder to any person on the basis of religion, color, ethnic group identification, sex, age, or physical or mental disability.

## NOTICE OF PUBLIC HEARING

### COUNTY OF RIVERSIDE 2024-2029 FIVE YEAR CONSOLIDATED PLAN

Pursuant to 24 CFR Part 91.105(e)(i) and the County of Riverside's Citizen Participation Plan, NOTICE IS HEREBY GIVEN that the Board of Supervisors of the County of Riverside will conduct a public hearing to consider any comments or views of affected citizens, public agencies, and other interested parties on the 2024-2029 Five Year Consolidated Plan, the 2024-2025 One Year Action Plan, the Citizen Participation Plan for the 2024-2029 Five Year Consolidated Plan, and the Assessment of Fair Housing Report (AFH).

Said public hearing is scheduled for July 30, 2024, at 9:30 a.m., or soon thereafter, in the Board of Supervisors Chambers, County Administration Center, 4080 Lemon Street, 1<sup>st</sup> Floor, Riverside, California, to formally receive public comments.

**Executive Summary:** 24 CFR Part 91.105, Consolidated Submission for Community Planning and Development Program, Final Rule, requires that the County of Riverside prepare a Consolidated Plan in order for the County to receive Federal funds under the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. The Consolidated Plan has as its focus the singular goals of consolidating the Community Planning and Development (CPD) planning and application requirements into a single submission. The objectives contained in this planning document are to develop viable communities through public/private partnerships by providing decent affordable housing, a suitable living environment, and expanded economic development opportunities principally for persons of low- and moderate-income.

The **Assessment of Fair Housing Report (AFH)** is a comprehensive review of the County of Riverside and its participating communities' laws, regulations, and administrative policies, procedures, and practices; an assessment of how those laws, etc. affect the location, availability, and accessibility of housing; an assessment of conditions, both public and private, affecting fair housing choice for all protected classes; and assessment of the availability of affordable, accessible housing in a range of unit sizes; an analysis of actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; and an analysis of any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

The **Citizen's Participation Plan (CPP)** sets forth the County of Riverside's policies and procedures for citizen participation throughout the Consolidated Planning process. The CPP must facilitate citizen participation throughout the Consolidated Plan's initial development, substantial amendment process, and annual performance report. CPP regulations require grantees to actively encourage widespread citizen participation, with a particular emphasis on efforts to encourage participation from the following populations: low- and moderate-income persons; residents of slums, blighted areas, and predominately low- and moderate-income areas; non-English speaking persons; persons with disabilities; public housing residents; and other low-income residents of targeted revitalization areas.

**Participating Communities:** The 2024-2029 Consolidated Plan encompasses the County of Riverside's Urban County Program, which includes the county's unincorporated areas and the following cooperating cities: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Norco, Rancho Mirage, San Jacinto, and Wildomar. The Joint Metro Cities of Lake Elsinore and Murrieta are also included in the County's CDBG program.

To comply with Federal requirements in preparing the Consolidated Plan, the County of Riverside will hold a 30-day public comment period beginning June 28, 2024. The Board of Supervisors is anticipated to adopt the Consolidated Plan and One Year Action Plan at the regular meeting of July 30, 2024. The Consolidated Plan will then be submitted to the U.S. Department of Housing and Urban Development on or about August 1, 2024, for final review and approval.

**Citizen Review and Comments:** Concerned individuals may view the draft 2024-2029 Consolidated Plan, 2024-2025 One Year Action Plan, the Citizen Participation Plan for the 2024-2029 Five Year Consolidated Plan, and the Assessment of Fair Housing Report (AFH), beginning June 28, 2024, at:

- Online at <https://rivcohws.org/community-and-housing-development> ; and
- Draft documents will also be made available for public viewing at the following locations:

Riverside County HWS  
3403 10<sup>th</sup> St., Suite 300, Riverside, CA 92501  
(951) 955-1161

Riverside County HWS - Indio  
44-199 Monroe St., Suite B, Indio, CA 92201  
(760) 863-2650

City of Blythe  
235 N. Broadway, Blythe, CA 92225  
(760) 922-6161

Anza Library  
57430 Mitchell Rd., Anza, CA 92539  
(951) 763-0657

City of Beaumont  
550 E. 6th St., Beaumont, CA 92223  
(951) 769-8520

Valle Vista Library  
25757 Fairview Ave., Hemet, CA 92544  
(951) 927-2611

Mead Valley Charles Meigs Community Center  
21091 Rider St., Perris, CA 92570  
(951) 210-1580

Mecca Library  
91-260 66<sup>th</sup> Ave., Mecca, CA 92254  
(760) 396-2363

Lake Elsinore Library  
600 W Graham Ave., Lake Elsinore, CA 92530  
(951) 674-4517

Home Gardens Library  
3785 Neece St., Corona, CA, 92879  
(951) 279-2148

Written comments may be submitted to 3403 10<sup>th</sup> St., Suite 300, Riverside, CA 92501, no later than 4:00 PM on July 29, 2024. Comments may also be emailed to [rivcocdbg@rivco.org](mailto:rivcocdbg@rivco.org) or faxed to (951) 374-3098.

Should you have any questions or need additional information, please contact Susana Orozco at (951) 955-5933 or via email at [rivcocdbg@rivco.org](mailto:rivcocdbg@rivco.org).

Juan Garcia, HWS Deputy Director – CHD - CDBG/HOME/ESG Programs



## AVISO DE AUDIENCIA PÚBLICA

### PLAN CONSOLIDADO DE CINCO AÑOS 2024-2029 DEL CONDADO DE RIVERSIDE

De conformidad con *24 CFR Parte 91.105 (e) (i)* y el Plan de Participación Ciudadana del Condado de Riverside, POR LA PRESENTE SE NOTIFICA que la Junta de Supervisores del Condado de Riverside llevará a cabo una audiencia pública para considerar cualquier comentario o opinión de los ciudadanos afectados, agencias públicas y otras partes interesadas sobre el Plan Consolidado Quinquenal 2024-2029, el Plan de Acción Anual 2024-2025, el Plan de Participación Ciudadana para el Plan Quinquenal Consolidado 2024-2029 y el Informe de Evaluación de la Equidad en la Vivienda (AFH).

Dicha audiencia pública está programada para el 30 de julio de 2024, a las 9:30 a.m., o poco después, en las Cámaras de la Junta de Supervisores, Centro de Administración del Condado, 4080 Lemon Street, 1er piso, Riverside, California, para recibir formalmente comentarios públicos.

**Resumen Ejecutivo:** 24 CFR Parte 91.105, Presentación Consolidada para el Programa de Planificación y Desarrollo Comunitario, Regla Final, requiere que el Condado de Riverside prepare un Plan Consolidado para que el Condado reciba fondos federales bajo la Subvención en Bloque para el Desarrollo Comunitario (CDBG), las Asociaciones de Inversión en Viviendas (HOME), y Programas de Subvenciones para Soluciones de Emergencia (ESG, por sus siglas en inglés). El Plan Consolidado tiene como objetivo consolidar los requisitos de planificación y aplicación de la Planificación y el Desarrollo Comunitario (CPD) en una sola presentación. Los objetivos contenidos en este documento de planificación son desarrollar comunidades viables a través de asociaciones público-privadas proporcionando viviendas decentes y asequibles, un entorno de vida adecuado y mayores oportunidades de desarrollo económico, principalmente para personas de ingresos bajos y moderados.

El **Informe de Evaluación de la Vivienda Justa (AFH, por sus siglas en inglés)** es una revisión exhaustiva de las leyes, reglamentos y políticas, procedimientos y prácticas administrativas del Condado de Riverside y sus comunidades participantes; una evaluación de cómo esas leyes, etc. afectan la ubicación, disponibilidad y accesibilidad de la vivienda; una evaluación de las condiciones, tanto públicas como privadas, que afectan la elección de vivienda justa para todas las clases protegidas; y una evaluación de la disponibilidad de servicios asequibles, viviendas accesibles en una variedad de tamaños de unidades; un análisis de las acciones, omisiones o decisiones tomadas por motivos de raza, color, religión, sexo, discapacidad, estado familiar u origen nacional que restringen las opciones de vivienda o la disponibilidad de opciones de vivienda; y un análisis de cualquier acción, omisión o decisión que tenga el efecto de restringir las opciones de vivienda o la disponibilidad de opciones de vivienda por motivos de raza, color, religión, sexo, discapacidad, estado familiar u origen nacional.

El **Plan de Participación Ciudadana (CPP, por sus siglas en inglés)** establece las políticas y procedimientos del Condado de Riverside para la participación ciudadana a lo largo del proceso de Planificación Consolidada. El CPP debe facilitar la participación ciudadana a lo largo del desarrollo inicial del Plan Consolidado, el proceso de modificación sustancial y el informe anual de desempeño. Las regulaciones del CPP requieren que los concesionarios fomenten activamente la participación ciudadana generalizada, con un énfasis particular en los esfuerzos para fomentar la participación de las siguientes poblaciones: personas de ingresos bajos y moderados; residentes de barrios marginales, zonas deterioradas y zonas predominantemente de ingresos bajos y moderados; personas que no hablan inglés; personas con discapacidad; residentes de viviendas públicas; y otros residentes de bajos ingresos de áreas de revitalización específicas.

**Comunidades participantes:** El Plan Consolidado 2024-2029 abarca el Programa de Condados Urbanos del Condado de Riverside, que incluye las áreas no incorporadas del condado y las siguientes ciudades cooperantes: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Norco, Rancho Mirage, San Jacinto y Wildomar. Las Ciudades Metropolitanas Conjuntas de Lake Elsinore y Murrieta también están incluidas en el programa CDBG del Condado.

Para cumplir con los requisitos federales en la preparación del Plan Consolidado, el Condado de Riverside llevará a cabo un período de comentarios públicos de 30 días a partir del 28 de junio de 2024. Se prevé que la Junta de Supervisores adopte el Plan Consolidado y el Plan de Acción de un año en la reunión ordinaria del 30 de julio de 2024. El Plan Consolidado se presentará al Departamento de Vivienda y Desarrollo Urbano de EE. UU. alrededor del 1 de agosto de 2024 para su revisión y aprobación final.

**Revisión y comentarios de los ciudadanos:** Las personas interesadas pueden ver el borrador del Plan Consolidado 2024-2029, el Plan de Acción de un Año 2024-2025, el Plan de Participación Ciudadana para el Plan Consolidado de Cinco Años 2024-2029 y el Informe de Evaluación de la Vivienda Justa (AFH), a partir del 28 de junio de 2024, en:

- En línea en <https://rivcohws.org/community-and-housing-development> ; y
- Los borradores de los documentos también se pondrán a disposición del público en los siguientes lugares:

Riverside County HWS  
3403 10th St., Suite 300, Riverside, CA 92501  
(951) 955-1161

Riverside County HWS - Indio  
44-199 Monroe St., Suite B, Indio, CA 92201  
(760) 863-2650

Ciudad de Blythe  
235 N. Broadway, Blythe, CA 92225  
(760) 922-6161

Anza Library  
57430 Mitchell Rd., Anza, CA 92539  
(951) 763-0657

Ciudad de Beaumont  
550 E. 6th St., Beaumont, CA 92223  
(951) 769-8520

Valle Vista Library  
25757 Fairview Ave., Hemet, CA 92544  
(951) 927-2611

Mead Valley Charles Meigs Community Center  
21091 Rider St., Perris, CA 92570  
(951) 210-1580

Mecca Library  
91-260 66th Ave., La Meca, CA 92254  
(760) 396-2363

Lake Elsinore Library  
600 W Graham Ave., Lake Elsinore, CA 92530  
(951) 674-4517

Home Gardens Library  
3785 Neece St., Corona, CA, 92879  
(951) 279-2148

Los comentarios por escrito pueden enviarse a 3403 10th St., Suite 300, Riverside, CA 92501, a más tardar a las 4:00 p. m. del 29 de julio de 2024. Los comentarios también pueden enviarse por correo electrónico a [rivcocdbg@rivco.org](mailto:rivcocdbg@rivco.org) o por fax al (951) 374-3098.

Si tiene alguna pregunta o necesita información adicional, comuníquese con Susana Orozco al (951) 955-5933 o por correo electrónico al [rivcocdbg@rivco.org](mailto:rivcocdbg@rivco.org).

Juan García, Director Adjunto de HWS – CHD - Programas CDBG/HOME/ESG

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
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951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: 2009-2014 Citizen Participation Public Meetings (PE) /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**11/05/2023**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: November 05, 2023  
At: Riverside, California



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**County of Riverside  
Community Participation Meetings  
(24 CFR Part 91.105 and 91.220)**

The County of Riverside is initiating the funding cycles for the **2024-2025 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and the Home Investment Partnerships Program (HOME)**. A requirement of these federally funded programs is the participation by residents, service providers, and other concerned individuals and organizations to identify community, housing, and social needs in low and moderate income communities. To encourage participation, the County will be conducting several Community Participation Meetings in selected unincorporated areas of the County.

Mead Valley	Wednesday November 1, 2023	6:00 PM	Mead Valley Community Center 21091 Rider Street Mead Valley, CA 92570
Good Hope	Thursday November 2, 2023	6:00 PM	Moses Schaffer Community Center 21565 Steele Peak Rd. Perris, CA 92570
Mecca - North Shore	Wednesday November 8, 2023	6:00 PM	North Shore Yacht Club 9155 Sea View Dr. Mecca, CA 92254
Cabazon	Thursday November 9, 2023	6:00 PM	James A Venable Community Center 50390 Carmen Ave. Cabazon, CA 92230
Anza	Wednesday November 15, 2023	5:30 PM	Anza Community Center 56630 CA-371 Anza, CA 92539
Oasis - Thermal	Monday November 27, 2023	6:00 PM	Jerry Rummonds Senior and Community Center 87-229 Church Street Thermal, CA 92274

**ALL MEETING DATES, TIMES, AND LOCATIONS ARE SUBJECT TO CHANGE  
OR CANCELLATION**

Please check the HWS website [www.rivcoeda.org](http://www.rivcoeda.org) for additional meetings or updates.

Please contact the County of Riverside Department of Housing and Workforce Solutions (HWS) at (951) 955-6007 or [RIVCOCDBG@rivco.org](mailto:RIVCOCDBG@rivco.org) if you have questions or would like to submit comments concerning the use of CDBG, ESG, HOME, or other HUD-funded programs. You can also find additional information on the HWS website: [www.rivcoeda.org](http://www.rivcoeda.org).

Individuals with hearing or speech disabilities may obtain information pertaining to the Community Participation Meeting by utilizing the California Relay Service (711).

**Condado de Riverside  
Reuniones de participación  
comunitaria  
(24 CFR Parte 91.105 y 91.220)**

El Condado de Riverside está iniciando los ciclos de financiamiento para la Subvención en Bloque para el Desarrollo Comunitario 2024-2025 (CDBG), la Subvención para Soluciones de Emergencia (ESG) y el Programa de Asociación de Inversión en el Hogar (HOME). Un requisito de estos programas financiados con fondos federales es la participación de residentes, proveedores de servicios y otras personas y organizaciones interesadas para identificar las necesidades comunitarias, de vivienda y sociales en comunidades de ingresos bajos y moderados. Para fomentar la participación, el Condado llevará a cabo varias reuniones de participación comunitaria en áreas seleccionadas no incorporadas del Condado.

Mead Valley	Miércoles noviembre 1, 2023	6:00pm	Centro Comunitario Mead Valley 21091 Rider Street Mead Valley, CA 92570
Good Hope	Jueves noviembre 2, 2023	6:00pm	Centro Comunitario Moses Schaffer 21565 Steele Peak Rd. Perris, CA 92570
Mecca - North Shore	Miércoles noviembre 8, 2023	6:00pm	Club de Yates North Shore 99155 Vista Mar Dr. La Meca, CA 92254
Cabazon	Jueves noviembre 9, 2023	6:00pm	Centro Comunitario James A Venable Av. Carmen 50390 Cabazon, CA 92230
Anza	Miércoles noviembre 15, 2023	5:30pm	Centro Comunitario Anza 56630 CA-371 Anza, CA 92539
Oasis - Thermal	Lunes noviembre 27, 2023	6:00pm	Centro Comunitario y para Personas Mayores Jerry Rummonds 87-229 Church Street Térmica, CA 92274

**TODAS LAS FECHAS, HORARIOS Y LUGARES DE LAS REUNIONES ESTÁN  
SUJETOS A CAMBIOS O CANCELACIONES.**

Consulte el sitio web de HWS [www.rivcoeda.org](http://www.rivcoeda.org) para obtener reuniones o actualizaciones adicionales.

Comuníquese con el Departamento de Housing and Workforce Solutions (HWS) del Condado de Riverside al (951) 955-6007 o [RIVCOCDBG@rivco.org](mailto:RIVCOCDBG@rivco.org) si tiene preguntas o desea enviar comentarios sobre el uso de CDBG, ESG, HOME u otros programas financiados por HUD. También puede encontrar información adicional en el sitio web de HWS: [www.rivcoeda.org](http://www.rivcoeda.org).

Las personas con discapacidades auditivas o del habla pueden obtener información relacionada con la Reunión de Participación Comunitaria utilizando el Servicio de Retransmisión de California (711).

**Press-Enterprise  
Published: 11/05/23**

**PUBLIC NOTICE  
RIVERSIDE COUNTY  
COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS  
(CPD) (CDBG, HOME, ESG)  
Community Development Needs and Proposed Uses of 2024-2025  
HUD-Funded CPD Programs**

The Riverside County Department of Housing and Workforce Solutions hereby notifies the public, pursuant to 24 CFR 91.105(e) that the County of Riverside Board of Supervisors will hold a public hearing to: 1) hear comments on community development needs within the County's HUD-funded Urban County program; and 2) hear comments upon the proposed uses of 2024-2025 HUD-funded CPD programs to address the identified community development needs. The public hearing is scheduled for April 2, 2024, at 9:30am., in the Board of Supervisors' Chambers, County Administrative Center, 4080 Lemon Street, 1st floor, Riverside, CA. The public may present oral or written comments during the public hearing.

Furthermore, the public may review and comment upon the proposed uses of 2024-2025 HUD-funded CPD programs, as well as comment upon community development needs, beginning March 1, 2024. Comments may be submitted to the addresses below until 5:00 PM on April 1, 2024.

A summary of the proposed uses of 2024-2025 HUD-funded CPD programs can be viewed by the public at the following location:

Riverside County Housing & Workforce Solutions (HWS)  
Community and Housing Development  
3403 10th St, Suite 300, Riverside, CA 92501 (951) 955-5936

Riverside County Housing & Workforce Solutions-Indio  
44-199 Monroe Street, Suite B, Indio, CA 92201 (760) 863-2650

The proposed uses of 2024-2025 HUD-funded CPD programs can also be viewed on-line at: [www.rivcoeda.org](http://www.rivcoeda.org)

It is anticipated that the Board of Supervisors will approve and adopt the final 2024-2025 One Year Action Plan at its regular meeting of July 9, 2024. The 2024-2025 One-Year Action Plan will then be forwarded to the U.S. Department of Housing and Urban Development (HUD) for review and approval on or about July 30, 2024. Please note that both the meeting date and time are subject to change.

**EXECUTIVE SUMMARY** The primary objective of the County's CPD programs is the development of viable urban communities by providing decent housing, a suitable living environment, and expansion of economic opportunities, principally for persons of low and moderate incomes. The 2024-2025 One Year Action Plan is a component of the 2024-2029 Five Year Consolidated Plan that must be updated annually. It provides detailed information on the resources the County expects to receive and the specific activities to be undertaken to meet the priority needs identified in the Consolidated Plan. Upon completion of the Citizen Participation process, the review and considerations of comments, and the approval by the Board of Supervisors, the County will prepare and submit the final 2024-2025 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan to the U.S. Department of Housing and Urban Development.

**ANTICIPATED FUNDS** Anticipated allocations to be received through the FY 2024-2025 HUD appropriations are: \$8,000,000 for the Community Development Block Grant (CDBG) program, including the Metro City Program; \$2,300,000 for the Home Investment Partnership (HOME) program, including the Community Housing Development Organizations (CHDO) program; and \$613,000 for the Emergency Solutions Grant (ESG) program. The County expects to utilize at least eighty-five percent (85%) of the CPD funds for activities that will benefit low and moderate-income persons.

**SUMMARY OF PROPOSED ONE YEAR PLAN ACTIVITIES** The County received eighty (80) proposals for the 2024-2025 CDBG funding totaling \$7,567,882. The proposed activities included public service, public facility improvements, rehabilitation, economic development, code enforcement, and others. There were five (5) requests for Emergency Solutions Grant (ESG) funding totaling \$986,807. Proposals for the HOME program include HOME New Construction (\$1,825,820); HOME Direct Ownership (\$350,000); HOME/CHDO Set-Aside (\$365,165); and HOME Administration (\$243,442). The combined cost for the oversight of the programs (HOME, CDBG, ESG) general management and administrative activities are estimated to be \$1,844,744.

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

**CITIZEN PARTICIPATION AND COMMENTS** The County of Riverside initiated the 2024-2025 CPD Funding cycle in August 2023, with the publication of the Notification of Funding Availability (NOFA) for the CDBG and ESG programs. The County initiated the Citizen Participation Process in August 2023, with the notification to residents, Cooperating Cities, non-profit organizations, service providers, public agencies, and other stakeholders, of the 2024-2025 CPD Funding cycle. The Citizen Participation process consisted of online submissions, public meetings in unincorporated communities to receive input from residents and others to identify and assess economic, community, housing, and social development needs in the communities.

**PARTICIPATING COMMUNITIES** The 2024-2025 One Year Action Plan of the Consolidated Plan includes the unincorporated areas of the County, the cities of Lake Elsinore and Murrieta (Metro Cities), and the following Cooperating Cities: Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto, and Wildomar.

**IMPLEMENTATION** The goals for the 2024-2025 One Year Action Plan of the Consolidated Plan include: creating affordable housing for those of very low, low, and moderate-income; providing home ownership opportunities for first-time buyers; improving conditions of substandard housing and rental housing; addressing farm worker housing needs; ensuring the availability of emergency shelters to address the needs of the homeless; creating housing opportunities for the elderly, especially the frail elderly; creating supportive housing or shelter for persons afflicted with HIV/AIDS; creating rental assistance through subsidy programs; providing short-term shelter for the mentally ill homeless; creating a suitable living environment by improving public facilities and services; and providing economic development opportunities for low- and moderate- income families.

If you have any questions or require additional information about the County's CPD programs, the Citizen Participation process, public hearings, or other information, please contact HWS at (951) 955-5936, or [RivCoCDBG@rivco.org](mailto:RivCoCDBG@rivco.org)

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: Community Planning and Development at [CPDLA@hud.gov](mailto:CPDLA@hud.gov). Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

Susana Orozco, Principal Development Specialist - Community and Housing Development  
The Press-Enterprise  
Published: 3/1, 3/15/24

**AVISO PUBLICO  
CONDADO DE RIVERSIDE PROGRAMAS DE PLANIFICACIÓN Y  
DESARROLLO COMUNITARIO CPD (POR SUS SIGLAS EN INGLÉS)  
CDBG, INICIO, ESG.**

**Necesidades de desarrollo comunitario y usos propuestos de los programas de CPD financiados por HUD 2024-2025**

El Departamento de Vivienda y Soluciones de la Fuerza Laboral del Condado de Riverside notifica al público, de conformidad con 24 CFR 91.105 (e) que la Junta de Supervisores del Condado de Riverside llevará a cabo una audiencia pública para: 1) escuchar comentarios sobre las necesidades de desarrollo comunitario dentro del programa de Condado Urbano financiado por HUD del Condado; y 2) escuchar comentarios sobre los usos propuestos de los programas de DPC financiados por HUD para 2024-2025 para abordar las necesidades de desarrollo comunitario identificadas. La audiencia pública está programada para el 2 de abril de 2024, a las 9:30 a.m., en las Cámaras de la Junta de Supervisores, Centro Administrativo del Condado, 4080 Lemon Street, 1er piso, Riverside, CA. El público puede presentar comentarios orales o escritos durante la audiencia pública.

Además, el público puede revisar y comentar sobre los usos propuestos de los programas de CPD financiados por HUD para 2024-2025, así como comentar sobre las necesidades de desarrollo comunitario, a partir del 1 de marzo de 2024. Los comentarios pueden enviarse a las direcciones que se indican a continuación hasta las 5:00 p. m. del 1 de abril de 2024.

Un resumen de los usos propuestos de los programas de CPD financiados por HUD 2024-2025 puede ser visto por el público en la siguiente ubicación:

Soluciones de Vivienda y Fuerza Laboral del Condado de Riverside (HWS) Desarrollo Comunitario y de Vivienda  
3403 10th St, Suite 300, Riverside, CA 92501  
(951) 955-6007

Soluciones de Vivienda y Fuerza Laboral del Condado de Riverside-Indio  
44-199 Monroe Street, Suite B, Indio, CA 92201  
(760) 863-2650

Los usos propuestos de los programas de CPD financiados por HUD para 2024-2025 también se pueden ver en línea en: [www.rivcoeda.org](http://www.rivcoeda.org)

Se anticipa que la Junta de Supervisores aprobará y adoptará el Plan de Acción Final de un año 2024-2025 en su reunión ordinaria del 9 de julio de 2024. El Plan de Acción de un año 2024-2025 se enviará al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés) para su revisión y aprobación el 30 de julio de 2024 o alrededor de esa fecha. Tenga en cuenta que tanto la fecha como la hora de la reunión están sujetas a cambios.

**RESUMEN EJECUTIVO** El objetivo principal de los programas de CPD del Condado es el desarrollo de comunidades urbanas viables mediante la provisión de viviendas asequias, un entorno de vida adecuado y la Oportunidades de expansión de la economía, principalmente para personas de ingresos bajos y moderados. El Plan de Acción Anual 2024-2025 es un componente del Plan Quinquenal Consolidado 2024-2029 que debe actualizarse anualmente. Proporciona información detallada sobre los recursos que el Condado espera recibir y las actividades específicas que se llevarán a cabo para satisfacer las necesidades prioritarias identificadas en el Plan Consolidado. Una vez completado el proceso de Participación Ciudadana, la revisión y consideración de los comentarios, y la aprobación por parte de la Junta de Supervisores, el Condado preparará y presentará el Plan de Acción Final de un año 2024-2025 del Plan Consolidado de Cinco Años 2024-2029 al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos.

**FONDOS ANTICIPADOS** Las asignaciones anticipadas que se recibirán a través de las asignaciones de HUD para el año fiscal 2024-2025 son: \$8,000,000 para el programa de Subvención en Bloque para el Desarrollo Comunitario (CDBG), incluido el Programa de Metro City; \$2,300,000 para el programa de Asociación de Inversión en Vivienda (HOME), incluido el programa de Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO); y \$613,000 para el programa de Subvención para Soluciones de Emergencia (ESG). El Condado espera utilizar al menos el ochenta y cinco por ciento (85%) de los fondos del CPD para actividades que benefician a las personas de ingresos bajos y moderados.

**RESUMEN DE LAS ACTIVIDADES PROPUESTAS DEL PLAN DE UN AÑO** El Condado recibió ochenta (80) propuestas para los fondos CDBG 2024-2025 por un total de \$7,567,882. Las actividades propuestas incluían el servicio público, las mejoras de las instalaciones públicas, la rehabilitación, el desarrollo económico, la aplicación de los códigos y otras. Hubo cinco (5) solicitudes de fondos de Subvención para Soluciones de Emergencia (ESG, por sus siglas en inglés) por un total de \$986,807. Las propuestas para el programa HOME incluyen HOME New Construction (\$1,825,820); Propiedad directa

de HOME (\$350,000); HOME/CHDO Reserva (365,165 dólares); y Administración del Hogar (243,442 dólares). El costo combinado de la supervisión de los programas (HOME, CDBG, ESG), la gestión general y las actividades administrativas se estima en \$1,844,744.

**DESPLAZAMIENTO** Todas las actividades planificadas financiadas por el CPD se diseñarán para minimizar el desplazamiento de personas. La provisión de beneficios de reubicación a las personas desplazadas y el reemplazo de unidades de vivienda de ingresos bajos y moderados que sean demolidas o convertidas a otro uso como resultado de las actividades financiadas por CDBG será consistente con el Plan de Asistencia contra el Desplazamiento y la Reubicación del Condado y las disposiciones de la Ley Uniforme de Asistencia para la Reubicación y Adquisición de Bienes Inmuebles de 1970, en su forma enmendada.

**PARTICIPACIÓN CIUDADANA Y COMENTARIOS** El Condado de Riverside inició el ciclo de financiamiento de CPD 2024-2025 en agosto de 2023, con la publicación de la Notificación de Disponibilidad de Fondos (NOFA) para los programas CDBG y ESG. El Condado inició el Proceso de Participación Ciudadana en agosto de 2023, con la notificación a los residentes, las Ciudades Cooperantes, las organizaciones sin fines de lucro, los proveedores de servicios, las agencias públicas y otras partes interesadas, del ciclo de financiamiento de CPD 2024-2025. El proceso de Participación Ciudadana consistió en presentaciones en línea, reuniones públicas en comunidades no incorporadas para recibir aportes de los residentes y otras personas para identificar y evaluar las necesidades económicas, comunitarias, de vivienda y de desarrollo social en las comunidades.

**COMUNIDADES PARTICIPANTES** El Plan de Acción de un año 2024-2025 del Plan Consolidado 2024-2029 incluye las áreas no incorporadas del Condado, las ciudades de Lake Elsinore y Murrieta (Ciudades Metropolitanas) y las siguientes Ciudades Cooperantes: Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto y Wildomar.

**IMPLEMENTACIÓN** Los objetivos para el Plan de Acción de un año 2024-2025 del Plan Consolidado incluyen: crear viviendas asequibles para las personas de ingresos muy bajos, bajos y moderados; brindar oportunidades de propiedad de vivienda para compradores primerizos; mejorar las condiciones de las viviendas deficientes y las viviendas de alquiler; abordar las necesidades de vivienda de los trabajadores agrícolas; garantizar la disponibilidad de refugios de emergencia para atender las necesidades de las personas sin hogar; crear oportunidades de vivienda para las personas mayores; especialmente los ancianos frágiles; la creación de viviendas o refugios de apoyo para las personas afectadas por el VIH/SIDA; la creación de asistencia para el alquiler a través de programas de subsidios; proporcionar refugio a corto plazo a los enfermos mentales sin hogar; la creación de un entorno de vida adecuado mediante la mejora de las instalaciones y los servicios públicos; y brindar oportunidades de desarrollo económico a las familias de ingresos bajos y moderados.

Si tiene alguna pregunta o necesita información adicional sobre los programas de CPD del Condado, el proceso de Participación Ciudadana, las audiencias públicas u otra información, comuníquese con HWS al (951) 955-5936 o [RivCoCDBG@rivco.org](mailto:RivCoCDBG@rivco.org)

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y se dirigirán a las siguientes oficinas locales de HUD en Los Angeles: Planificación y Desarrollo Comunitario en [CPDLA@hud.gov](mailto:CPDLA@hud.gov). Los posibles objetores deben comunicarse con las oficinas locales de HUD en Los Angeles por correo electrónico para verificar el último día real del período de objeción.

Susana Orozco, Especialista Principal en Desarrollo - Desarrollo Comunitario y de Vivienda.  
The Press-Enterprise  
Published: 3/1, 3/15/24



# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**08/18/2023**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: August 18, 2023  
At: Riverside, California



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PUBLIC NOTIFICATION

NOTICE OF FUNDING AVAILABILITY (NOFA)  
FOR RIVERSIDE COUNTY 2024-2025

COMMUNITY DEVELOPMENT GRANT (CDBG) - DISTRICT ALLOCATION  
EMERGENCY SOLUTIONS (ESG) GRANT  
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Riverside County announces the start of application cycles for Urban County's CDBG (district assignment), ESG, and HOME programs 2024-2025. These federally funded programs are used by the county and participating cities to provide decent housing, an adequate living environment, and the expansion of economic opportunity primarily for low-income individuals and families.

The county anticipates obtaining the subsequent grant sums from the U.S. Department of Housing and Urban Development (HUD) during the program year 2024-2025: \$7,500,000 for CDBG, \$580,000 for ESG, and \$2,130,000 for HOME. To the complete **Notice of Funding Availability (NOFA)** for the CDBG (District Assignment) and ESG programs, visit either [www.rivcohhpws.org](http://www.rivcohhpws.org), [www.rivcoeda.org](http://www.rivcoeda.org) or [www.harivco.org](http://www.harivco.org). Physical copies of the NOFAs can also be obtained by emailing [Rivcocdbg.org](mailto:Rivcocdbg.org).

**COOPERATING CITY CDBG ALLOCATION:** Please note that Cooperating Cities participating in the County CDBG program will receive their own County CDBG allocation for projects and activities that benefit their individual cities. Organizations considering applying to Cooperating Cities for their CDBG assignments should consult directly with those cities for information, procedures, and application deadlines. The county's CDBG website provides contact information for cooperating cities.

**ONLINE APPLICATION:** The County will begin accepting application for the 2024-2025 CDBG cycle starting August 18, 2023. The FILLABLE APPLICATIONS may be accessed online. All CDBG and ESG applications must be submitted by mail no later than 5:00 PM PST on November 17, 2023. The website offers a fillable application and instructions on how to submit application. For questions or assistance with the online application system, please contact Susana Orozco at [sorozco@rivco.org](mailto:sorozco@rivco.org) or 951-955-5933

To begin the application process, applicants should visit the county's website at:

<https://rivcoeda.org/Departments/Housing/Community-Development-BlockGrant/Community-Development-CDBG-Program>

CDBG (District Allocation) and ESG applications will only be accepted from 501(c)(3) nonprofits and government entities.

**HOME PROGRAM:** The county will accept HOME applications for new construction and substantial rehabilitation projects on an ongoing basis until all funds for the current fiscal year are exhausted. Organizations interested in applying for HOME funds for development of affordable housing can find the funding application at <https://rivcoeda.org/HOME-Program/About-HOME/Applications-Forms>. For questions or assistance with the funding application please contact Mervyn Manalo at [mmalo@rivco.org](mailto:mmalo@rivco.org) or 951-955-0774.

The County must prepare and submit to HUD a One-Year Action Plan that provides detailed information on all activities the county will fund with CDBG, ESG, and HOME funds for the 2024-2025 program year. The Board of Supervisors will hold a public hearing on the proposed One-Year Action Plan on or about March 2024. The Board will then approve the Final Year Action Plan on or about June 2024.

If you have any questions or need help, please contact:  
Susana Orozco, Principal Program Manager  
3403 10th Street, Suite 300  
Riverside, CA 92501  
(951) 955-5933  
[sorozco@rivco.org](mailto:sorozco@rivco.org)

NOTE: For a list of County Citizen Engagement Meetings times and locations for the 2024-2025 program year, please contact CDBG Staff at [rivcocdbg.org](http://rivcocdbg.org).

People with hearing or speech disabilities can contact CDBG program staff using the California Relay Service (711).

NOTIFICACIÓN PÚBLICA

AVISO DE DISPONIBILIDAD DE ALIMENTOS (NOFA)  
PARA EL CONDADO DE RIVERSIDE 2024-2025

SUBVENCIÓN PARA EL DESARROLLO COMUNITARIO (CDBG) - ASIGNACIÓN  
DISTRITAL  
SUBVENCIÓN DE SOLUCIONES DE EMERGENCIA (ESG)  
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

El Condado de Riverside anuncia el inicio de los ciclos de solicitud para los programas CDBG (asignación de distrito), ESG y HOME 2024-2025 de Urban County. Estos programas financiados con fondos federales son utilizados por el condado y las ciudades participantes para proporcionar viviendas decentes, un entorno de vida adecuado y la expansión de oportunidades económicas principalmente para personas y familias de bajos ingresos.

El condado anticipa obtener las sumas de subvención posteriores del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) durante el año programático 2024-2025: \$ 7,500,000 para CDBG, \$ 580,000 para ESG y \$ 2,130,000 para HOME. Para ver el **Aviso completo de disponibilidad** de fondos (NOFA) para los programas CDBG (asignación de distrito) y ESG, visite [www.rivcohhpws.org](http://www.rivcohhpws.org), [www.rivcoeda.org](http://www.rivcoeda.org) o [www.harivco.org](http://www.harivco.org). También se pueden obtener copias físicas de los NOFA enviando un correo electrónico a [Rivcocdbg.org](mailto:Rivcocdbg.org).

**CIUDAD COOPERANTE ASIGNACIÓN DE CDBG:** Tenga en cuenta que las ciudades cooperantes que participan en el programa CDBG del condado recibirán su propia asignación CDBG del condado para proyectos y actividades que beneficien a sus ciudades individuales. Las organizaciones que consideren solicitar a las Ciudades Cooperantes sus asignaciones de CDBG deben consultar directamente con esas ciudades para obtener información, procedimientos y plazos de solicitud. El sitio web de CDBG del condado proporciona información de contacto para las ciudades cooperantes.

**SOLICITUD EN LÍNEA:** El Condado comenzará a aceptar solicitudes para el ciclo CDBG 2024-2025 a partir del 18 de agosto de 2023. Se puede acceder a las SOLICITUDES RELLENABLES en línea. Todas las solicitudes de CDBG y ESG deben enviarse por correo a más tardar a las 5:00 PM PST del 17 de noviembre de 2023. El sitio web ofrece una solicitud rellenable e instrucciones sobre cómo enviar la solicitud. Para preguntas o asistencia con el sistema de solicitud en línea, comuníquese con Susana Orozco al sorozco@rivco.org o al 951-955-5933

Para comenzar el proceso de solicitud, los solicitantes deben visitar el sitio web del condado en:

<https://rivcoeda.org/Departments/Housing/Community-Development-BlockGrant/Community-Development/CDBG-Program>

Las solicitudes de CDBG (asignación del Distrito A) y ESG solo se aceptarán de organizaciones sin fines de lucro y entidades gubernamentales 501 (c) (3).

**PROGRAMA DE VIVIENDA:** El condado aceptará solicitudes de HOME para nuevas construcciones y proyectos de rehabilitación sustanciales de manera continua hasta que se agoten todos los fondos para el año fiscal actual. Las organizaciones interesadas en solicitar fondos HOME para el desarrollo de viviendas asequibles pueden encontrar la solicitud de financiamiento en <https://rivcoeda.org/HOME-Program/About-HOME/Applications-Forms>. Para preguntas o asistencia con la solicitud de financiamiento, comuníquese con Mervyn Manalo al [mmalo@rivco.org](mailto:mmalo@rivco.org) o 951-955-0774.

La oficina debe preparar y presentar a HUD una One-Year Action Plan que proporcione información detallada sobre todas las actividades que el condado financiará con fondos CDBG, ESG y HOME para el año programático 2024-2025. La Junta de Supervisores celebrará una audiencia pública sobre el Plan de Acción de un año propuesto en marzo de 2024 o alrededor de esa fecha. La Junta aprobará entonces el Plan de Acción del Año Final o alrededor de junio de 2024.

Si tiene alguna pregunta o necesita ayuda, póngase en contacto con:

Susana Orozco, Gerente Principal de Programas  
3403 10th Street, Suite 300  
Riverside, CA 92501  
(951) 955-5933  
[sorozco@rivco.org](mailto:sorozco@rivco.org)

NOTA: Para obtener una lista de los horarios y lugares de las Reuniones de Participación Ciudadana del Condado para el año programático 2024-2025, comuníquese con el personal de CDBG en [rivcocdbg.org](http://rivcocdbg.org).

Las personas con discapacidades auditivas o del habla pueden comunicarse con el personal del programa CDBG utilizando el Servicio de Retransmisión de California (711).

**Press-Enterprise  
Published: 8/18/23**

AFFP  
PUBLIC NOTICE ENGLISH

## Affidavit of Publication

STATE OF CA }                   SS  
COUNTY OF RIVERSIDE }

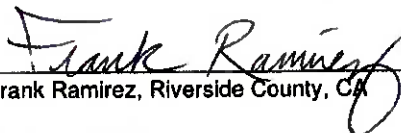
Frank Ramirez, being duly sworn, says:

I am a citizen of the United States and am employed by a publication in the county aforesaid, I am over the age of eighteen years and I am not a party to, nor interested in the above entitled matter. That she is Principal Clerk of the Printer of the Palo Verde Valley Times, a newspaper of general circulation, printed and published in Blythe, Riverside County, CA; and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Riverside, State of California under the date of June, 20, 1952, Case No. 54744, that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

10/11/2023 11/08/2023

That said newspaper was regularly issued and circulated on those dates.

I declare under penalty of perjury, that the foregoing is true and correct this 8th day of November 2023.

  
\_\_\_\_\_  
Frank Ramirez, Riverside County, CA

110348 255439

NICHOLAS FONOSCH COMMUNITY SOLUTIONS DIVISION  
3403 10TH ST. SUITE 300  
RIVERSIDE CA 92501

**County of Riverside  
Community Participation  
Meetings  
(24 CFR Part 91.105 and  
91.220)**

The County of Riverside is initiating the funding cycles for the **2024-2025 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and the Home Investment Partnerships Program (HOME)**. A requirement of these federally funded programs is the participation by residents, service providers, and other concerned individuals and organizations to identify community, housing, and social needs in low and moderate income communities. To encourage participation, the County will be conducting several Community Participation Meetings in selected unincorporated areas of the County.

**Mead Valley**

Wednesday

November 1, 2023

6:00 PM

Mead Valley Community Center  
21091 Rider Street  
Mead Valley, CA 92570

**Good Hope**

Thursday

November 2, 2023

6:00 PM

Moses Schaffer Community  
Center  
21565 Steele Peak Rd.  
Perris, CA 92570

**Mecca - North Shore**

Wednesday

November 8, 2023

6:00 PM

North Shore Yacht Club  
99155 Sea View Dr.  
Mecca, CA 92254

**Cabazon**

Thursday

November 9, 2023

6:00 PM

James A Venable Community  
Center  
50390 Carmen Ave.  
Cabazon, CA 92230

**Anza**

Wednesday

November 15, 2023

5:30 PM

Anza Community Center  
58630 CA-371  
Anza, CA 92539

**Oasis - Thermal**

Monday

November 27, 2023

6:00 PM

Jerry Rummonds Senior and  
Community Center  
87-229 Church Street  
Thermal, CA 92274

**ALL MEETING DATES,  
TIMES, AND LOCATIONS  
ARE SUBJECT TO CHANGE  
OR CANCELLATION**

Please check the HWS website  
[www.rivcoeda.org](http://www.rivcoeda.org) for additional  
meetings or updates.

Please contact the County of  
Riverside Department of  
Housing and Workforce  
Solutions (HWS) at (951) 955-  
6007 or  
[EW200CDBG@rivco.org](mailto:EW200CDBG@rivco.org) if you  
have questions or would like to  
submit comments concerning  
the use of CDBG, ESG, HOME,  
or other HUD-funded programs.  
You can also find additional  
information on the HWS  
website: [www.rivcoeda.org](http://www.rivcoeda.org).

Individuals with hearing or  
speech disabilities may obtain  
information pertaining to the  
Community Participation  
Meeting by utilizing the  
California Relay Service (711). -  
PVVT - 10/11/23, 11/08/23 -  
255439

AFFP  
PUBLIC NOTICE SPANISH

## Affidavit of Publication

STATE OF CA )                    SS  
COUNTY OF RIVERSIDE )

Frank Ramirez, being duly sworn, says:

I am a citizen of the United States and am employed by a publication in the county aforesaid, I am over the age of eighteen years and I am not a party to, nor interested in the above entitled matter. That she is Principal Clerk of the Printer of the Palo Verde Valley Times, a newspaper of general circulation, printed and published in Blythe, Riverside County, CA; and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Riverside, State of California under the date of June, 20, 1952, Case No. 54744, that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

10/11/2023 11/08/2023

That said newspaper was regularly issued and circulated on those dates.

I declare under penalty of perjury, that the foregoing is true and correct this 8th day of November 2023.

  
Frank Ramirez, Riverside County, CA

110348 255501

NICHOLAS FONOSCH COMMUNITY SOLUTIONS DIVISION  
3403 10TH ST. SUITE 300  
RIVERSIDE CA 92501

Condado de Riverside  
Reuniones de participación  
comunitaria  
(24 CFR Parte 91.105 y  
91.220)

El Condado de Riverside está iniciando los ciclos de financiamiento para la Subvención en Bloque para el Desarrollo Comunitario 2024-2025 (CDBG), la Subvención para Soluciones de Emergencia (ESG) y el Programa de Asociación de Inversión en el Hogar (HOME). Un requisito de estos programas financiados con fondos federales es la participación de residentes, proveedores de servicios y otras personas y organizaciones interesadas para identificar las necesidades comunitarias, de vivienda y sociales en comunidades de ingresos bajos y moderados. Para fomentar la participación, el Condado llevará a cabo varias reuniones de participación comunitaria en áreas seleccionadas no incorporadas del Condado.

Mead Valley Miércoles  
noviembre 1, 2023  
6:00pm  
Centro Comunitario Mead  
Valley  
21091 Rider Street  
Mead Valley, CA 92570

Good Hope  
Jueves  
noviembre 2, 2023  
6:00pm  
Centro Comunitario Moses  
Schaffer  
21565 Steele Peak Rd.  
Perris, CA 92570

Mecca - North Shore  
Miércoles  
noviembre 8, 2023  
6:00pm  
Club de Yates North Shore  
99155 Vista Mar Dr.  
La Mecca, CA 92254

Cabazon  
Jueves  
noviembre 9, 2023 6:00pm  
Centro Comunitario James A  
Venable  
Av. Carmen 50390  
Cabazon, CA 92230

Anza  
Miércoles  
noviembre 15, 2023 5:30pm  
Centro Comunitario Anza  
56630 CA-371  
Anza, CA 92539

Oasis - Thermal  
Lunes  
noviembre 27, 2023  
6:00pm  
Centro Comunitario y para  
Personas  
Mayores Jerry Rummonds  
87-229 Church Street  
Térnica, CA 92274

**TODAS LAS FECHAS,  
HORARIOS Y LUGARES DE  
LAS REUNIONES ESTÁN  
SUJETOS A CAMBIOS O  
CANCELACIONES.**

Consulte el sitio web de HWS  
[www.rivcoeda.org](http://www.rivcoeda.org) para obtener  
reuniones o actualizaciones  
adicionales.

Comuníquese con el  
Departamento de Housing and  
Workforce Solutions (HWS) del  
Condado de Riverside al (951)  
955-6007 o  
[RIVCOEDBG@rivco.org](mailto:RIVCOEDBG@rivco.org) si  
tiene preguntas o desea enviar  
comentarios sobre el uso de  
CDBG, ESG, HOME u otros  
programas financiados por  
HUD. También puede encontrar  
información adicional en el sitio  
web de HWS:  
[www.rivcoeda.org](http://www.rivcoeda.org).

Las personas con  
discapacidades auditivas o del  
habla pueden obtener  
información relacionada con la  
Reunión de Participación  
Comunitaria utilizando el  
Servicio de Retransmisión de  
California (711). - PVVT -  
10/11/23, 11/08/23 - 255501

AFFP  
NOFA ENGLISH

## **Affidavit of Publication**

STATE OF CA )           SS  
COUNTY OF RIVERSIDE )

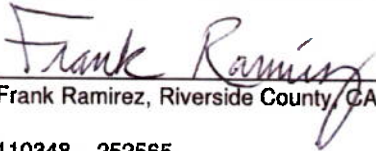
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\_\_\_\_\_  
Frank Ramirez, Riverside County, CA

110348 252565

NICHOLAS FONOSCH COMMUNITY SOLUTIONS DIVISION  
3403 10TH ST. SUITE 300  
RIVERSIDE CA 92501

PUBLIC NOTIFICATION

**NOTICE OF FUNDING  
AVAILABILITY (NOFA) FOR  
RIVERSIDE COUNTY 2024-  
2025**

**COMMUNITY DEVELOPMENT  
GRANT (CDBG) - DISTRICT  
ALLOCATION**

**EMERGENCY SOLUTIONS  
(ESG) GRANT HOME  
INVESTMENT  
PARTNERSHIPS PROGRAM  
(HOME)**

Riverside County announces the start of application cycles for Urban County's CDBG (district assignment), ESG, and HOME programs 2024-2025. These federally funded programs are used by the county and participating cities to provide decent housing, an adequate living environment, and the expansion of economic opportunity primarily for low-income individuals and families.

The county anticipates obtaining the subsequent grant sums from the U.S. Department of Housing and Urban Development (HUD) during the program year 2024-2025: \$7,500,000 for CDBG, \$580,000 for ESG, and \$2,130,000 for HOME. To the complete Notice of Funding Availability (NOFA) for the CDBG (District Assignment) and ESG programs, visit either [www.rivcohhpws.org](http://www.rivcohhpws.org), [www.rivcoeda.org](http://www.rivcoeda.org) or [www.harrivco.org](http://www.harrivco.org). Physical copies of the NOFAs can also be obtained by emailing [Rivcoedbg.org](mailto:Rivcoedbg.org).

**COOPERATING CITY CDBG ALLOCATION:** Please note that Cooperating Cities participating in the County CDBG program will receive their own County CDBG allocation for projects and activities that benefit their

individual cities. Organizations considering applying to Cooperating Cities for their CDBG assignments should consult directly with those cities for information, procedures, and application deadlines. The county's CDBG website provides contact information for cooperating cities.

**ONLINE APPLICATION:** The County will begin accepting application for the 2024-2025 CDBG cycle starting August 18, 2023. The **FILLABLE APPLICATIONS** may be accessed online. All CDBG and ESG applications must be submitted by mail no later than 5:00 PM PST on November 17, 2023. The website offers a fillable application and instructions on how to submit application. For questions or assistance with the online application system, please contact Susana Orozco at [sorozco@rivco.org](mailto:sorozco@rivco.org) or 951-955-5933

To begin the application process, applicants should visit the county's website at:

<https://rivcoeda.org/Departments/Housing/Community-Development-Block-Grant/Community-Development/CDBG-Program>

CDBG (District Allocation) and ESG applications will only be accepted from 501(c)(3) nonprofits and government entities.

**HOME PROGRAM:** The county will accept HOME applications for new construction and substantial rehabilitation projects on an ongoing basis until all funds for the current fiscal year are exhausted. Organizations interested in applying for HOME funds for development of affordable housing can find the funding application at <https://rivcoeda.org/HOME-Program/About-HOME/Applications-Forms>. For questions or assistance with the funding application please contact Mervyn Manalo at [mmano@rivco.org](mailto:mmano@rivco.org) or 951-955-0774.

The County must prepare and submit to HUD a One-Year Action Plan that provides detailed information on all activities the county will fund with CDBG, ESG, and HOME funds for the 2024-2025 program year. The Board of Supervisors will hold a public hearing on the proposed One-Year Action Plan on or about March 2024. The Board will then approve the Final Year Action Plan or about June 2024.

If you have any questions or need help, please contact:

Susana Orozco, Principal Program Manager  
3403 10th Street, Suite 300  
Riverside, CA 92501  
(951) 955-5933  
[sorozco@rivco.org](mailto:sorozco@rivco.org)

**NOTE:** For a list of County Citizen Engagement Meetings times and locations for the 2024-2025 program year, please contact CDBG Staff at [rivcoedbg.org](http://rivcoedbg.org).

People with hearing or speech disabilities can contact CDBG program staff using the California Relay Service (711). - PVVT - 10/04/23, 11/08/23 - 252565

AFFP  
NOFA SPANISH

## **Affidavit of Publication**

STATE OF CA }           SS  
COUNTY OF RIVERSIDE }

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\_\_\_\_\_  
Frank Ramirez, Riverside County, CA

110348 252614

NICHOLAS FONOSCH COMMUNITY SOLUTIONS DIVISION  
3403 10TH ST. SUITE 300  
RIVERSIDE CA 92501



NOTIFICACIÓN PÚBLICA

**AVISO DE DISPONIBILIDAD DE ALIENACIONES (NOFA) PARA EL CONDADO DE RIVERSIDE 2024-2025**

**SUBVENCIÓN PARA EL DESARROLLO COMUNITARIO (CDBG) - ASIGNACIÓN DISTRITAL**

**SUBVENCIÓN DE SOLUCIONES DE EMERGENCIA (ESG) HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

El Condado de Riverside anuncia el inicio de los ciclos de solicitud para los programas CDBG (asignación de distrito), ESG y HOME 2024-2025 de Urban County. Estos programas financiados con fondos federales son utilizados por el condado y las ciudades participantes para proporcionar viviendas decentes, un entorno de vida adecuado y la expansión de oportunidades económicas principalmente para personas y familias de bajos ingresos.

El condado anticipa obtener las sumas de subvención posteriores del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) durante el año programático 2024-2025: \$ 7,500,000 para CDBG, \$ 580,000 para ESG y \$ 2,130,000 para HOME. Para ver el Aviso completo de disponibilidad de fondos (NOFA) para los programas CDBG (asignación de distrito) y ESG, visite

[www.rivcohhpws.org](http://www.rivcohhpws.org)  
[www.rivcoeda.org](http://www.rivcoeda.org)

[www.rivco.org](http://www.rivco.org). También se pueden obtener copias físicas de los NOFA enviando un correo electrónico a [Rivcocdbgr@rivco.org](mailto:Rivcocdbgr@rivco.org).

**CIUDAD COOPERANTE ASIGNACIÓN DE CDBG:**

Tenga en cuenta que las ciudades cooperantes que participan en el programa CDBG del condado recibirán su propia asignación CDBG del condado para proyectos y actividades que beneficien a sus ciudades individuales. Las organizaciones que consideran solicitar a las Ciudades Cooperantes sus asignaciones de CDBG deben consultar directamente con esas ciudades para obtener información, procedimientos y plazos de solicitud. El sitio web de CDBG del condado proporciona información de contacto para las ciudades cooperantes.

**SOLICITUD EN LÍNEA:** El Condado comenzará a aceptar solicitudes para el ciclo CDBG 2024-2025 a partir del 18 de agosto de 2023. Se puede acceder a las SOLICITUDES RELLENABLES en línea.

Todas las solicitudes de CDBG y ESG deben enviarse por correo a más tardar a las 5:00 PM PST del 17 de noviembre de 2023. El sitio web ofrece una solicitud rellenable e instrucciones sobre cómo enviar la solicitud. Para preguntas o asistencia con el sistema de solicitud en línea, comuníquese con Susana Orozco al [sorozco@rivco.org](mailto:sorozco@rivco.org) o al 951-955-5933

Para comenzar el proceso de solicitud, los solicitantes deben visitar el sitio web del condado en:

<https://rivcoeda.org/Departments/Housing/Community-Development-Block-Grant/Community-Development/CDBG-Program>

Las solicitudes de CDBG (asignación del Distrito A) y ESG solo se aceptarán de organizaciones sin fines de lucro y entidades gubernamentales 501 (c) (3).

**PROGRAMA DE VIVIENDA:**

El condado aceptará solicitudes de HOME para nuevas construcciones y proyectos de rehabilitación sustanciales de manera continua hasta que se agoten todos los fondos para el año fiscal actual. Las organizaciones interesadas en solicitar fondos HOME para el desarrollo de viviendas asequibles pueden encontrar la solicitud de financiamiento en <https://rivcoeda.org/HOME-Program/About-HOME/Applications-Forms>.

Para preguntas o asistencia con la solicitud de financiamiento, comuníquese con Mervyn Manalo al [mmano@rivco.org](mailto:mmano@rivco.org) o 951-955-0774.

La oficina debe preparar y presentar a HUD una One-Year Action Plan que proporcione información detallada sobre todas las actividades que el condado financiará con fondos CDBG, ESG y HOME para el año programático 2024-2025. La Junta de Supervisores celebrará una audiencia pública sobre el Plan de Acción de un año propuesto en marzo de 2023 o alrededor de esa fecha. La Junta aprobará entonces el Plan de Acción del Año Final o alrededor de junio de 2024.

Si tiene alguna pregunta o necesita ayuda, póngase en contacto con:

Susana Orozco, Gerente Principal de Programas  
3403 10th Street, Suite 300  
Riverside, CA 92501  
(951) 955-5933  
[sorozco@rivco.org](mailto:sorozco@rivco.org)

NOTA: Para obtener una lista de los horarios y lugares de las Reuniones de Participación Ciudadana del Condado para el año programático 2024-2025, comuníquese con el personal de CDBG en [rivcocdbg.org](http://rivcocdbg.org).

Las personas con discapacidades auditivas o del habla pueden comunicarse con el personal del programa CDBG utilizando el Servicio de Retransmisión de California (711). - PVVT - 10/04/23, 11/08/23 - 252814

AFFP  
CPD PROGRAM ENGLISH

## **Affidavit of Publication**

STATE OF CA }                    SS  
COUNTY OF RIVERSIDE }

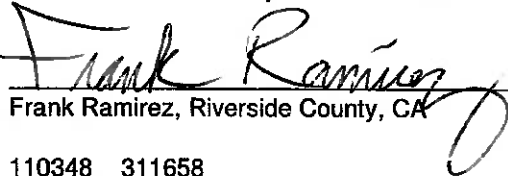
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03/06/2024

That said newspaper was regularly issued and circulated on those dates.

I declare under penalty of perjury, that the foregoing is true and correct this 6th day of March 2024.

  
\_\_\_\_\_  
Frank Ramirez, Riverside County, CA

110348 311658

NICHOLAS FONOSCH COMMUNITY SOLUTIONS DIVISION  
3403 10TH ST. SUITE 300  
RIVERSIDE CA 92501

**PUBLIC NOTICE**

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

**Community Development Needs and Proposed Uses of 2024-2025 HUD-  
Funded CPD Programs**

The Riverside County Department of Housing and Workforce Solutions hereby notifies the public, pursuant to 24 CFR 91.105(e) that the County of Riverside Board of Supervisors will hold a public hearing to: 1) hear comments on community development needs within the County's HUD-funded Urban County program; and 2) hear comments upon the proposed uses of 2024-2025 HUD-funded CPD programs to address the identified community development needs. The public hearing is scheduled for April 2, 2024, at 9:30am., in the Board of Supervisors' Chambers, County Administrative Center, 4080 Lemon Street, 1st floor, Riverside, CA. The public may present oral or written comments during the public hearing.

Furthermore, the public may review and comment upon the proposed uses of 2024-2025 HUD-funded CPD programs, as well as comment upon community development needs, beginning March 1, 2024. Comments may be submitted to the addresses below until 5:00 PM on April 1, 2024.

A summary of the proposed uses of 2024-2025 HUD-funded CPD programs can be viewed by the public at the following location:

Riverside County Housing & Workforce Solutions (HWS)  
Community and Housing Development  
3403 10th St, Suite 300, Riverside, CA 92501 (951) 955-5936

Riverside County Housing & Workforce Solutions-Indio  
44-199 Monroe Street, Suite B, Indio, CA 92201 (760) 863-2650

The proposed uses of 2024-2025 HUD-funded CPD programs can also be viewed on-line at: [www.rivcoeda.org](http://www.rivcoeda.org)

It is anticipated that the Board of Supervisors will approve and adopt the final 2024-2025 One Year Action Plan at its regular meeting of July 9, 2024. The 2024-2025 One-Year Action Plan will then be forwarded to the U.S. Department of Housing and Urban Development (HUD) for review and approval on or about July 30, 2024. Please note that both the meeting date and time are subject to change.

**EXECUTIVE SUMMARY** The primary objective of the County's CPD programs is the development of viable urban communities by providing decent housing, a suitable living environment, and expansion of economic opportunities, principally for persons of low and moderate incomes. The 2024-2025 One Year Action Plan is a component of the 2024-2029 Five Year Consolidated Plan that must be updated annually. It provides detailed information on the resources the County expects to receive and the specific activities to be undertaken to meet the priority needs identified in the Consolidated Plan. Upon completion of the Citizen Participation process, the review and considerations of comments, and the approval by the Board of Supervisors, the County will prepare and submit the final 2024-2025 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan to the U.S. Department of Housing and Urban Development.

**ANTICIPATED FUNDS** Anticipated allocations to be received through the FY 2024-2025 HUD appropriations are: \$8,000,000 for the Community Development Block Grant (CDBG) program, including the Metro City Program; \$2,300,000 for the Home Investment Partnership (HOME) program, including the Community Housing Development Organizations (CHDO) program; and \$613,000 for the Emergency Solutions Grant (ESG) program. The County expects to utilize at least eighty-five percent (85%) of the CPD funds for activities that will benefit low and moderate-income persons.

**SUMMARY OF PROPOSED ONE YEAR PLAN ACTIVITIES** The County received eighty (80) proposals for the 2024-2025 CDBG funding totaling \$7,567,882. The proposed activities included public service, public facility improvements, rehabilitation, economic development, code enforcement, and others. There were five (5) requests for Emergency Solutions Grant (ESG) funding totaling \$986,807. Proposals for the HOME program include HOME New Construction (\$1,825,820); HOME Direct Ownership (\$350,000); HOME/CHDO Set-Aside (\$365,165); and HOME Administration (\$243,442). The combined cost for the oversight of the programs (HOME, CDBG, ESG) general management and administrative activities are estimated to be \$1,844,744.

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

**CITIZEN PARTICIPATION AND COMMENTS** The County of Riverside initiated the 2024-2025 CPD Funding cycle in August 2023, with the publication of the Notification of Funding Availability (NOFA) for the CDBG and ESG programs. The County initiated the Citizen Participation Process in August 2023, with the notification to residents, Cooperating Cities, non-profit organizations, service providers, public agencies, and other stakeholders, of the 2024-2025 CPD Funding cycle. The Citizen Participation process consisted of online submissions, public meetings in unincorporated communities to receive input from residents and others to identify and assess economic, community, housing, and social development needs in the communities.

**PARTICIPATING COMMUNITIES** The 2024-2025 One Year Action Plan of the 2024-2029 Consolidated Plan includes the unincorporated areas of the County, the cities of Lake Elsinore and Murrieta (Metro Cities), and the following Cooperating Cities: Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto, and Wildomar.

**IMPLEMENTATION** The goals for the 2024-2025 One Year Action Plan of the Consolidated Plan include: creating affordable housing for those of very low, low, and moderate-income; providing home ownership opportunities for first-time buyers; improving conditions of substandard housing and rental housing; addressing farm worker housing needs; ensuring the availability of emergency shelters to address the needs of the homeless; creating housing opportunities for the elderly, especially the frail elderly; creating supportive housing or shelter for persons afflicted with HIV/AIDS; creating rental assistance through subsidy programs; providing short-term shelter for the mentally ill homeless; creating a suitable living environment by improving public facilities and services; and providing economic development opportunities for low- and moderate- income families.

If you have any questions or require additional information about the County's CPD programs, the Citizen Participation process, public hearings, or other information, please contact HWS at (951) 955-5936, or [RivCoCDBG@rivco.org](mailto:RivCoCDBG@rivco.org)

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: Community Planning and Development at [CPDLA@hud.gov](mailto:CPDLA@hud.gov). Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

Susana Orozco, Principal Development Specialist - Community and Housing Development - PVVT  
- 03/06/24 - 311658

AFFP  
CPD PROGRAMS SPANISH

## **Affidavit of Publication**

STATE OF CA }            SS  
COUNTY OF RIVERSIDE }


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\_\_\_\_\_  
Frank Ramirez, Riverside County, CA

110348 311684

NICHOLAS FONOSCH COMMUNITY SOLUTIONS DIVISION  
3403 10TH ST. SUITE 300  
RIVERSIDE CA 92501

## AVISO PÚBLICO

### CONDADO DE RIVERSIDE PROGRAMAS DE PLANIFICACIÓN Y DESARROLLO COMUNITARIO CPD (POR SUS SIGLAS EN INGLÉS) CDBG, INICIO, ESG.

#### Necesidades de desarrollo comunitario y usos propuestos de los programas de CPD financiados por HUD 2024-2025

El Departamento de Vivienda y Soluciones de la Fuerza Laboral del Condado de Riverside notifica al público, de conformidad con 24 CFR 91.105 (e) que la Junta de Supervisores del Condado de Riverside llevará a cabo una audiencia pública para: 1) escuchar comentarios sobre las necesidades de desarrollo comunitario dentro del programa de Condado Urbano financiado por HUD del Condado; y 2) escuchar comentarios sobre los usos propuestos de los programas de DPC financiados por HUD para 2024-2025 para abordar las necesidades de desarrollo comunitario identificadas. La audiencia pública está programada para el 2 de abril de 2024, a las 9:30 a.m., en las Cámaras de la Junta de Supervisores, Centro Administrativo del Condado, 4080 Lemon Street, 1er piso, Riverside, CA. El público puede presentar comentarios orales o escritos durante la audiencia pública.

Además, el público puede revisar y comentar sobre los usos propuestos de los programas de CPD financiados por HUD para 2024-2025, así como comentar sobre las necesidades de desarrollo comunitario, a partir del 1 de marzo de 2024. Los comentarios pueden enviarse a las direcciones que se indican a continuación hasta las 5:00 p. m. del 1 de abril de 2024.

Un resumen de los usos propuestos de los programas de CPD financiados por HUD 2024-2025 puede ser visto por el público en la siguiente ubicación:

Soluciones de Vivienda y Fuerza Laboral del Condado de Riverside (HWS)  
Desarrollo Comunitario y de Vivienda  
3403 10th St, Suite 300, Riverside, CA 92501  
(951) 955-6007

Soluciones de Vivienda y Fuerza Laboral del Condado de Riverside-  
Indio  
44-199 Monroe Street, Suite B, Indio, CA 92201  
(760) 863-2650

Los usos propuestos de los programas de CPD financiados por HUD para 2024-2025 también se pueden ver en línea en: [www.rivcoeda.org](http://www.rivcoeda.org)

Se anticipa que la Junta de Supervisores aprobará y adoptará el Plan de Acción Final de un año 2024-2025 en su reunión ordinaria del 9 de julio de 2024. El Plan de Acción de un año 2024-2025 se enviará al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés) para su revisión y aprobación el 30 de julio de 2024 o alrededor de esa fecha. Tenga en cuenta que tanto la fecha como la hora de la reunión están sujetas a cambios.

**RESUMEN EJECUTIVO** El objetivo principal de los programas de CPD del Condado es el desarrollo de comunidades urbanas viables mediante la provisión de viviendas dignas, un entorno de vida adecuado y la Oportunidades de expansión de la economía, principalmente para personas de ingresos bajos y moderados. El Plan de Acción Anual 2024-2025 es un componente del Plan Quinquenal Consolidado 2024-2029 que debe actualizarse anualmente. Proporciona información detallada sobre los recursos que el Condado espera recibir y las actividades específicas que se llevarán a cabo para satisfacer las necesidades prioritarias identificadas en el Plan Consolidado. Una vez completado el proceso de Participación Ciudadana, la revisión y consideración de los comentarios, y la aprobación por parte de la Junta de Supervisores, el Condado preparará y presentará el Plan de Acción Final de un año 2024-2025 del Plan Consolidado de Cinco Años 2024-2029 al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos.

**FONDOS ANTICIPADOS** Las asignaciones anticipadas que se recibirán a través de las asignaciones de HUD para el año fiscal 2024-2025 son: \$8,000,000 para el programa de Subvención en Bloque para el Desarrollo Comunitario (CDBG), incluido el Programa de Metro City; \$2,300,000 para el programa de Asociación de Inversión en Vivienda (HOME), incluido el programa de Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO); y \$613,000 para el programa de Subvención para Soluciones de Emergencia (ESG). El Condado espera utilizar al menos el ochenta y cinco por ciento (85%) de los fondos del CPD para actividades que beneficien a las personas de ingresos bajos y moderados.

**RESUMEN DE LAS ACTIVIDADES PROPUESTAS DEL PLAN DE UN AÑO** El Condado recibió ochenta (80) propuestas para los fondos CDBG 2024-2025 por un total de \$7,567,882. Las actividades propuestas incluían el servicio público, las mejoras de las instalaciones públicas, la rehabilitación, el desarrollo económico, la aplicación de los códigos y otras. Hubo cinco (5) solicitudes de fondos de Subvención para Soluciones de Emergencia (ESG, por sus siglas en inglés) por un total de \$986,807. Las propuestas para el programa HOME incluyen HOME New Construction (\$1,825,820); Propiedad directa de HOME (\$350,000); HOME/CHDO Reserva (365.165 dólares); y Administración del Hogar (243.442 dólares). El costo combinado de la supervisión de los programas (HOME, CDBG, ESG), la gestión general y las actividades administrativas se estima en \$1,844,744.

**IMPLEMENTACIÓN** Los objetivos para el Plan de Acción de un año 2024-2025 del Plan Consolidado incluyen: crear viviendas asequibles para las personas de ingresos muy bajos, bajos y moderados; brindar oportunidades de propiedad de vivienda para compradores primerizos; mejorar las condiciones de las viviendas deficientes y las viviendas de alquiler; abordar las necesidades de vivienda de los trabajadores agrícolas; garantizar la disponibilidad de refugios de emergencia para atender las necesidades de las personas sin hogar; crear oportunidades de vivienda para las personas mayores; especialmente los ancianos frágiles; la creación de viviendas o refugios de apoyo para las personas afectadas por el VIH/SIDA; la creación de asistencia para el alquiler a través de programas de subsidios; proporcionar refugio a corto plazo a los enfermos mentales sin hogar; la creación de un entorno de vida adecuado mediante la mejora de las instalaciones y los servicios públicos; y brindar oportunidades de desarrollo económico a las familias de ingresos bajos y moderados.

Si tiene alguna pregunta o necesita información adicional sobre los programas de CPD del Condado, el proceso de Participación Ciudadana, las audiencias públicas u otra información, comuníquese con HWS al (951) 955-5936 o [RivCoCDBG@rivco.org](mailto:RivCoCDBG@rivco.org)

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y se dirigirán a las siguientes oficinas locales de HUD en Los Ángeles: Planificación y Desarrollo Comunitario en [CPDLA@hud.gov](mailto:CPDLA@hud.gov). Los posibles objetores deben comunicarse con las oficinas locales de HUD en Los Ángeles por correo electrónico para verificar el último día real del período de objeción.

Susana Orozco, Especialista Principal en Desarrollo Comunitario y de Vivienda. - PVWT - 03/06/24 -311684

**DESPLAZAMIENTO** Todas las actividades planificadas financiadas por el CPD se diseñarán para minimizar el desplazamiento de personas. La provisión de beneficios de reubicación a las personas desplazadas y el reemplazo de unidades de vivienda de ingresos bajos y moderados que sean demolidas o convertidas a otro uso como resultado de las actividades financiadas por CDBG será consistente con el Plan de Asistencia contra el Desplazamiento y la Reubicación del Condado y las disposiciones de la Ley Uniforme de Asistencia para la Reubicación y Adquisición de Bienes Inmuebles de 1970, en su forma enmendada.

**PARTICIPACIÓN CIUDADANA Y COMENTARIOS** El Condado de Riverside inició el ciclo de financiamiento de CPD 2024-2025 en agosto de 2023, con la publicación de la Notificación de Disponibilidad de Fondos (NOFA) para los programas CDBG y ESG. El Condado inició el Proceso de Participación Ciudadana en agosto de 2023, con la notificación a los residentes, las Ciudades Cooperantes, las organizaciones sin fines de lucro, los proveedores de servicios, las agencias públicas y otras partes interesadas, del ciclo de financiamiento de CPD 2024-2025. El proceso de Participación Ciudadana consistió en presentaciones en línea, reuniones públicas en comunidades no incorporadas para recibir aportes de los residentes y otras personas para identificar y evaluar las necesidades económicas, comunitarias, de vivienda y de desarrollo social en las comunidades.

**COMUNIDADES PARTICIPANTES** El Plan de Acción de un año 2024-2025 del Plan Consolidado 2024-2029 incluye las áreas no incorporadas del Condado, las ciudades de Lake Elsinore y Murrieta (Ciudades Metropolitanas) y las siguientes Ciudades Cooperantes: Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto y Wildomar.

# **APPENDIX D**

## **CONSULTATION AND COMMENTS**



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## **Outreach**

**2024-2025 One Year Action Plan of the 2024-2029 Consolidated Plan for HUD  
CPD Funding**

### **COUNTY AGENCY/ DEPARTMENT**

Community Action Partnership of Riverside County (CAP)

First Five Riverside

Riverside University Health System- Behavioral Health

Riverside County Office on Aging

Riverside University Health System- Public Health

Riverside County Department of Veterans' Services

Riverside County Economic Development

Riverside County Workforce Development Centers

Housing Authority of the County of Riverside

TLMA - Advanced Planning Department

RivCo Works

### **Previous Applicant and Other Public or Private Agency**

Big Brothers Big Sisters of the Inland Empire

Boys and Girls Club

California Family Life Center

Catholic Charities of San Bernardino and Riverside Counties

Coachella Valley Association of Govts

Coachella Valley Economic Partnership

Coachella Valley Housing Coalition

Coachella Valley Rescue Mission

Coachella Valley USD (4th District)

Coachella Valley Women's Business Center

College of the Desert  
Community Mission of Hope  
Consortium for Early Learning Services  
Desert AIDS Project  
Desert Healthcare District and Foundation  
Dream Center Lake Elsinore  
Fair Housing Council Riverside County, Inc.  
Family Service Association (FSA)  
Family Services of the Desert, Inc.  
Foothill AIDS  
Goodwill Southern California, Inland Empire  
Greater Riverside Hispanic Chamber of Commerce  
Habitat for Humanity Inland Valley  
Hemet USD (3rd District)  
Inland Caregiver Resource Center  
Inland Empire Community Foundation  
Inland Empire Small Business Development Center  
Inland Southern California United Way  
Inspire Life Skills Training  
Jurupa USD (2nd District)  
Lake Elsinore USD (1st District)  
Leadership Counsel for Justice and Accountability  
Martha's Village & Kitchen  
My City Youth Center  
Palo Verde USD (4th District)  
Parkview Legacy Foundation  
Path of Life Ministries  
Reach Out

Regional Access Project (RAP) Foundation

Salvation Army Riverside Corps

Sigma Beta Xi

Smiles for Seniors

Social Work Action Group (SWAG)

TruEvolution

United Way of the Desert

Val Verde USD (5th District)

Valley-Wide Recreation and Park District

Vision y Compromiso

Voices for Children

Western Riverside Council of Governments

## AP-12 Participation – (Appendix D) Citizen Participation Outreach Results

### Mode of Outreach - Memorandum of Participation

The County reached out to various stakeholders seeking input and consultation that are involved in housing and homelessness services, community development, and economic development.

Eleven (11) Participation and Assistance Memorandum Requests were sent to other County agencies/departments and fifty-two (52) were sent to previous and new CPD applicants and non-profit agencies.

The following five (5) agencies submitted a summary of current goals, objectives, and effectiveness of the services and/or programs provided by their organizations, available resources, and current plans, all that address the needs of the County's CPD program targeted populations.

**SAFE Family Justice Center (SAFE FJC) Mission's goals** is to provide comprehensive services that help protect families, seek justice and promote SAFE futures for children, youth and families who have been affected by violence. SAFE FJC have been serving victims of domestic violence since 1998 throughout all of Riverside County. In 2001, we expanded to also serve victims of sexual assault, human trafficking, child abuse and elder abuse. Our services include:

- Assistance filling out Restraining Orders and Protective Orders
- Relocation assistance
- Emergency stability funds
- Personalized safety planning
- Legal assistance and court support
- Counseling
- Education and support groups
- Police Activities League and other youth programs
- Information about victims rights
- Government program application assistance, including California Victim Compensation Program

Domestic violence is the leading cause of homelessness for women. Riverside County's homeless population has risen 12% in the past year. With a homeless crisis, overcrowded shelters and a lack of service providers, SAFEFJC is seeing an increase in demand for services.

The "targeted population" includes unincorporated communities' areas of Riverside County, victims of domestic violence and low-income individuals/families. We meet all of these target populations. Our services are offered County-wide, and we have three locations in the cities of Riverside, Temecula and Indio. All of our clients have experienced violence, with 58% having experienced domestic violence. Victims of domestic violence are also a group presumed to be low- and moderate-income defined by HUD.

**Voices for Children's** goals and objectives include, but are not limited to

#### **Goals, Objectives, and Effectiveness of VFC's Riverside County CASA Program**

An estimated 5,000 children spend time in Riverside County foster care each year after experiencing abuse and neglect. Children who enter foster care after having been removed from their homes due to abuse or neglect often experience instability and uncertainty that complicates the trauma they have already experienced. Children who are unable to return safely to their families often feel isolated, powerless, and voiceless as they approach their teen years and adulthood. No matter their age, they need

a consistent adult in their lives to help prepare them for independent adulthood outside of the foster care system. *This is where (VFC) steps in.*

**Our Mission & Vision:** Voices for Children transforms the lives of abused, abandoned, or neglected children by providing them with trained, volunteer Court Appointed Special Advocates (CASAs). We believe that every child deserves a safe and permanent home and, to that end, will strive to provide a trained CASA volunteer to every abused, abandoned, or neglected child who needs one and will advocate to improve the lives of children in the foster care system.

**Program Growth:** We have experienced year-over-year growth in the number of children served and the number of volunteers assigned to children in foster care. Our goal is to serve more than 540 children this fiscal year. After the first six months of the fiscal year, we have served 438 children and are on track to achieve our overall goal for this year.

VFC, which serves both Riverside and San Diego Counties, is among the most effective and efficient children's charities in Southern California. It is the largest CASA program in California and the Western United States. VFC's Riverside County program and volunteers have received numerous awards for the advocacy children in foster care receive.

**Why CASAs are needed:** While the foster care system is comprised of many committed, compassionate professionals, they are often trying to juggle the needs of the many children on their caseloads at any given time. Every child deserves the undivided attention of a responsible adult, dedicated to them, to advocate for their safety and happiness. The foster care system simply cannot provide this individual attention in its current state, where social workers carry an average caseload of 35 cases, attorneys represent as many as 250 children, and Juvenile Court judges hear up to 1,000 cases each year.

**Program Description:** VFC addresses these systemic challenge through the intervention and support of CASA volunteers, who advocate for children in foster care in court, the classroom, and the community. At VFC, prospective volunteers begin by attending an Information Session, followed by a rigorous screening process to ensure that they are able to advocate objectively for a vulnerable child. Those who pass the screening enroll in Advocate University, VFC's intensive, 35-hour training program, taught by a team of professional experts.

Unlike other foster care professionals who must manage numerous cases at any given time, VFC matches each CASA with a single child or sibling group. This model allows CASAs the necessary time to get to know their case children; to meet with all those involved in the children's lives, including teachers, lawyers, therapists, and social workers; and to prepare comprehensive reports to the judges who make life-changing decisions about the children's healthcare, education, and permanent home placements.

Long-term goals of the program include the prevention of negative outcomes such as poverty, decreased educational attainment, homelessness, and incarceration—all of which individuals who have spent time in foster care experience at much higher rates than does the general population. Social costs include public assistance, incarceration, and costs absorbed by the community, such as wages lost due to youth in foster care dropping out of school. CASA intervention reduces or prevents these outcomes, potentially saving millions of tax dollars and ultimately creating healthier, safer communities.

**Program Goals and Objectives:** VFC is dedicated to providing holistic, culturally responsive advocacy services to Riverside County children in foster care in need. With 5,000 children spending time in Riverside County foster care each year, we understand that we must continue to expand our program to serve more youth with desperately needed, individualized advocacy—a level of care and attention that is not possible with foster care alone. CASAs are a vital support to children mired in the child welfare

system and, with the support of those who believe in our mission, VFC hopes to one day provide a CASA to every child in Riverside County who needs one.

VFC's goal in fiscal year (FY) 2023–24 is to provide 540 children in foster care with their very own CASAs. This will require VFC to recruit and train at least 60 new volunteers in the coming months; triage and monitor at least 100 referrals; match new CASAs with appropriate case children or sibling groups; and provide support and continuing education to our dedicated volunteers.

**Program Evaluation:** VFC employs institutional evaluation, assessment, and data collection to understand the effect of our services youth and to continuously enhance the support we provide our volunteers. VFC conducts regular internal evaluations based on statistical and anecdotal data from CASAs and the staff who work with them to determine the progress of participants. We gather and track quantitative and qualitative data about the activities and progress of foster youth and their CASAs in a comprehensive database program called CASA Manager, designed specifically for court advocate programs like ours. Through this relational database, VFC tracks everything from CASA volunteer training to the status of each child's welfare. We regularly analyze data in CASA Manager to measure outcomes and adjust our program protocols and training as needed.

### **Impact Report for Voices for Children's Riverside County CASA Program**

Each year, VFC publishes an Impact Report to update our stakeholders and supporters on our programmatic accomplishments and financial position. The fiscal year 2021–22 Impact Report and Riverside County supplement are available at <https://www.speakupnow.org/about-us/financials-and-publications/>; we expect to post the fiscal 2022–23 versions by the end of this month.

### **Resources Directed to Target Populations**

VFC's Riverside County CASA program exclusively serves children who have been abused or neglected. These children are presumed to be low income by the U.S. Department of Housing and Urban Development guidelines for CDBG programs. As a result, all of the funds that VFC raises are directed to the target populations. VFC depends on the investments of government entities, private philanthropists, foundations, and corporations who share VFC's commitment to providing transformative advocacy for children in foster care. VFC expects to raise more than \$1.5 million in FY 2022–23 to provide CASA volunteers for 540 children. Additional details about our funders are available in the Riverside County supplement to our Impact Report (see link above).

**Community and Family Wellness Reach Out Jurupa Valley Resource Center** is a local hub committed to connecting community members with direct services and resources near them. In partnership with local organizations and agencies, our dedicated team will serve individuals and families by identifying needs and priorities, navigating access to resources, and creating long-term goals to enhance their quality of life. We aim to empower our community by providing a safe space to explore opportunities and create sustainable change.

With funding support from California Violence Intervention and Prevention (CalVIP) grant from The California Board of State and Community Corrections (BSCC), our resource center offers offer service navigation, case management, and community events all at no charge to the public. We have partnered with local organizations and agencies to bring direct services and supports in a variety of areas, including utilities assistance, legal advice, translation services, systems navigation, mental health services, community health worker (CHW) trainings, workforce development, domestic violence, and substance use and rehabilitation.

Healthy Jurupa Valley (HJV) is a collaborative program between Reach Out and the City of Jurupa Valley as part of a healthy cities' initiative, which recently celebrated 10 years of programming. Our

mission is to inspire residents to ignite change, bringing greater health, safety, and quality of life to everyone in the city. Since March 2023, HJV has hosted monthly collaborative meetings open to community members and partners in the Jurupa Valley Resource Center conference room with a current total of 364 attendees. Beside the large monthly meeting, HJV also hosts 5 action team meetings monthly in which the community comes together to plan activities surrounding arts/murals, gardening, safety, and emergency preparedness, building cohesion and economic prosperity, and empowering community champions. Reach Out Strategic Plan's Goals are: 1. Increase Collective Efficacy; 2. Reduce Violence, Victimization, Trauma, and Exposure to Violence. Reach Out Strategies and Activities are 1. Prevention and Education; Restorative Justice and Therapeutic Services; and 3. Support Services and Workforce Development. Reach Out Measurements and Targets include the following (Timeline starts July 1, 2022-June 30,2025):

- 75% of JUSD students (7th grade and up) receive at least one mental health or substance use prevention program by the end of the project.
- 40 JUSD students referred to Youth Court per year / 40 juvenile court cases referred to Youth Court per year.
- Queen of Hearts provides equine-assisted therapeutic programs to 50 youth per year.
- Resource center to serve 200 residents per week.
- 60 youth and young adults to receive case management services.
- 500 youth and adults trained in workforce development skills.
- 10 individuals trained in CHW violence prevention curriculum by July 2023; 10 CHWs deployed from July 2023 to the end of the project.
- 20 individuals trained in violence prevention; these individuals to reach 10,000 residents by the end of the project.

**Reach Out's Vision Statement & Mission Statement:** The strategic plan for Reach Out aims to further the following organizational vision:

Our vision is to create a safer and more resilient community through an innovative, multi-pronged approach that intervenes to lessen harms, prevents future risks, and promotes collective efficacy. We are committed to implementing diversion and Restorative Justice Practices, working collaboratively with our cohort of partners.

Our project is driven by the belief that by interweaving these strategies, we can provide integral support to individuals and families, directly address community needs, fill service gaps, mitigate risk factors for violence, and instigate upstream systems and policy-level changes. The ultimate goal is to establish protective community environments that foster safety, well-being, and unity.

Central to our vision is a comprehensive plan for community engagement and planning, which unites cross-sectoral stakeholders in a cohesive and focused manner. This approach enhances coordination among existing violence prevention and intervention programs while minimizing duplication of services. Together, we aim to build a community where individuals thrive, violence is reduced, and collective efficacy is the driving force for positive change.



The mission of Reach Out and carrying out the CalVIP grant is: to implement a multi-pronged approach that intervenes to lessen harms, prevents future risks, and promotes collective efficacy. We work collaboratively with our cohort of partners, emphasizing diversion and restorative justice practices. Our project is centered around providing integral support to individuals and families, addressing community needs, filling service gaps, mitigating risk factors for violence, and instigating upstream systems and policy-level changes. We are dedicated to creating protective community environments that foster safety, well-being, and unity.

Crucial to our mission is a comprehensive plan for community engagement and planning, uniting cross-sectoral stakeholders in a cohesive and focused manner. This approach enhances coordination among existing violence prevention and intervention programs while minimizing duplication of services. Our aim is to build a community where individuals thrive, violence is reduced, and collective efficacy is the driving force for positive change.

### **The Salvation Army Current Goals and Objectives to Achieve the Goals:**

For almost 160 years, the Salvation Army (SA), has been committed to serving men, women, and families in need of assistance daily. We have done this by providing basic needs such as food, housing, substance abuse treatment, rental assistance, utility assistance and supportive case management services. We work with clients to uncover their barriers that prevent them from being housed and/or unemployed. We listen and understand their strengths and weaknesses and help identify possible solutions through case management services. We provide basic health needs (food, water, referrals) and can assist with a plethora of other services like substance abuse treatment, as well as educational training and life skills adjustments to help those regain control of their lives. To make and achieve goals, we need objectives (list of services) on how we can achieve our goals. Therefore, below is the list of services that the SA provides for both the Riverside and Moreno Valley locations:

1. Food Pantry - Every Wednesday and Friday; 8:30 am till 11:30 am at the Riverside location and 12 pm till 3:00 pm at the Moreno Valley location
2. Shower Service - Every Tuesday and Thursday [*at the Riverside location only*] from 8:30 am till 11:00 am and 1:00 pm till 3:30 pm
3. Homeless Prevention/Rental Assistance (RA) – Paying back rent to help the client get caught up and stabilized (pending on funding)
4. Rapid Re-Housing (RRH) – Assist with paying the security deposit and up to six months of rent so that the client will no longer be homeless (pending on funding)
5. Clothing and Hygiene – Daily
6. No Fee Waiver for a California ID or Driver’s License
7. Community Street Outreach
8. Homeless to Work Job Opportunity (for Moreno Valley residents only)
9. Extensive Case Management Services – To provide supportive counseling, advocacy, and services for homeless and displaced families and individuals.
10. Pathway of Hope (POH) – POH is a program with individualized services to families who find themselves in cycles of crisis, including unemployment, unstable housing, lack of education, and more. The case manager from POH coaches and supports your family from crisis to stability (Riverside location only)

### **1-Year Goals**

1. Form an action-oriented linkage/network of health and service providers whose primary purpose is to deliver care and referrals to people in our targeted population, then the “one-stop-shop” will allow for greater accessibility to obtain referrals and resources in a timely manner.
2. Creating and implementing a Homeless to Work Program in the communities of Riverside County
3. Cold Weather Shelter for the 2024-2025 winter season and on.

#### 5-Year Goals

1. Increase partnerships and collaborate between cities, key stakeholders, and local funding agencies with extensive communication during the any new implementation processes.
2. Support the creation of interim housing opportunities and other short-term interventions to quickly move people off the streets.
3. Increase rental assistance resources and services for homelessness prevention as well as exiting homeless households rapidly.
4. Locate a place where the targeted population with animals can temporarily surrender (or foster) their animals until they are done with treatment.

#### Effectiveness of our Current Goals (in the last 18 months or so):

1. We have successfully housed 52 individuals or families by utilizing funding to help pay the security deposit and up to the first six months of rent.
2. SA funding has prevented 71 individuals and families from becoming homeless by paying their back rent.
3. Since January 2022, we have employed 65 homeless individuals on the Homeless to Work Program.
4. We have provided showers for 7,056 people in the last 18 months.
5. Our Pathway of Hope Program has had seven families successfully complete the program.
6. Our Homeless Street Outreach Program has helped to increase community engagement in our local communities, which has been, and hopefully will continue to be, positive.
7. With our Community Street Outreach Program, we have created a broader presence in patrolling the parks and City facilities, which has assisted with lowering the numbers of crime and ordinance violations.

Our internal structures and processes are designed to serve spiritual and social services in our communities. We are at our best when we are moving people from crisis to places of contribution. Our “Growth Points” are the secret sauce for the Riverside Corps. Our greatest stories of life change come from people who have found a community and a safe place to grow and serve. Our strategy map is meant to accomplish the following: 1) to define mission 2) to help all team members understand their place in the mission 3) to explain intentionality to all stakeholders 4) remind all stakeholders that our goal is to see lives transformed. Based on Funding grants to help support our cause are as follows:

#### Emergency Food and Shelter Program

The County of Riverside Emergency Food and Shelter Program (EFSP) is a federally funded grant program that is administered by the Department of Homeland Security’s (DHS) Federal Emergency Management Agency (FEMA.). This will help us purchase additional food and grocery gift cards for individuals and families to get needed items that tailor to their dietary and nutritional needs that we may not have at our pantry and allow us to serve more meals to the community.

This program helps the Salvation Army Riverside Corps & Moreno Valley Service Center has been address hunger and food insecurity in our communities for over 127 years with weekly food boxes, daily sack lunches, snacks, holiday meals, holiday food boxes, etc. We provide sack lunches to our unhoused neighbors daily through our pantry and serve meals on Wednesdays, at our women’s program, and on Friday nights at our recovery program. We also provide sack lunches to the local adult shelter as well as the family shelter. Without those lunches, most would not have a meal with any sustenance. They heavily rely on us, and with our funding we can make sure the necessary supplies are available.

Our two food pantries located in Riverside and Moreno Valley provide food commodities with meat, bread, and fresh produce depending on availability of donations. Our SAM Backpack Meals Program has

continued through the pandemic. We work with local schools to identify families most in need and send the kids home with a sack of food in their backpacks on Fridays. The backpack includes two breakfasts, two lunches, and two snacks to ensure that those children are eating on the weekends. No one is denied food assistance. For individuals and families coming from areas outside of the area or the county, they will receive food and offered a list of other food pantries that may be closer to the location or residence. TSA serves low-income individuals and families, seniors, veterans, and those experiencing homelessness. In addition, we offer holiday meals and/or food boxes for Thanksgiving and Christmas for over 1,000 families.

#### **SAMASA Homeless to Work Moreno Valley**

The Substance Abuse and Mental Health Services Administration (SAMHSA) is the agency within the U.S. Department of Health and Human Services that leads public health efforts to advance the behavioral health of the nation. The Salvation Army has a comprehensive approach by providing homeless or people in danger of being homeless employment. The current grant provides services to 114 homeless individuals or those at risk of homelessness by providing our Homeless to Work (H2W) program which significantly improves the lives of individuals and respective communities of Moreno Valley. This is an integrated system that includes cooperation, coordination, transitional services, and temporary employment between case managers and outreach workers targeting individuals who are unemployed and homeless or in danger of experiencing homelessness.

#### **The Riverside County Work Force Development – Homeless to Work**

Is a Division of the County of Riverside Department of Housing and Workforce Solutions (HWS). HWS was formed in 2020 by the Riverside County Board of Supervisors in response to the need to focus on innovative ways to elevate social and economic opportunity in Riverside County. HWS consists of the following agencies: Housing Authority of the County of Riverside (HACR), County of Riverside Community and Housing Development (CHD), Riverside County Workforce Development (WD), Community Action Partnership of Riverside County (CAP), and Continuum of Care (CoC).

The Salvation Army has a comprehensive approach by providing homeless or people in danger of being homeless employment. The current grant provides services to 40 homeless individuals or those at risk of homelessness by providing our Homeless to Work (H2W) program which significantly improves the lives of individuals and respective communities of Cabazon, Banning and Beaumont. This is an integrated system that includes cooperation, coordination, transitional services, and temporary employment between case managers and outreach workers targeting individuals who are unemployed and homeless or in danger of experiencing homelessness.

#### **California Department of Housing and Community Development**

The California Emergency Solutions and Housing (CESH) Program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness as authorized by SB 850 (Chapter 48, Statutes of 2018). Based on funding the Salvation Army helps people who are in danger of being homeless with rental assistance in Riverside County. The program provides the following:

1. Rental assistance, housing relocation and stabilization services.
2. Operating subsidies for new and existing affordable permanent housing units.
3. Flexible housing subsidy funds that establish or support the provision of rental subsidies in permanent housing.
4. Operating support for emergency housing interventions.

#### **Homeless Housing, Assistance and Prevention (HHAP) Grant Program**

The HHAP program is administered by the California Department of Business, Consumer Services, and Housing Agency (BCSH) with Homeless Coordinating and Financing Council (HCFC) and authorized by AB 83 (Committee on Budget, Chapter 15, Statutes of 2020) and was signed into law by Governor Gavin Newsom on June 29, 2020. The program focuses on moving homeless individuals and families into permanent housing and ensuring those individuals and families to maintain their permanent housing. Based

on funding the Salvation Army helps people who are homeless with rental assistance and permanent housing in Riverside County.

### **U.S. VETS Current Goals and Objectives:**

United States Veterans Initiative Inland Empire (U.S.VETS-Inland Empire) is dedicated to the eradication of homelessness not just here in California but throughout every state across America. Within the United States, nearly 38,000 veterans experience homelessness, accounting for approximately 9% of all homeless adults. U.S.VETS is the leading nonprofit fighting on the frontlines to help veterans and their families experiencing homelessness by offering tailored support to gain independence. Our organization was built by veterans for veterans. There is a need to fill the gaps that drive homelessness amongst our veterans. Our service targets are geared towards the most vulnerable which are low income, disabled and seniors. The main gaps we see in serving our veterans are affordable housing, mental health, and lack of linkage and support services. Our services are purposed to provide comprehensive services such as housing and homeless prevention, outreach, case management, family services, employment training and assistance, referrals, and linkage to benefits, transportation support, behavioral health services and sobriety support.

### **Effectiveness of Services and/or Programs provided by U.S.VETS:**

Homelessness continues to be a growing issue within our communities and the need for resources grows even more rapidly. U.S.VETS programs are national models of best practice that meet the needs of homeless and at-risk veterans in our community. Our service delivery model assists veterans reach their highest level of independence, as well as preventing homelessness for at-risk veterans and their families. U.S.VETS practices the Housing First model but acknowledges that housing only is not enough to lift veterans out of homelessness. U.S.VETS tracks all outcomes related to housing, housing retention, transition to permanent housing rate, and other progress indicators and tracks monthly progress towards goals. Currently we provide safe and affordable housing to 242 veterans and their families which accounts for 2904 veteran families housed annually. Our current impact for 2022 in serving veterans are as follows:

- 13,201 were provided a save space to call home.
- 1,386 veterans were engaged by way of outreach
- 1,857 veterans were provided meals
- 2,253 veterans were served and screened for mental health services
- 145 veterans were placed in jobs
- 187 new veterans to our program went on to Permanent Housing.

### **U.S.VETS Funding Sources Efforts:**

Identify your specific program services that can be directed towards the target population. Our organization has funding such as CDBG, ESG, SSVF, VA, EFSP and many private and corporate foundation grants to help support the needs of veterans in our region. We see the need for more affordable housing development resources along with housing support to those at-risk or experiencing homelessness along with wrap around services to support veterans and their families.



TO: HWS and the Continuum of Care Board Members

FROM: Sterlon Sims, ESG Program Manager

DATE: December 18, 2023

**SUBJECT: Consultation with Continuum of Care for 2024-25 Emergency Solutions Grant Program**

Pursuant to HEARTH Act requirements and our shared desire to improve coordination and collaboration between HWS the Continuum of Care, and our ESG sub-recipients, we are asking the Continuum to review and comment on the funding allocation recommendation for the 2024-2025 Emergency Solutions Grant.

HWS received five (5) applications for the 2024-25 ESG cycle, totaling \$985,807. The application funding breakdown is as follows: \$540,592 Emergency Shelter to serve 3767; \$49,920 Outreach Services to serve 166; \$350,255 Rapid Re-Housing to serve 28; and \$45,040 Homelessness Prevention to serve 19.

The total 2023-24 ESG allocation for Riverside County was \$618,683. We anticipate the 2024-2025 funding level to be the same or lower than 2023-24 due to the City of Murrieta becoming a Metro City. The City of Murrieta funding will now go to the State. Further, although Calimesa has been added to our program, the added funding will be minor.

We have also attached the CoC Consultation Feedback form to comment regarding the funding needs of Outreach Services, Emergency Shelter, Rapid Re-housing, and Homelessness Prevention and how it addresses the gaps, needs, and Action Plan to End Homelessness in the County of Riverside. In addition, the 2024-25 ESG recommended funding allocation is provided for your feedback.

We welcome your comments and feedback concerning the proposed ESG funding allocation to assist with filling the gaps and needs of Riverside County by utilizing the Emergency Solutions Grant funding. The feedback received will also assist in exploring the development of performance standards, and increased coordination and collaboration between HWS and the Continuum.

The CoC Consultation Feedback is to be completed no later than **March 15, 2024**. Separate “Public Comments” are also welcomed and must be submitted to HWS no later than April 17, 2024 at the address listed below.

If you have any questions or comments, please contact me at (951) 955-5938 or [ssims@rivco.org](mailto:ssims@rivco.org). Please return the completed CoC Consultation Feedback form by email or mail noted below.

Thank you in advance for your participation.

**Attachments:** CoC Consultation Feedback form with instructions

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3403 Tenth Street, Suite 300 | Riverside, CA 92501 | [ssims@rivco.org](mailto:ssims@rivco.org)  
P.O. Box 1528, Riverside, CA 92501

## 2024-25 COC Consultation Feedback Form for 2024-25 ESG

As part of the collaboration with the Continuum of Care, please provide feedback for the ESG 2024-25 recommended allocation of funding on page two of this document.

Please include information related to the current Point-in-Time Count, Performance Assessment and Gap Analysis, Action Plan to Address Homelessness in Riverside County and CoC Plan to End Homelessness along with your own understanding of homelessness in Riverside County. Reference links have been provided below for your reference.

### REFERENCE LINKS:

Continuum of Care Publications

<https://rivcohhpws.org/continuum-care-division#2392643287-3734471280>

Ending Homelessness in Riverside County

<https://rivcohhpws.org/sites/g/files/aldnop131/files/cocdocumnets/hl-county-plan-v8-recommendations-011618.pdf>

County of Riverside Department of HWS and CoC Homeless Action Plan 2022-2027

[https://rivcohhpws.org/sites/g/files/aldnop131/files/cocdocumnets/County%20of%20Riverside%20Homeless%20Action%20Plan\\_1.pdf](https://rivcohhpws.org/sites/g/files/aldnop131/files/cocdocumnets/County%20of%20Riverside%20Homeless%20Action%20Plan_1.pdf)

2023 Homeless Point-In-Time Count Summary

[https://drive.google.com/file/d/10KJNPBQpiChpu0B\\_gC0ggCySLp653IQx/view](https://drive.google.com/file/d/10KJNPBQpiChpu0B_gC0ggCySLp653IQx/view)

2021 Performance Assessment and Gap Analysis

<https://rivcohhpws.org/sites/g/files/aldnop131/files/cocdocumnets/County%20of%20Riverside%20Needs%20Assessment%20and%20Gaps%20Analysis%20-%20Final.pdf>

Below is the maximum allowed funding for each ESG component for your reference.

### Maximum Allocation of Proposed ESG Funding:

<b>Category Distribution</b>	<b>\$618,683</b>
ADMINISTRATION 7.5%	<b>\$46,401</b>
EMERGENCY SERVICES MAX 60%	<b>\$371,210</b>
RAPID RE-HOUSING/HOMELESSNESS PREVENTION	<b>\$201,072</b>

Feedback is to be completed no later than **March 15, 2024**.  
 Email return to: Sterlon Sims at [ssims@rivco.org](mailto:ssims@rivco.org)

**PROPOSED FUNDING ALLOCATION OF ESG FUNDS RECOMMENDATION**

Below is the proposed funding allocation recommended for the ESG 24-25 FY.

**Proposed Funding Allocation:**

<b>Total Emergency Shelter and Outreach</b>	<b>\$354,000</b>
<b>% of Total ESG Allocation</b>	<b>57.2%</b>
<b>Total Rapid Re-Housing/HP</b>	<b>\$218,282</b>
<b>% of Total ESG Allocation</b>	<b>35.3%</b>
<b>Total ESG Program Administration</b>	<b>\$46,401</b>
<b>% of Total ESG Allocation</b>	<b>7.5%</b>

**Proposed Number to Serve Total:**

E-Emergency Shelter	3539
O-Outreach Services	125
HP-Homelessness Prevention	12
RR-Rapid Rehousing	20
HMIS	0
ADMIN	0
<b>Total</b>	<b>3696</b>

**CONSULTATION FEEDBACK SECTION:** Please Provide Your Response in the below section and make any changes to the funding allocation chart above.

**FEEDBACK RESPONSE:**

Proposal Number	Sponsor	Project Name	Total Request	Emergency Shelter	HMIS	Street Outreach	Rapid Rehousing	Homelessness Prevention	Project Description	People Served	Beds
HESG1	Lutheran Social Services of Southern California	Lutheran Social Services of Southern California	\$45,000.00	\$0.00	\$0.00	\$0.00	\$45,000.00	\$0.00	Lutheran Social Services of Southern California (LSSSC) provides rapid re-housing assistance to homeless households. ESG funds will be used for rental assistance, financial assistance and services to quickly move into permanent housing, and staff salaries (direct cost).	RR 10	0
HESG2	New Beginnings Incorporation: New Beginnings Transitional Services	New Beginnings Incorporation: New Beginnings Transitional Services	\$180,750.00	\$0.00	\$0.00	\$0.00	\$90,375.00	\$90,375.00	New Beginnings Incorporation provides rapid-re-housing and homelessness prevention to veterans in Riverside County. Services include housing search, case management, rental and utility assistance, and referrals to job train. ESG funds will be used to serve a total of 30 clients with rapid re-housing and homelessness prevention.	HP 15, RR 15	0
HESG3	Operation SafeHouse, Inc.	Operation SafeHouse, Inc.	\$61,444.00	\$61,444.00	\$0.00	\$0.00	\$0.00	\$0.00	Operation SafeHouse of Riverside provides a 21-day emergency shelter program for runaway and homeless youth, ages 11-17. Services include shelter, case management, counseling, and education. ESG funds will be used for staff salaries (direct cost). 75 clients will receive services including substance abuse, life skills, shelter, food, anger management, and housing.	ES 75	12
HESG4	Operation SafeHouse, Inc.	Operation SafeHouse, Inc.	\$61,444.00	\$61,444.00	\$0.00	\$0.00	\$0.00	\$0.00	Operation SafeHouse of Riverside provides a 21-day emergency shelter program for runaway and homeless youth, ages 11-17. Services include shelter, case management, counseling, and education. ESG funds will be used for staff salaries (direct cost). 100 clients will receive services including substance abuse, life skills, shelter, food, anger management, and housing.	ES100	12
HESG5	Coachella Valley Rescue Mission	Coachella Valley Rescue Mission	\$352,000.00	\$45,000.00	\$0.00	\$55,000.00	\$252,000.00	\$0.00	The Coachella Valley Rescue Mission provides emergency shelter to homeless individuals and families for up to 90 days, rapid re-housing, and outreach services. ESG funds will be used to pay the cost for case managers/housing coordinator (direct cost), for emergency shelter, rapid re-housing, outreach, and financial assistance and service for rapid re-housing.	ES 600, OS 100, RR 35	70
HESG6	Martha's Village and Kitchen	Martha's Village and Kitchen	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Martha's Village and Kitchen provides emergency shelter to homeless families and individuals. Services include case management, substance abuse referrals, career and education center services. ESG funds will be used for facility equipment, utilities, food services, operational and maintenance, transportation, and staff salaries (direct cost).	ES 200	150
HESG7	Path of Life Ministries	Path of Life Ministries	\$580,000.00	\$250,000.00	\$10,000.00	\$270,000.00	\$0.00	\$50,000.00	Path of Life Ministries provides a 90-day short-term shelter program for homeless individuals and families, outreach services, and homelessness prevention. ESG funds will be used for emergency shelter staff, case managers, outreach services salaries, and HMIS (direct cost), food, utilities, and Homelessness Prevention services. ESG funds will also be used for outreach services including staff cell phones, transportation, and engagement.	ES 100, OS 100, HP 15	90
			\$1,380,638.00	\$517,888.00	\$10,000.00	\$325,000.00	\$387,375.00	\$140,375.00			
		Total Breakdown	Total Request	Emergency Shelter	HMIS	Street Outreach	Rapid Rehousing	Homelessness Prevention			
				Number to Serve per Component							
				ES	1,075						
				OS	200						
				RR	60						
				HP	30						





Feedback is to be completed no later than **March 15, 2022**.  
Email return to: Sterlon Sims at [ssims@rivco.org](mailto:ssims@rivco.org)

### **2023-24 COC Consultation Feedback Form**

Please provide feedback for the ESG 2023-24 applications in relations to the Action Plan to Address Homelessness in Riverside County and CoC Plan to End Homelessness? Please include information related to current Point-in-Time Count, needs and gap analysis, and your own understanding of homelessness in Riverside County.



March 29, 2024

Proposal No.: P37

Thank you in advance for allowing me the opportunity to write on behalf of the Desert Recreation District (DRD) Eastern Coachella Valley Afterschool Clubhouse programs. Since 2006 DRD has ran various programs in the Eastern Coachella Valley (ECV) communities and we currently are running programs in Thermal, Mecca, and North Shore. Years later we are still providing the much-needed service to the children in the ECV. Last year the awarded funds were very beneficial to our staff salaries which allowed for support within the Clubhouse programs. This year the requested funding as well as a subsidized portion from Desert Recreation District will provide support for 3 program locations for the Afterschool Clubhouse programming at no cost.

Many of the children that enter our afterschool program come from low income, disadvantaged families. Many families enroll their children in our program to be able to take advantage of the homework assistance and tutoring that is offered within the Clubhouse programs. Often parents/guardians have trouble assisting their children with homework due to education level, not being an English language speaker, or other reasons. With the help and support of different community partners and CDBG we will be able to provide the Clubhouse program to 90 children. Our dedicated team members onsite are providing and offering

homework assistance, wellness activities, team building activities, guest speakers, fitness, volunteer opportunities to our high school teens who assist with tutoring, and so much more.

We are not just providing a service to the participants we are helping create a path that will allow these children to look ahead to their future. We hope to mold the 1<sup>st</sup> high school graduate or the first college graduate of a family. We hope to influence these children's lives and help them become major contributors to their communities.

Thank you in advance for your consideration and support.

*Karina Rodriguez*

Karina Rodriguez

Community Services Supervisor

**From:** Menifee Cupboard <EndHunger@mvcupboard.org>  
**Sent:** Monday, April 1, 2024 12:52 PM  
**To:** RivCo CDBG; District3  
**Subject:** CDBG Public Hearing / Comments

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

RE: Menifee Valley Community Cupboard

CDBG Block Grant Request 2024-25 , District 3

Dear Supervisor Washington and Board of Supervisors,

Thank you for your consideration of our application for a CDBG Grant. The Menifee Valley Community Cupboard has been serving the community since 1997 and we are seeking a grant in the amount of \$26,000 to be used for rent of our program site which is expected to be nearly \$56,000 annually by 2024/25. There are no free or reduced rent opportunities in our community. We have reduced our costs by use of more than 80 volunteers and our program staff of two is paid by our Thrift Shop revenue.

As noted in our application our CDBG grant request is greatly leveraged by in-kind food donations, other grants, private donations and fundraising, which help us enhance our food distribution programs. It was this leveraging which allowed us to reach 680% of our 2023/24 County of Riverside CDBG goal. We have consistently managed CDBG Awards and exceeded our performance goals since 2005. We have successfully met the sharp rise in demand as evidenced by reaching 121% of our expected 2023/24 participation in just the first 8 months of the plan year.

We greatly appreciate your help in our mission to alleviate hunger and malnutrition in our community.

Respectfully,

Dawn L. Smith  
Executive Director

**Menifee Valley Community Cupboard and  
Thrift Shop**

**[www.mvcupboard.org](http://www.mvcupboard.org)**  
Main Office: 951-301-4414  
Direct/Text: 951-746-0295

**Fonosch, Nicholas**

P.31

**From:** Chris Oberg <coberg@thepathoflife.com>  
**Sent:** Monday, April 1, 2024 4:42 PM  
**To:** RivCo CDBG  
**Subject:** Public Comment re: CDBG 2024-25

**CAUTION:** This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing about 2024-25 CDBG Project: **Path of Life Ministries.**

We are excited about the potential funding of our request for a security-driven project for our 90-bed shelter on Hulen Place. Path of Life is now the deed-holder of this property after 20 years operating at this location. As Owner/Operator of the Community Shelter, we are laying plans to attend to deferred security issues that will provide target-hardening benefits to our shelter guests, employees, and the surrounding area. We have one primary promise to our shelter guests and one primary rule: safety. We agree to provide a safe environment for people to begin recovering from the crisis of homelessness, and we ask all shelter guests to keep the shelter safe.

Towards this one value, we need to do our part to improve the security cameras with technology that connects us to emergency services, improve exit and entrance security mechanisms, increase the external lighting to a safer baseline, install and increase barriers between the public and our employees, place an intercom system, etc. Because the City of Riverside uses the adjacent building for coordination of homeless services for walk-up traffic, our sidewalk areas and the Hulen Place cul-de-sac do have a higher volume of people in crisis, and often agitation. We are determined to protect our team and guests from these external threats that are unpredictable and over which we are vulnerable.

Thank you for your consideration. Our long partnership with HWS and all County partners is deeply valued.

We  
Chris Oberg  
CEO, *Chief Executive Officer*



Path of Life Ministries  
(951)786-9048 Ext 22

[coberg@thepathoflife.com](mailto:coberg@thepathoflife.com)  
[www.thepathoflife.com](http://www.thepathoflife.com)

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200 E MENLO AVE HEMET, CA 92343  
PO BOX 1715 HEMET, CA 92343  
951-766-7476 | FAX 951-925-0566

March 28, 2024

To: County Board of Supervisors

RE: CDBG Grant Funding

Honorable Board of Supervisors:

Tim DeBolt  
President  
  
Bill Wolfson  
Vice President  
  
Rick Brown  
Treasurer  
  
Diana G. Hagy  
Secretary

Members  
  
Paul Barr  
Jerri Burger  
Winston Greene  
Corina Hernandez  
Jessey Johnson  
Ruthie Savon

Javier H. Lopez  
Executive Director

I am writing to formally request your approval of our CDBG application to assist us in serving the homeless population of Hemet, San Jacinto, and surrounding communities. As the numbers of homeless families and individuals continue to increase, Valley Restart Shelter is in much need of financial support to help alleviate homelessness and assist families in obtaining a higher level of housing throughout Riverside County.

Valley Restart Shelter (VRS) has been assisting the homeless community for 35 years and continues to provide shelter, clothing, and food while helping families with housing through referrals, Rapid Rehousing Assistance, and outreach to necessary wrap-around services.

Through our ongoing partnership and support with and from the Housing and Workforce Solutions Department and other agencies and organizations throughout the county, Valley Restart continues to provide effective and ongoing support to those in need of shelter and affordable housing. The requested funds (\$200,000) will be used to help us continue our work helping the homeless.

Thank you for your support.

Respectfully,

Javier H. Lopez, Ph.D., MBA  
Executive Director

# **APPENDIX E**

**AP-20**

**2024-2025 FUNDING DETAILS / BACK-UP PROJECTS**

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**Section AP-20 Attachment - 2024-2025 Funding Details/Back-up Projects**

**Activities to be Undertaken**

The following table summarizes the proposed use of CPD funds during FY 2024-2025 by general activity, funding amount, and percentage of the total allocation. The appendix of this One Year Action Plan provides detailed project or activity descriptions.

Proposed Use of Funds FY 2024/25

Program Allocations	Dollars	% of Total Combined Grants
<i>CDBG Allocated Funds - County</i>		
<b>CDBG County/Metro City Administration (Includes Fair Housing Administration \$135,000)</b>	\$1,449,272	19%
Public Services	\$727,426	10%
Public Facilities and Infrastructure Improvements	\$3,550,194	48%
Code Enforcement	\$200,000	3%
Economic Development	\$0	0%
Homeowner Assistance & Rehab	\$1,525,256	20%
<b>Total CDBG: (Including Metro City)</b>	<b>\$7,452,148</b>	<b>100%</b>
HOME Funds		
HOME Administration	\$207,151	9%
Community Housing Development Organization (CHDO)	\$310,728	13%
HOME New Construction	\$1,553,638	64%
First-Time Home Buyer Program (Will include \$350,000 prior year PI)	\$350,000	14%
<b>Total HOME:</b>	<b>\$2,421,517</b>	<b>100%</b>
ESG Funds		
ESG Administration (7.5% Max)	\$45,533	7.5%
HMIS Data Collection	\$0	0%
Emergency Shelter	\$356,573	59%
Street Outreach	\$0	0%
Homelessness Prevention	\$0	0%
Rapid Re-housing	\$205,000	34%
<b>Total ESG:</b>	<b>\$607,106</b>	<b>100%</b>

\*The County’s projected CDBG Public Service Activity “CAP” for 2024-2025 has been calculated to be \$1,121,324. Pursuant to 24 CFR Part 570.201(e), the public service cap has been calculated as follows:

- ♦ 15% of the County’s total 2024-2025 CDBG allocation (including Metro City) = \$1,117,822; plus
- ♦ 15% of the estimated total prior year CDBG Program Income (\$23,344.09) received by the County = \$3,502.

For 2024-2025, the County has allocated \$727,426, which is \$393,898 below the estimated public service cap. However, the County will be carrying over approximately \$62,081 of public service activities from 2023-2024.

**Summary of Proposed One-Year Plan Activities**

**Community Development Block Grant**

The County received eighty (80) eligible proposals (PN) for the 2024-25 CDBG program year, requesting a total of \$7,567,882. The proposed activities include public service, public facility improvements, economic development, housing rehabilitation & assistance, code enforcement, and others. The County and fifteen (15) cities participating in the Urban County Program will fund sixty-three (63) activities for the 2024-2025 program year.

The City of Lake Elsinore and Murrieta chose to participate in the County’s Urban County program as a Joint Metro City/Urban County participant. The City’s allocation will be that portion of their total annual allocation as determined by HUD, less a minimum of thirteen percent (13%) to be retained by the County for the administration of the City’s CDBG program. Lake Elsinore submitted six (6) proposals that will be funded for the 2024-25 CDBG program year, allocating their total funding amount of \$587,974. The activities include public services and public facility/infrastructure improvements. Murrieta submitted nine (9) proposals that will be funded for the 2024-25 CDBG program year, allocating their total funding amount of \$577,866. The activities include public services and public facility/infrastructure improvements.

Detailed descriptions of the activities can be found in AP-35 and Table 3c’s in the appendix. The FY 2024-2025 allocations are as follows:

District	Entitlement Allocation	City	Entitlement Allocation	City	Entitlement Allocation
First District	\$227,675	Banning	\$159,408	La Quinta	\$193,210
Second District	\$513,079	Beaumont	\$151,223	Lake Elsinore (Metro City)	\$595,254
Third District	\$669,656	Blythe	\$81,458	Murrieta (Metro City)	\$636,739
Fourth District	\$409,977 (\$60,000 ECVCEI)	Calimesa	\$ 27,283	Norco	\$ 73,282
Fifth District	\$205,191	Canyon Lake	\$ 21,826 <i>(\$21,826 Re-payment for Advancement)</i>	Rancho Mirage	\$10,523
		Coachella	\$222,938	San Jacinto	\$222,548
		Desert Hot Springs	\$189,809	Wildomar	\$132,515
		Eastvale	\$158,629		

**Emergency Solutions Grant**

The County received ESG applications from five (5) organizations for the 2024-2025 ESG program year, requesting a total of \$985,807 for eight (8) activities. The 2024-2025 ESG allocation of \$607,106 will fund six (6) activities, including emergency shelter, rapid re-housing, outreach, and administrative activities. Detailed descriptions of the activities can be found in Appendix G and H.

**HOME Program**

HWS will use \$2,421,517 of the County’s 2024-2025 HOME allocation for the management and administration of the three (3) activities:

HOME Admin	\$ 207,151.00
HOME New Construction	\$ 1,553,638.00
First-Time Homebuyer Assistance	\$ 350,000.00 <i>(Prior year PI)</i>
HOME/CHDO Set-Aside	\$ 310,728.00
<b>Subtotal</b>	<b>\$ 2,421,517.00</b>

## General Management and Administrative Activities

HWS will use \$1,526,505 of the County’s 2024-2025 CPD allocations for the management and administration of the three (3) CPD-funded programs, which include:

- ❑ \$151,559 or 13% of the CDBG Joint Metro-City program allocation to oversee the city’s program and
- ❑ \$41,158, or 7% of the CDBG Joint Metro-City program, was not allocated for general program administrative expenses.

Funds will be used for staffing, overhead, coordination, monitoring, and evaluation of the programs. A portion of the CDBG HWS administrative allocation (\$135,000) will be used for Fair Housing (F.H.) activities. The CDBG Joint Metro City of Lake Elsinore did not allocate funds for the management and administration to oversee their city program.

County CDBG	\$1,273,821
CDBG-County (Metro City Admin Services - 13%)	\$ 151,559
<b>Subtotal</b>	<b>\$1,425,380</b>

CDBG Admin Funding	\$1,273,821
HOME (10%) Admin Funding	\$ 207,151
ESG (7.5%) Admin Funding	\$ 45,533

**Total Program Administration** **\$1,526,505**

## Substantial and Non-Substantial Amendments

From time to time, it may be necessary for the County to process a “substantial amendment” to the five-year Consolidated Plan or the one-year Annual Action Plans to allow for new CDBG, ESG, or HOME activities, modifications of existing activities, or other CPD program administrative actions.

In an effort to efficiently utilize CDBG, HOME, and ESG funds within timeframes required by HUD, the County will consider the reprogramming of unspent balances from completed and canceled funded activities to other eligible activities as a “Non-Substantial Amendment.” In the event that any of these “administrative” reprogramming actions fall under the “substantial amendment” criteria, the proposed actions will be subject to the Citizen Participation process and require formal action by the Board of Supervisors and subsequent approval by HUD.

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

<b>Project</b>	<b>Estimated Costs</b>	<b>HUD Activity Code</b>	<b>National Objective</b>	<b>24 CFR Citation</b>
Mead Valley Senior Center Scholarship Program - 1 <sup>st</sup> District (CDBG)	\$14,400	05A	LMC Presumed	570.208(a)(2)(i)(A)
Sunrise at Bogart - 1 <sup>st</sup> District (HOME)	\$1,800,000	HOME	LI	24 CFR §92.205(a)(1)
Mulberry Family Apartments - 1 <sup>st</sup> District (HOME)	\$1,500,000	HOME	LI	24 CFR §92.205(a)(1)
Lakeland Village Community Center Upgrades - 2 <sup>nd</sup> District (CDBG)	\$105,000	03E	LMA	570.208 (a)(1)
Camino Terrace Apartments - 2 <sup>nd</sup> District (HOME)	\$3,000,000	HOME	LI	24 CFR §92.205(a)(1)
Rubidoux Gateway Apartments - 2 <sup>nd</sup> District (HOME)	\$3,000,000	HOME	LI	24 CFR §92.205(a)(1)
Grace Vista Apartments - 2 <sup>nd</sup> District (HOME)	\$3,000,000	HOME	LI	24 CFR §92.205(a)(1)
Broadway Manor Townhomes Renovation Project - 2 <sup>nd</sup> District (CDBG)	\$831,224	14B	LMH	570.202
Fairview Lake Townhomes Renovation Project - 2 <sup>nd</sup> District (CDBG)	\$493,817	14B	LMH	570.202
Ripley Community Center - 4 <sup>th</sup> District (CDBG)	\$15,000	05Z	LMA	570.208(a)(2)(i)(A)
Thermal I Apartments Renovation Project - 4 <sup>th</sup> District (CDBG)	\$695,941	14B	LMH	570.202
Thermal II Apartments Renovation Project - 4 <sup>th</sup> District (CDBG)	\$764,238	14B	LMH	570.202

Dr. Clair S Johnson Renovation Project - 4 <sup>th</sup> District (CDBG)	\$1,044,955	14B	LMH	570.202
Desert Rose Apartments Renovation Project - 4 <sup>th</sup> District (CDBG)	\$787,482	14B	LMH	570.202
Quinto Del Sol Apartment Renovation Project - 4 <sup>th</sup> District (CDBG)	\$1,255,146	14B	LMH	570.202
JFM Villas Family Apartments - 4 <sup>th</sup> District (HOME)	\$2,500,000	HOME	LI	24 CFR §92.205(a)(1)
Sonora Homes Apartments - 4 <sup>th</sup> District (HOME)	\$3,000,000	HOME	LI	24 CFR §92.205(a)(1)
Valle Vista Park ADA Improvement Project - 5 <sup>th</sup> District (CDBG)	\$250,000	03F	LMA	570.208 (a)(1)
Beaumont Grove Apartment Renovation Project - 5 <sup>th</sup> District (CDBG)	\$22,740	14B	LMH	570.202
Banning Townhomes Renovation Project - 5 <sup>th</sup> District (CDBG)	\$25,480	14B	LMH	570.202
Idyllwild Place Renovation Project - 5 <sup>th</sup> District (CDBG)	\$25,592	14B	LMH	570.202
Mary Erickson Single Family Homes - 5 <sup>th</sup> District (HOME)	\$1,464,716	HOME	LI	24 CFR §92.205(a)(1)
John H. Furbee Aquatic Center Improvements - 5 <sup>th</sup> District (CDBG)	\$1,320,000	03Z	LMA	570.208 (a)(1)(i)

Security Deposit Assistance (Countywide)	\$150,000	HOME	VLI	24 CFR §92.205(a)(1)
Riverside County Youth Commission Youth Advisory Council (Countywide)	\$75,000	05Z	LMC	570.208(a)(2)(i)(B)
Community Enhancement Program (Countywide)	\$50,000	05V	LMA	570.208 (a)(1)
Micro Enterprise Loan Program (Countywide)	\$100,000	18C	LMC	570.208(a)(2)(iii)
Homelessness Prevention Program (Countywide)	\$20,000	05Q	LMC	570.208(a)(2)(i)(B)
Project Home – Homelessness Assistance (Countywide)	\$50,000	03T	LMC Presumed	570.208(a)(2)(i)(A)

### **2024-2025 Action Plan Back-Up Projects**

For the FY 2024-25 Program Year, the County also considers funding the following:

#### **1st District**

##### **Mead Valley Senior Center Scholarship Program (CDBG)**

The Grove Community Church provides program activities to the Mead Valley Senior Center. Activities include arts and crafts, field trips, social interaction, exercise classes, and computer classes for low-income seniors. CDBG funds will be used for "scholarships" to seniors. The scholarship cost will be \$360.00 per senior to serve 40 seniors. (\$14,400)

##### **Sunrise at Bogart (HOME)**

Neighborhood Partnership Housing Services, Inc., a certified CHDO, is proposing the use of \$1,800,000 in HOME funds for the development and construction of a 23-unit multi-family housing development to be known as Sunrise at Bogart located in the city of Riverside. The proposed project will be located on approximately .75 acres of vacant land identified as Assessor's Parcel Number 146-182-080. The site will consist of 22 one-bedroom units and 1 two-bedroom manager's unit. The units will be rented to individuals experiencing homelessness or who are at risk of homelessness with incomes that do not exceed 60% of the Riverside County Area Median Income. The estimated total cost for the development is \$12,643,237.

**Mulberry Family Apartments (HOME)**

Eden Housing Inc. is proposing to use \$1,500,000 in HOME funds for the development and construction of a 150-unit multi-family housing complex to expand the affordable housing stock for qualified low-income families in the city of Riverside in the County of Riverside. The proposed project would be composed of APN 209-130-003. The proposed project will consist of 73 one-bedroom units, 38 two-bedroom units, 38 three-bedroom units, and 1 two-bedroom manager unit will be set aside. The units will be rented to families with incomes that do not exceed 60% of the Riverside County Area Median Income. The estimated total cost for the development is \$74,951,637.

**2<sup>nd</sup> District****Lakeland Village Community Center Upgrades (CDBG)**

Riverside County Department of Facilities Management (FM PMO) will use Community Development Block Grant (CDBG) funds to pay for costs associated with purchasing commercial kitchen equipment and upgrading the kitchen at the Lakeland Village Community Center. Eligible costs include equipment purchases, project administration, and other related costs.

**Camino Terrace Apartments (HOME)**

Wakeland Housing and Development Corporation is proposing to use \$3,000,000 in HOME funds for the development and construction of an 80-unit multi-family housing complex to expand the affordable housing stock for qualified low-income families in the City of Jurupa Valley in the County of Riverside. The proposed project would be composed of APNs 186-470-001, 185-460-001, and 185-460-002. The proposed project will consist of 42 one-bedroom units, 20 two-bedroom units (with one dedicated for the on-site manager), and 18 three-bedroom units. The units will be rented to families with incomes that do not exceed 60% of the Riverside County Area Median Income. The estimated total cost for the development is \$56,986,845.

**Rubidoux Gateway Apartments (HOME)**

Northtown Housing Development Corporation is proposing to use \$3,000,000 in HOME funds for the development and construction of an approximately 57-unit affordable housing project to expand the affordable housing stock for qualified low-income families in the City of Jurupa Valley in the County of Riverside. The proposed project would be composed of APNs 179-330-002, 179-330-003, and 179-330-005. The proposed project will include a manager's unit, a community center, and open space and related amenities on the entire site to provide housing affordable to persons and families of low and very low income and also possibly provide additional support services to residents with special needs. Approximately 49% of the units not occupied by an on-site manager will be restricted to low-income households whose incomes do not exceed 60% of the Area Median Income for Riverside County.

**Grace Vista Apartments (HOME)**

National Community Renaissance of California is proposing to use \$3,000,000 in HOME funds for the development and construction of an approximately 101-unit multifamily affordable rental housing complex to expand the affordable housing stock for qualified low-income families in the City of Jurupa Valley in the County of Riverside. The proposed project would be composed of APNs 169-070-031 and 169-070-002. The proposed project will include a manager's unit, a community center, and open space and related amenities on the entire site to provide housing affordable to persons and families of low and very low income and also possibly provide additional support services to residents with special needs. Approximately 49% of the units not occupied by an on-site manager will be restricted to low-income households whose incomes do not exceed 60% of the Area Median Income for Riverside County.

**Broadway Manor Townhomes Renovation Project (CDBG)**

The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use \$831,224 of CDBG funds to pay for various improvements and upgrades at the Broadway Manor Townhomes. Broadway Manor Townhomes is a 28-unit, affordable housing community in Lake Elsinore, CA. Improvements include labor, materials, project management, and other costs of rehabilitation

directed toward an accumulation of deferred maintenance, weatherization on each unit, new roofs, and HVACs. [www.harivco.org/Program/BroadwayManorTownhomes/tabid/77/Default.aspx](http://www.harivco.org/Program/BroadwayManorTownhomes/tabid/77/Default.aspx)

#### **Fairview Lake Townhomes Renovation Project (CDBG)**

The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use \$493,817 of CDBG funds to pay for various improvements and upgrades at the Fairview Lake Townhomes. Fairview Lake Townhomes is a 16-unit, affordable housing community in Lake Elsinore, CA. Improvements include labor, materials, project management, and other costs of rehabilitation directed toward an accumulation of deferred maintenance, weatherization on each unit, new roofs, and HVACs. [www.harivco.org/Program/FairviewLakeTownhomes/tabid/77/Default.aspx](http://www.harivco.org/Program/FairviewLakeTownhomes/tabid/77/Default.aspx)

#### **4<sup>th</sup> District**

#### **Ripley Community Center (CDBG)**

The Housing Authority for the County of Riverside (HACR) will use CDBG funds to pay for operational expenses at the Center to provide new and expanded services and programs for residents in the unincorporated community of Ripley. Eligible expenses will include utilities, supplies, security, housekeeping, and other related expenses. (\$15,000)

#### **Thermal I Apartments Renovation Project (CDBG)**

The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use \$695,941 of CDBG funds to pay for various improvements and upgrades at the Thermal I Apartments. Thermal I Apartments is a 28-unit, affordable housing community in Thermal, CA. Improvements include labor, materials, project management, and other costs of rehabilitation directed toward an accumulation of deferred maintenance, weatherization on each unit, new roofs and HVACs, and other renovations. [www.harivco.org/Program/BroadwayManorTownhomes/tabid/77/Default.aspx](http://www.harivco.org/Program/BroadwayManorTownhomes/tabid/77/Default.aspx)

#### **Thermal II Apartments Renovation Project (CDBG)**

The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use \$764,238 of CDBG funds to pay for various improvements and upgrades at the Thermal II Apartments. Thermal II Apartments is a 25-unit, affordable housing community in Thermal, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward an accumulation of deferred maintenance, weatherization on each unit, new roofs, and HVACs. [www.harivco.org/Program/ThermalIIApartments/tabid/77/Default.aspx](http://www.harivco.org/Program/ThermalIIApartments/tabid/77/Default.aspx)

#### **Dr. Clair S Johnson Renovation Project (CDBG)**

The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use \$1,044,955 of CDBG funds to pay for various improvements and upgrades at the Dr. Clair S Johnson. Dr Clair S Johnson is a 40-unit, affordable housing community in Mecca, CA. Improvements include labor, materials, project management, and other costs of rehabilitation directed toward an accumulation of deferred maintenance and roofs. [www.harivco.org/Program/Dr.ClaireSJohnson/tabid/77/Default.aspx](http://www.harivco.org/Program/Dr.ClaireSJohnson/tabid/77/Default.aspx)

#### **Desert Rose Apartments Renovation Project (CDBG)**

The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use \$787,482 of CDBG funds to pay for various improvements and upgrades at the Desert Rose Apartments. Desert Rose is a 77-unit, affordable housing community in Ripley, CA. Improvements include labor, materials, project management, and other costs of rehabilitation directed toward an accumulation of deferred maintenance, repair of main backflow, and other renovations. [www.harivco.org/Program/DesertRoseApartments/tabid/77/Default.aspx](http://www.harivco.org/Program/DesertRoseApartments/tabid/77/Default.aspx)

#### **Quinto Del Sol Apartments Renovation Project (CDBG)**

The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use \$1,255,146 of CDBG funds to pay for various improvements and upgrades



at the Quinto Del Sol Apartments. Quinto Del Sol Apartments is a 42-unit, affordable housing community in Desert Hot Springs, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward an accumulation of deferred maintenance, weatherization, HVACs, new Roofs, and other renovations. [www.harivco.org/Program/Quintodelsolapartments/tabid/77/Default.aspx](http://www.harivco.org/Program/Quintodelsolapartments/tabid/77/Default.aspx)

#### **JFM Villas Family Apartments (HOME)**

Coachella Valley Housing Coalition is proposing to use \$2,500,000 in HOME funds for the development and construction of a 100-unit multi-family housing complex to expand the affordable housing stock for qualified low-income families in the City of Indio in the County of Riverside. The proposed project would be composed of APN 612-170-013. The proposed project will consist of a total of 100 units, of which 31 one-bedroom units, 34 two-bedroom units, 26 three-bedroom units, and 8 four-bedroom units (with one three-bedroom unit dedicated for the on-site manager). The units will be rented to families with incomes that do not exceed 30%, 40%, 50%, and 60% of the Riverside County Area Median Income. The estimated total cost for the development is \$59,042,396.

#### **Sonora Homes Apartments (HOME)**

Abode Communities is proposing to use \$3,000,000 in HOME funds for the development and construction of an approximately 176-unit multi-family housing complex to expand the affordable housing stock for qualified low-income families in the city of Indio in the County of Riverside. The proposed project would be composed of APN 608-080-032. The units will be rented to families with incomes that do not exceed 60% of the Riverside County Area Median Income. The proposed project may include onsite services for the residents and community.

### **5<sup>th</sup> District**

#### **Valle Vista Park ADA Improvement Project (CDBG)**

Riverside County Department of Facilities Management (FM) will use Community Development Block Grant (CDBG) funds to pay for costs associated with bringing the county-owned park into compliance with the Americans with Disabilities Act (ADA). The site is the Valle Vista Pocket Park. Eligible costs include materials, construction/installation, design, project administration, soft costs, and other improvements related to this compliance project. (\$250,000)

#### **Beaumont Grove Apartments Renovation Project (CDBG)**

The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use \$22,740 of CDBG funds to pay for various improvements and upgrades at the Beaumont Grove Apartments. Beaumont Grove is a 12-unit, affordable housing community in Beaumont, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward an accumulation of deferred maintenance, weatherization, HVAC, and other renovations. [www.harivco.org/Program/BeaumontgroveApartments/tabid/77/Default.aspx](http://www.harivco.org/Program/BeaumontgroveApartments/tabid/77/Default.aspx)

#### **Banning Townhomes Renovation Project (CDBG)**

The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use \$25,480 of CDBG funds to pay for various improvements and upgrades at the Banning Townhomes. Banning Townhomes is a 14-unit, affordable housing community in Banning, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward an accumulation of deferred maintenance, weatherization, HVAC, and other renovations. [www.harivco.org/Program/BanningTownhomes/tabid/77/Default.aspx](http://www.harivco.org/Program/BanningTownhomes/tabid/77/Default.aspx)

#### **Idyllwild Place Renovation Project (CDBG)**

The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use \$25,592 of CDBG funds to pay for various improvements and upgrades at the Idyllwild Place Apartments. Idyllwild Place Apartments is a 14-unit, affordable housing community in San Jacinto, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed

toward an accumulation of deferred maintenance, weatherization, HVACs, and other renovations. [www.harivco.org/Program/Idyllwildplaceapartments/tabid/77/Default.aspx](http://www.harivco.org/Program/Idyllwildplaceapartments/tabid/77/Default.aspx)

### **Mary Erickson Single Family Homes (HOME)**

Mary Erickson Community Housing (MECH), a certified CHDO, is proposing to use \$1,464,716 in HOME funds for the development and construction of 7 single-family homes for sale to first-time homebuyers with a preference for US Veterans in the City of Moreno Valley. The proposed project is being proposed on 1.4 acres located near Eucalyptus Ave. and Heacock Ave., Assessor Parcel Number 481-270-058. The city will install a new public road cul-de-sac. The proposed project will consist of 4 three-bedroom two-bath homes and 3 four-bedroom two-bath homes with attached 2 car garages. The homes will be sold to first-time homebuyer families that do not exceed 80% of the Riverside County Area Median Income. The estimated total cost for the development is \$5,582,532.

### **City of Desert Hot Springs**

#### **John H. Furbee Aquatic Center Improvements (CDBG)**

The City of Desert Hot Springs will use CDBG funds for improvements at the John H. Furbee Aquatic Center located at the Health and Wellness Center. The Health and Wellness Center is a focal point for community activities and serves the entire City of Desert Hot Springs population. Improvements include but are not limited to removing and replacing the rebar, gunite, plaster, tile of the pool, pool's perimeter wall, coping, floor return lines, main drains, and the overhang of the drainage system. Remove the existing splash pad and install a newly designed one with water features. Replace the handrails, anchors, and other safety features. Eligible costs include the construction, installation, and other related expenses.

### **Countywide Activities**

#### **Security Deposit Assistance (SDA) – (HOME)**

The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and sub-recipient, intends to utilize \$150,000 in HOME funds to fund, operate, and administer a Security Deposit Assistance (SDA) Program. The SDA program is meant to remove initial barriers that extremely and very low-income households encounter as they attempt to find suitable housing. The SDA program is designed to provide extremely and very low-income individuals and families earning no more than 50% of the area median income a one-time grant to pay for the security deposit. Eligible participants will include new 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 (HPRP); Rental Assistance Demonstration (RAD); or households that desire to rent at Housing Authority owned conventional housing.

#### **Youth Advisory Council (CDBG)**

The County of Riverside will use CDBG funds for the Youth Commission/ Youth Advisory Council (YAC) program. CDBG funds will be used to pay for costs associated with the YAC Program Coordinator. The YAC is dedicated to empowering, improving, and connecting the lives of Riverside County youth and will assist the CDBG program in community outreach, information, and engagement. (\$75,000)

#### **Community Enhancement Program (CDBG)**

As an extension to the County's CDBG-funded Code Enforcement activities, Riverside County HWS will use CDBG funds for community group-coordinated events and property clean-ups in eligible unincorporated areas within Riverside County. Funds will be used for supplies, event outreach materials, salaries (direct costs), equipment, trash/debris removal, and project delivery costs. (\$50,000)

#### **Micro Enterprise Loan Program (CDBG)**

CDBG funds will be used by the County to provide financial and technical assistance to 10-20 small, private, for-profit business enterprises that qualify as micro-enterprises, pursuant to 24 CFR 570.203, in targeted areas of the County. Assistance to businesses includes loans, grants, technical assistance, loan guarantees, outreach, and other activities for growth and job creation in the County. (\$100,000)

**Homelessness Prevention Program (CDBG)**

Riverside Community Housing Corp.'s Subsistence Payment Assistance Program will provide one-time or short-term (no more than three months) emergency payments on behalf of individuals or families for the purpose of preventing homelessness. CDBG funds will be used for assistance, including utility payments to prevent the cut-off of services, rent payments to prevent eviction, and staff salaries (direct cost). (\$25,000)

**Project Home - Homelessness Assistance (CDBG)**

Riverside Community Housing Corp.'s Project Home Program provides housing services to homeless persons and families in Riverside County. Services include mobile outreach and navigation to help stabilize housing for seventeen households. CDBG funds will be used for program staff salaries (direct cost), training, transportation, telephone, rental and utility assistance (up to 3 months), security deposits, and other related expenses. (\$50,000)

# **APPENDIX F**

**AP-90**

**ESG WRITTEN STANDARDS**

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County of Riverside

# **ESG WRITTEN STANDARDS**

Outreach Services  
Emergency Shelter  
Rapid Re-Housing  
Homelessness Prevention

Adopted March 29, 2016

Revised February 7, 2024

## **Emergency Solutions Grant (ESG)**

**Reference 24 CFR Part 576.400 and 24 CFR Part 91.220**

### **Emergency Solutions Grant Standards**

The County of Riverside, through the Housing, Homelessness Prevention, and Workforce Solutions (HWS), is responsible for coordinating and implementing a system-wide approach to meet the needs of the population and subpopulation experiencing homelessness within the geographic area of Riverside County. The Emergency Solution Grant (ESG) regulations, the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), and the Continuum of Care (CoC) Program Interim Rules state that the CoC, in consultation with recipients of ESG program funds within the geographic area, must:

- (1) Establish and consistently follow written standards for providing CoC assistance;
- (2) Establish performance targets appropriate for population and program type; and
- (3) Monitor recipient and sub-recipient performance.

Pursuant to the Code of Federal Regulations 24 CFR Part 578, HWS has developed the following written standards. These standards will apply to all projects and activities that receive County ESG funding. These are intended as basic minimum standards to which subrecipients can make additions and/or enforce more stringent standards applicable to their own projects. In addition, all projects must comply with the Notice of Funding Availability (NOFA) under which the project was originally awarded and applicable HEARTH Act requirements. All programs that receive ESG funding are required to abide by these written standards.

#### **Overview of Hearth Act:**

- The Homeless Emergency and Rapid Transition to Housing Act, was approved on May 20, 2009, and amended the McKinney-Vento Homeless Assistance Act.
- Changes allow for increased flexibility in who may be served and what activities may be carried out.
- The HEARTH Act consolidates three of the separate homeless assistance programs administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program and creates the Emergency Solutions Grant Program and the Rural Housing Stability Program.
- The focus changed from homeless shelter to homelessness prevention.

#### **ESG and CoC Coordination/Collaboration**

In collaboration with other ESG service providers, these written standards have been developed by ESG grantees within Riverside County, including HWS, the City of Riverside, City of Moreno Valley, and Continuum of Care (CoC) Membership. This collaboration allows for input on the standards and implementation process developed by organizations that directly provide homeless and housing services, Rapid Re-housing (R/R), and Homelessness Prevention (HP). The ESG Written Standards have been approved by the CoC, the County, and City ESG recipients. These written standards will be reviewed and revised at least annually, or as needed, to continue to build upon and refine this document.

## Housing First Model

HUD encourages all ESG grantees and subrecipients as well as the COC to implement a “housing first” approach when providing assistance. The housing first approach prioritizes rapid placement and stabilization in permanent housing; it does not have service participation requirements or preconditions (such as sobriety or a minimum income threshold).

Transitional housing and supportive services only projects may also be considered when using the housing first approach, if they operate with low barriers, work to quickly move people into permanent housing, do not require participation in supportive services, and do not require any preconditions for moving into transitional housing.

## Violence Against Women Act (VAWA)

The core statutory protections of VAWA that prohibit denial or termination of assistance or eviction solely because an applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking applied upon enactment of VAWA 2013 on March 7, 2013. The VAWA regulatory requirements under 24 CFR part 5, subpart L, as supplemented by this section, apply to all eligibility and termination decisions that are made with respect to ESG rental assistance on or after *December 16, 2016*. The recipient must ensure that the requirements under 24 CFR part 5, subpart L, are included or incorporated into rental assistance agreements and leases as provided in § 576.106(e) and (g). Additional guidance is located at 24 CFR.576.409 Protection for victims of domestic violence, dating violence, sexual assault, or stalking.

## Universal Assessment

All individuals will be assessed using a comprehensive, universal assessment tool called the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT). This tool guarantees that an individual or family’s level of need and eligibility determination are made in an informed, reasonable, and objective manner.

## Homeless Management Information System

All subrecipients are required to participate in the Homeless Management Information System (HMIS) per the ESG and CoC Interim Rule (24 CFR Part 576 and Part 578). HMIS provides an opportunity to document homelessness and helps to ensure coordination between service providers while avoiding duplication of services and client data.

## Data Sharing Requirement

Data sharing is a multi-directional sharing relationship between multiple organizations. In order to systematically share data, the participating agencies must jointly establish a data sharing network formalized by the execution of guidelines, with the understanding they agree to future updates to the guidelines made by the HMIS Committee.



## ESG Agreements

HWS enters into one or two-year agreements with ESG subrecipients. In general, these subrecipient agreements define:

- Key program components or activities (including benchmarks for success);
- The level of ESG funding;
- The anticipated source and amount of matching funds (24CFR Part 576.201) contributed by the agency/organization;
- Applicable laws and regulations; and
- Documentation or reporting requirements.

## Expenditure Limits

Funds used for street outreach and emergency shelter activities will be limited to the greater of:

- 60 percent of the County of Riverside's total current fiscal year (FY) grant for ESG; or
- the amount of FY 2010 ESG grant funds that were committed to street outreach and emergency shelter.

## Matching Funds Requirements

- The recipient must make matching contributions to supplement the recipient's ESG program in an amount that equals the amount of ESG funds provided by HUD.
- Matching contributions may be obtained from any eligible source, including any Federal source other than the ESG program, as well as state, local, and private sources. Additional requirements apply to matching contributions from a federal source of funds.
- Matching contributions must be provided after the date that HUD signs the grant agreement.

## Uniform Administrative Requirements

The use of ESG funding is subject to the applicable requirements of 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. The purpose of 2 CFR Part 200 is to streamline the Federal Government's guidance on administrative requirements to focus Federal resources more effectively on improving performance and outcomes, while ensuring the financial integrity of the Federal programs in partnership with non-federal stakeholders (e.g., grantees and sub-recipients). 2 CFR Part 200 supersedes, consolidates, and streamlines requirements from eight (8) OMB Circulars: A-21, A-87, A-89, A-102, A-110, A-122, A-133, and A-50. Subrecipients are required to maintain an acceptable general accounting system. A subrecipient's general accounting system must include:

- Independent Single Audit: All ESG sub-recipients that expend more than \$750,000 of Federal funds (including all Federal sources) in a single year must have a single audit conducted in conformance with 2 CFR Part 200.514. Copies of the Single Audit must be sent to the County as well as HUD.
- All records must be maintained for a minimum of four (4) years.

## Financial Management

Pursuant to 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, ESG Grantees and subrecipients must ensure compliance with regulations and requirements pertaining to the following key areas of financial management:

- Usage of funds
- Internal controls
- Cash management
- Procurement Property
- Audits
- Required funding match
- Budget controls
- Accounting controls
- Asset controls

### Documentation of Homelessness

ESG sub-recipients are required to maintain adequate documentation of homelessness status to determine eligibility of persons served by the ESG program.

- A copy of this documentation must be maintained by the subrecipient in the client's or participant's file. Documentation includes 3-day notice to pay or quit, public agency written verification of homelessness, or self-certification of homelessness are examples of required proof to require and maintain in client file.

### Qualifications of Homelessness

A person is considered homeless only when he/she resides in one of the following places:

- In places not meant for human habitation such as a car, park, sidewalk, an abandon building, or on the street;
- In an emergency shelter;
- In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter; or
- In any of the above but is spending a short time (up to 30 consecutive days) in a hospital or other institution.

### Monitoring and Site Visits

Monitoring can take several forms and can include review of progress reports, telephone consultation, and performance on-site assessments. The three basic goals for oversight and monitoring of the progress and performance of ESG grantees/recipients include:

- Ensure that ESG funds are used effectively to assist homeless individuals and families and that the basic ESG program goals are met;
- Ensure compliance with ESG regulations and program requirements in the usage of funds and in carrying out program activities; and
- Enhance and develop the management capacity of grantees or recipients.

### Participation of Homeless Persons in Policymaking and Operations

Pursuant to 24 CFR Part 576.405, recipients of ESG funds must provide for the participation of not less than one homeless or formerly homeless persons in a policy-making function within the subrecipient's organization. If the recipient is unable to meet this requirement, they must instead develop and implement a plan to consult with homeless or formerly homeless persons in a policy-making function regarding any facilities, services, or other assistance that received funding under ESG. All subrecipients of ESG funds are required to involve or encourage involvement of participants in the operation of an ESG-funded program or facility. ESG subrecipients will be required to provide documentation during HWS monitoring visits of their efforts to seek the participation of the homeless or formerly homeless.

### Termination of Assistance (24 CFR Part 576.402):

The County and subrecipients may terminate assistance provided through ESG-funded activities to participants that violate program requirements. Written procedures must describe the specific program requirements and the termination, grievance, or appeal processes; this should include the procedures for a participant to request a hearing regarding the termination of their assistance. The federal regulation at 24 CFR Part 576.402 describes the termination provision:

(a) If a program participant violates program requirements, the recipient or subrecipient may terminate the assistance in accordance with a formal process established by the recipient or subrecipient that recognizes the rights of individuals affected. The recipient or subrecipient must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.

(b) Program participants receiving rental assistance or housing relocation and stabilization services. To terminate rental assistance or housing relocation and stabilization services to a program participant, the required formal process, at a minimum, must consist of:

- (1) Written notice to the program participant containing a clear statement of the reasons for termination;
- (2) A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
- (3) Prompt written notice of the final decision to the program participant.

(c) Ability to provide further assistance. Termination under this section does not bar the recipient or subrecipient from providing further assistance at a later date to the same family or individual.

### Reimbursement Responsibilities

Subrecipients will be responsible to submit reimbursement request, on a monthly basis, for eligible and reasonable expenditures. The following must be included in the request:

- request cover page and summary page
- cancelled checks, bank statements, electronic payment receipts, credit card receipt, etc.
- invoice, bill, contract, lease, etc. (*Late charges are **not** eligible*)
- HMIS reporting

Final reimbursement request must be submitted no later than the date specified in the ESG subrecipient agreement.

### Five ESG Program Components

The table below compares the two types of eligible ESG clients and which of the five ESG funding components each client group may receive:

Component	Those who are Homeless	Those who are at risk of Homelessness
1. Street Outreach	X	
2. Emergency Shelter	X	
3. Homelessness Prevention		X
4. Rapid Re-housing	X	
5. Homeless Management Information System (HMIS)	X	X

## Standards for Programs Components

### 1. Street Outreach

Eligible Participants: “Unsheltered” individuals and families, meaning those who qualify under paragraph (1) (i) of the definition of “homeless.”

Eligible Activities: Essential services to eligible participants provided on the street or in parks, abandoned buildings, bus stations, campgrounds, and in other such settings where unsheltered persons are staying. Staff salaries related to carrying out street outreach activities is also eligible.

Eligible Costs:

Standards for targeting and providing essential services related to Street Outreach include:

- Engagement  
Activities to locate, identify, and build relationships with unsheltered homeless people for the purpose of providing immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and housing programs.
- Case Management  
Assessing housing need and arranging/coordinating/monitoring the delivery of individualized services.
- Emergency Health Services  
Outpatient treatment for urgent medical conditions provided by licensed medical professionals in community-based settings (e.g., streets, parks, and campgrounds) to eligible participants unwilling or unable to access emergency shelter or health care facility.
- Emergency Mental Health Services  
Outpatient treatment for urgent mental health conditions provided by licensed professionals in community-based settings (e.g., streets, parks, and campgrounds).
- Transportation  
Travel by outreach workers, social workers, medical professionals, or other service providers during the provision of eligible street outreach services.
- Services to Special Populations  
Address the special needs of homeless youth, victims of domestic violence and related crimes/threats, and/or people living with HIV/AIDS who are literally homeless.

## 2. Emergency Shelter

Eligible Participants are individuals and families who are homeless. ESG funds may be used to provide essential services to persons in emergency shelters, major renovation of an emergency shelter, conversion of a building into an emergency shelter, or shelter operating costs. Staff costs related to carrying out emergency shelter activities is also eligible.

Overview of eligible costs include:

- ◆ Essential Services
- ◆ Renovation
- ◆ Shelter Operations

### A. Essential Services

Eligible costs to provide essential services to individuals and families who are in an emergency shelter are as follows:

- Case Management
- Life Skills Training
- Child Care
- Education Services
- Employment Assistance and Job Training
- Outpatient Health Services
- Legal Services
- Mental Health Services
- Substance Abuse Treatment Services
- Transportation
- Services for Special Populations

**Note:** Emergency Shelter agencies must include in their policies and procedures the process of admission, diversion, referral, and discharge including standards regarding length of stay and safeguards to meet the safety and shelter needs of special populations and individuals, and families who have the highest barriers to housing and are likely to be homeless the longest.

### B. Renovation and Conversion

Eligible costs include labor, materials, tools, and other costs for renovations. When ESG funds are used for renovations, other than major rehabilitation or conversion, the minimum period of use to be maintained as a shelter for homeless individuals and families is three (3) years. If the rehabilitation costs of an emergency shelter exceed 75 percent of the value of the building before rehabilitation (major rehabilitation) or if the costs to convert a building into an emergency shelter exceeds seventy-five percent (75%) of the value of the building after the conversion, then the minimum period of use is 10 years. including soft costs, or conversion of a building to be used as an emergency shelter. The maximum funding allowed is **\$5,000**.

### C. Shelter Operations

Eligible costs are the costs of maintenance necessary for the operation of an emergency shelter. In the case when no appropriate emergency shelter is available for a homeless family or individual, a hotel or motel voucher will also be considered eligible. Additional eligible shelter operation costs include the following:

- Maintenance (*including minor or routine repairs*)
- Food
- Insurance
- Rent
- Furnishings
- Security
- Supplies necessary for the operation of the emergency shelter
- Fuel, Utilities, or Equipment

### D. Prohibition on Denial of Admission or Removal on the basis or as a result of Domestic Violence includes the following:

- An ESG applicant or participant cannot be denied admission to or removed from an emergency shelter on the basis or as a direct result of the fact that the applicant/participant is or has been a victim of domestic violence if they would otherwise qualify for admission or occupancy.

## 3. **Rapid- Rehousing**

The purpose of Rapid Re-housing is to serve participants who meet the criteria under paragraph (1) of the “homeless” definition in 24 CFR Part 576.2 or who meet the criteria under paragraph (4) of the “homeless” definition and live in an emergency shelter or other place described in paragraph (1) of the “homeless” definition.

Sub-recipients must maintain standards to help homeless persons living on the streets or in an emergency shelter transition as quickly as possible into permanent housing, and then, to help such persons achieve stability in that housing. Agencies must comply with the ESG VAWA Compliance Policy when assisting with short- and medium-term rental assistance.

Eligible participants are individuals and families literally homeless currently living in an emergency shelter or place not meant for human habitation. Eligible activities include the following services:

- Housing Relocation and Stabilization Services
- Short- and Medium-Term Rental Assistance

## 4. **Homelessness Prevention**

The purpose of Homelessness Prevention is to prevent persons from becoming homeless in a shelter or an unsheltered situation. Funding may also be used to help such persons regain stability in their current housing or other permanent housing. Eligibility for services applies to

individuals and families who are *at imminent risk, or at risk, of homelessness*, meaning those who qualify under paragraph (2) and (3) of the homeless definition or those who qualify as at risk of homelessness. Individuals and families must have an income at, or below, 30% of median family income for the area (AMI). Agencies must comply with the ESG VAWA Compliance Policy when assisting with short- and medium-term rental assistance. Eligible activities include the following:

- Housing Relocation and Stabilization Services
- Short- and Medium-Term Rental Assistance

Housing Relocation and Stabilization Services

The following guidelines apply to both Rapid-Rehousing and Homelessness Prevention.

FINANCIAL ASSISTANCE	SERVICES
Moving costs	Housing search & placement
Rent application fees	Housing Stability Case Management
Last month's rent	Mediation
Utility payments –up to 24 mos. of payments per program participant/including up to 6 mos. arrears per service	Credit repair
Security deposit –equal to no more than 2 months’ rent	Legal Services
Standard utility deposits	

**Short- and Medium-Term Rental Assistance:** Rapid Re-housing/Homelessness Prevention

Types of Rental Assistance

1. Short Term Rental Assistance
2. Medium Term Rental Assistance
3. Payment of Rental Arrears

Length of Assistance

- up to 3 Months
- 4 to 24 Months
- One-time payment for up to 6 months of arrears including late fees.

Payment of Rental Assistance and Lease Requirements 24 CFR Part 576.106

Rent Restrictions: Pursuant to 24 CFR Part 576.106 (d), rental assistance cannot be provided unless the rent **does not exceed** the Fair Market Rent established by HUD, as provided under 24 CFR Part 888, and complies with HUD’s standard of rent reasonableness as established by 24 CFR Part 982.507.

Rental Assistance Agreement: ESG recipients and subrecipients **must** enter into Rental Assistance Agreements with the property owner prior to the payment of any rental assistance on behalf of a client. The agreements must comply with the provisions of 24 CFR Part 576.106 (e). Subrecipients are required to ensure that the requirements listed under 24 CFR Part 5, Subpart L, are included

or incorporated into all leases and rental assistance agreements for units that receive ESG-funded short-term or medium-term rental assistance. Leases: under most circumstances, subrecipients will need to provide and require a lease amendment including the necessary language. Subrecipients may choose between two options for VAWA lease amendments:

- Subrecipients may use the sample “Lease Addendum” (HUD-91067), provided here: <https://www.hud.gov/sites/documents/91067.doc>
- Subrecipients may create their own lease addendum, which must incorporate all protections listed in 24 CFR Part 5, Subpart L Rental assistance agreements: subrecipients will need to incorporate the necessary language into all rental assistance agreements. Subrecipients should define their approach to ensuring VAWA protections are included in all rental assistance agreements and leases in their project policies and procedures. For more information, including the applicability of protections under different rental/leasing models, please refer to the ESG Program interim rule, sections 576.106(e) and 576.106(g).

Leases: Pursuant to 25 CFR Part 576.106 (g), each program participant receiving ESG-funded rental assistance **must** have a legally binding written lease with the property owner for the rental unit unless the ESG assistance is for arrears. Rental assistance may be tenant-based or project-based. For tenant-based rental assistance, both the rental assistance agreement and lease **must** conform to the requirements found at 24 CFR Part 576.106 (h). For project-based rental assistance, both the rental assistance agreement and lease **must** conform to the requirements found at 24 CFR Part 576.106 (i). **NOTE: for project-based rental assistance, the initial lease must have a term of one year.**

## **A. Performance Standards**

The ESG grantee must describe the performance standards for evaluating ESG activities which must be developed in consultation with the Continuum of Care.

Based on standards and goals of the local Continuum of Care, Riverside County is proposing the following performance standards for the Emergency Solutions Grant:

### Performance Measures for Homelessness Prevention

- a. A reduction in the number of homeless individuals and families seeking emergency shelter services.
- b. Expected Outcome: At least thirty-five percent (35%) of participants assisted will remain in permanent housing six (6) months after the last assistance was provided under ESG.

### Performance Measures for Homeless Rapid Re-Housing

- a. A reduction in the reoccurrence of homelessness for individuals and families who exit the shelter system.



- b. Expected Outcome: At least thirty-five percent (35%) of participants assisted will remain in permanent housing six (6) months after the last assistance provided under ESG.

## **B. EVALUATION OF ELIGIBILITY**

### Utilization of the Coordinated Entry System (HomeConnect) Requirement

Pursuant to 24CFR 576.400(10)(d) requires centralized or coordinated assessment requirement. The Continuum of Care has developed a coordinated assessment system in accordance with requirements established by HUD known as HomeConnect. ESG funded program or project within the Continuum of Care's area must use that assessment system. The recipient and subrecipient must work with the Continuum of Care to ensure the screening, assessment and referral of program participants are consistent with the written standards established and all policies and guidelines required by the Coordinated Entry System lead agency. As allowed by the ESG Interim rule, a victim service provider may choose not to use the Continuum of Care's centralized or coordinated assessment system. Refer to the Coordinated Entry System guide and lead agency for instructions.

Standard Policies and Procedures for evaluating individuals' and families' eligibility for assistance under Emergency Solutions Grant (ESG).

### Building on Established HPRP Policies and Procedures

The policies and procedures were originally established based on the provisions of HPRP assistance. The policies and procedures have been modified based upon the checklist of required elements set forth in 24 CFR Part 576.400 (e)(1) and (e)(3); 24 CFR Part 91.220 (l)(4)(vi), and in collaboration with CoC standards.

### Centralized Pre-Screening and Assessment Available at Multiple Locations

The County of Riverside Continuum of Care (CoC) conducts a Coordinated Intake and Assessment System piloted through the 25 Cities Project, a partnership with HUD and the U.S. Department of Housing and Urban Development (HUD) to eliminate homelessness among veterans by 2016 and chronic homelessness by 2020. The pilot in the Greater City of Riverside Area was implemented countywide during 2015.

Participating agencies are responsible for engaging chronically homeless individuals and families through the use of Housing Navigators and a standardized vulnerability assessment and intake process that provides referrals to a centralized housing system that places priority on those who are at highest risk with the most appropriate intervention rather than a "first come, first served" approach.

Individuals and families applying for ESG assistance must complete an eligibility pre-screening form. Pre-screening may be completed via phone, online, or at established locations, including emergency shelter locations. Individuals and families who meet established pre-screening requirements will be scheduled an appointment with a case manager for assessment and eligibility documentation.

### Basic Eligibility Requirements

- Initial Consultation & Eligibility Determination: The applicant(s) **must** receive at least an initial consultation and eligibility assessment with a case manager or other authorized representative who can determine eligibility and appropriate type of assistance.
- ESG clients must meet one of the following definitions of homelessness:
  1. Literally homeless
  2. At imminent risk of homelessness
  3. Homeless under Federal Statutes
  4. Fleeing/attempting to flee domestic violence
- Income: The household's total annual income must be below thirty percent (30%) of the median family income for the area (AMI)
- Housing Status: Case files must document the current housing status of the household at application. Housing status will be verified through third party verification whenever possible. Self-certification of housing status will be considered on a case-by-case basis.
- Riverside County Residency: All households receiving Homelessness Prevention or Rapid Re-housing assistance under ESG must be residents of Riverside County at time of application.
- Unidentifiable financial resources and/or support networks: In order to receive ESG rental financial assistance, applicants must also demonstrate the following:
  1. No appropriate subsequent housing options have been identified;
  2. The household lacks the financial resources to obtain immediate housing or remain in its existing housing; and
  3. The household lacks support networks needed to obtain immediate housing or remain in its existing housing.

## **C. POLICIES AND PROCEDURES FOR PROGRAM COORDINATION**

Policies and Procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

The ESG program requires coordination among participating agencies. All ESG subrecipients in Riverside County are experienced homeless providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to homeless households. Additionally, the project administration agreement with ESG subrecipients will require coordination among agencies receiving ESG funds to administer Emergency Shelter, essential services, Homelessness Prevention, Rapid Re-housing services, and related assistance, and access to mainstream services and housing providers for clients.

### Participation in the Continuum of Care

ESG funded agencies have easy access to membership in the Continuum of Care. The Continuum of Care has over 100 member organizations including homeless service providers, veteran service

representatives, churches, and government organizations. The Continuum of Care meets on a regular basis and shares information about services among participating agencies.

#### Required Client Information and Referrals

To further facilitate collaboration and information sharing, ESG funded agencies will be required to provide the following information and referrals to ESG program participants:

- 2-1-1 hotline for social services
- Social security benefits
- Cal-Works and other income security programs provided by the County of Riverside, Department of Public Social Services (DPSS)
- Cal-Fresh (formerly known as Food Stamps) assistance
- Low Income Energy Assistance Programs
- Affordable housing information
- Employment assistance and job training programs
- Health care and mental health services
- Services for victims of domestic violence
- Veteran services
- Specialized services such as legal services and credit counseling

#### **D. POLICIES AND PROCEDURES FOR DETERMINING ASSISTANCE AND PRIORITIZATION**

Policies and Procedures for determining and prioritizing which eligible families and individuals will receive Homelessness Prevention assistance and which eligible families and individuals that will receive Rapid Re-housing assistance.

Once it is determined that the household meets the basic eligibility guidelines noted above, the household will be assessed for the appropriate form(s), level, and duration of financial assistance. The results of this assessment will be formalized in a Housing/Financial Assistance Plan that is signed by both the applicant and the case manager.

#### Assistance through Homelessness Prevention

Homelessness Prevention assistance will be targeted to households who are at risk of losing their present housing and becoming homeless. While there are many people who are housed and have a great need for rental assistance, not everyone will become homeless without assistance. A risk assessment will be used to assess the household's level of crisis and prioritize those who are at greatest risk of becoming homeless. The assessment tool will include vulnerability criteria including but not limited to, income, housing history, food security, childcare, health care, life skills, and other special needs. Due to the limited amount of funding, assistance will be provided on a first come, first served basis, if the applicant meets the eligibility and risk assessment criteria.\*

#### Assistance through Re-housing

Homeless Rapid Re-housing assistance is intended for individuals or families who meet the homeless definition described in 42 USC 11302 of the McKinney Vento Homeless Assistance Act, as amended by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009.

While there are many homeless individuals and families in Riverside County at any given night, the Rapid Re-housing assistance will be prioritized for households who are residing in emergency shelters and on the streets. Due to the limited amount of funding, assistance will be provided on a first come, first served basis, if the applicant meets the eligibility and risk assessment criteria. \*

**\* Rapid Re-housing should prioritize people with more challenges, including those with no income, poor employment prospects, troubled rental histories, and criminal records. Providers should link participants with community resources that will help them achieve longer-term stability and well-being.**

## **E. DETERMINING SHARE OF RENT AND UTILITY COSTS**

Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving Homelessness Prevention or Rapid Re-housing assistance.

### Limitations on Assistance – Homelessness Prevention

Riverside County's ESG rental assistance is intended to stabilize individuals and families who have recently endured difficult financial circumstances that have led them into homelessness or who are at imminent risk of becoming homeless. For Homelessness Prevention assistance, the rental assistance consists of short-term rental assistance (3 months); extended under certain circumstances to medium term rental assistance (for an additional 3 months). The total maximum length of assistance is twelve months (12) over a 3-year period. Client **must** be reassessed after every 90-day period and provided case management services on a monthly basis.

Not every individual or family in need of rental assistance is a candidate for ESG Homelessness Prevention or Rapid Re-housing assistance. ESG rental assistance is not a substitute for Section 8 rental assistance or a permanent rental subsidy, but rather a tool to help stabilize families or individuals who are at imminent risk of becoming homeless and lack any other resources to help them stabilize their housing situation. Rental assistance cannot be provided to a program participant who is already receiving rental assistance or living in a housing unit receiving rental assistance or operating assistance through other federal, State, or local sources (24 CFR Part 576.106).

As a general rule, an individual or household should pay approximately 30% of their income towards rent. This requirement may be waived on a case-by-case basis for extreme circumstances. The ESG assistance will consist of the remaining portion of the rent, up to \$1,000 (excluding the clients' contribution towards the rent).

Clients are required to be reassessed at regular monthly intervals to monitor progress and levels of self-sufficiency. If a client requires assistance beyond the three-month mark, the ESG rental subsidy will be reduced, and the client will be required to pay a larger portion of the rent. Homelessness Prevention assistance will be based on number in household, fair market rent rate, and income to determine for a maximum one year over a 3-year period.

### Limitations on Assistance – Rapid Re-housing

Under Rapid Re-housing assistance, a client's share of rent should be based on the client's ability to pay during their path to housing stabilization, with a minimum \$25.00 client contribution. This requirement may be waived on a case-by-case basis for extreme circumstances. Clients receiving Rapid Re-housing assistance must be re-assessed, at a minimum every 90 days, and reviewed during

monthly case management. The maximum length of Rapid Re-housing assistance will be one (1) year during any 3-year period. The assistance should not exceed the Fair Market Rent amount based on client household, except for the first month of assistance if client requires assistance with other re-housing expenses such as rent deposits or utility deposits. Security deposit should not exceed two times the rent.

Standards for determining the share of rent and utilities costs that each program participant must pay, if any, will be based on the following guidelines:

- 100% of the cost of rent in rental assistance may be provided to program participants. However, to maximize the number of households that can be served with Rapid Re-housing resources, it is expected that the level of need will be based on the goal of providing only what is necessary for each household to be stably housed for the long term;
- Rental assistance cannot be provided for a unit unless the rent for that unit is at or below the Fair Market Rent limit, established by HUD;
- The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units.

**Note:** Grant funds may be used for rental assistance for homeless individuals and families. Rental assistance cannot be provided to a program participant who is already receiving rental assistance or living in a housing unit receiving rental assistance or operating assistance through other federal, State, or local sources (24 CFR Part 576.106).

#### Limitations on Assistance – All Clients

Due to the limited amount of funds available, the ESG assistance will not exceed Fair Market Rent per client per month in combined ESG assistance, including rent and utility payments.\* Generally, clients should be responsible for paying their own utility costs while receiving ESG rental assistance, unless they are experiencing acute financial hardship or are at risk of losing their housing due to utility shut off. Clients seeking help with utilities only may be eligible for ESG assistance if it can be documented that they will lose their housing and become literally homeless if utility assistance is not provided; however, the household still must meet other ESG eligibility requirements.

#### **F. DETERMINING LENGTH AND ONGOING NEED FOR RENTAL ASSISTANCE**

Standards for determining how long a particular participant will be provided with rental assistance and whether the amount of that assistance will be adjusted over time.

ESG assistance consists of short term (up to 3 months), medium term (up to 6 months), and maximum term (up to 1 year) rental assistance to allow individuals or families who have recently encountered a financial crisis that has led them into homelessness or at imminent risk of homelessness, to gain housing stabilization. Since the program consists of temporary assistance aiming at rapid stabilization of households, clients are required to contribute a portion of their income towards rent. Clients with no potential to earn income may not be suitable candidates for this type of assistance unless other subsidies can be accessed after the ESG assistance expires.

Clients assisted under ESG Homelessness Prevention Assistance are eligible to receive the rental assistance for up to 3 months if they meet income eligibility of less than 30% of median family income for the area (AMI) during the 3-month period and comply with the case management requirements of

the program. At the end of the third month, clients must be re-assessed to determine if the client's rental assistance needs to be extended for an additional 3-month period. If the ESG rental assistance is extended for an additional three (3) months, the ESG assistance will be reduced and/or adjusted over the remaining time.

Clients assisted under ESG Rapid Re-housing Assistance are eligible to receive rental and utility assistance for up to one-year if they meet income eligibility during the one-year period. Rapid Re-housing clients **must** receive monthly case management, be evaluated at regular intervals, and be re-assessed every 90-days during the ESG assistance period. The ESG rental assistance should be reduced gradually, and the client's portion of rent increased during the months of assistance.

#### **G. Notice of Occupancy Rights under the Violence Against Women Act and Certification Form**

Each entity that determines eligibility for or administers ESG rental assistance is responsible for providing the following two forms to each applicant for ESG rental assistance and each participant receiving ESG rental assistance:

- “Notice of Occupancy Rights under the Violence Against Women Act” (Form HUD5380), available here: <https://www.hud.gov/sites/documents/5380.DOCX>
- “Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternative Documentation” (Form HUD-5382), available here: <https://www.hud.gov/sites/documents/5382.docx>

These forms must be provided at each of the following times:

- When an applicant is denied ESG rental assistance
- When an applicant's application for a unit receiving project-based rental assistance is denied
- When a participant begins receiving ESG rental assistance
- When a participant is notified of termination of ESG rental assistance
- When a participant receives notification of eviction

#### **H. DETERMINING NEED FOR HOUSING STABILIZATION AND RELOCATION SERVICES**

Standards for determining the type, amount, and duration of housing stabilization and /or relocation services to provide a program participant, including the limits, if any, on Homelessness Prevention or Rapid Re-housing assistance that each program participant may receive, such as the maximum amount of assistance; maximum number of months the program participant receives assistance; or the maximum number of times the program participant may receive assistance.

##### Reasonableness Determination

HWS will set the maximum amount of assistance to be provided to Homelessness Prevention and Rapid Re-housing clients on an annual basis. HWS will also determine if the total benefit amount to be awarded to any one client is both reasonable and necessary.

##### Reporting – Centralized/Coordinated Assessment System

- The HEARTH Act makes HMIS participation a statutory requirement for ESG recipients and sub-recipients. HWS and the subrecipients work with the Continuum of Care to ensure the screening, assessment, and referral of program participants are consistent with the written standards.

- The recipient will ensure that data on all persons served, and all activities assisted under ESG are entered into a community wide HMIS in the area in which those persons and activities are located.
- Victim service providers cannot, and Legal Services Organizations may choose to not participate in HMIS. Providers that do not participate in HMIS must use a comparable database that produces unduplicated, aggregate reports instead.
- Eligible Cost include, but not limited to the following:
  - Hardware, Equipment and Software Costs
  - Staffing: Paying salaries for operating HMIS
  - Training and Overhead- Technical support, leasing space, and utilities for space used by HMIS staff

#### Comparable Database for Victim Services

If the sub-recipient is a victim services or a legal services provider that use a comparable database, it may use ESG funds to establish and operate a comparable database that collects client-level data over time and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provided to an HMIS.

#### Case Management

HWS has defined case management as a “collaborative” process that assesses, plans, implements, coordinates, monitors, and evaluates the options and services required to meet the client’s health and human service needs. It is characterized by advocacy, communication, and resource management and promotes quality and cost-effective interventions and outcomes. Case management focuses on housing stability and placement, with an emphasis on the arrangement, coordination, monitoring, and delivery of services related to housing needs and improving housing stability.

A meeting with a case manager is required in order to receive Rapid Re-housing assistance, although it is not necessarily the first step. Some communities might have a screening, intake, assessment, or other eligibility determination process that precedes the assignment to a case manager while other communities may have case managers performing the eligibility task. Regardless of the arrangement, the meeting with the case manager should be regarded not only as a program requirement, but also as an early opportunity to help a household improve its housing stability during and beyond the period of Rapid Re-housing assistance.

#### Transitional Housing and Rapid Re-housing

While transitional housing is technically eligible, HUD cautions recipients against using ESG Rapid Re-housing funds as a way of regularly exiting a person from transitional housing to permanent housing. It is recommended that Rapid Re-housing be used as a model for helping people move from the streets or shelter to permanent housing, not for people exiting transitional housing.

Additionally, transitional housing providers should have programs designed to successfully exit people and should not use Rapid Re-housing, another form of temporary assistance, as a regular part their program design. HUD recommends this be done on a case-by-case basis, so that it is not common

practice, but is provided only when necessary to prevent the program participant from going back to the streets or emergency shelter. HWS established standards and determined transitional housing is not an effective use of funding and will not be utilized to house clients residing in transitional housing or transition to permanent housing.

NOTE: program participants would need to be assessed for and determined to be eligible for ESG Rapid Re-housing assistance, in accordance with the ESG eligibility and documentation requirements. (Homeless definition in 24 CFR Part 576.2) This includes a requirement that the assistance be necessary to help the program participant move as quickly as possible into permanent housing and achieve stability in housing. Note that such a household would have to be exited from the transitional housing program in HMIS and entered into the ESG program in HMIS.

### Consultation Process

HWS and the ESG subrecipients will continuously consult with the Continuum of Care to discuss the County's ESG allocation in ways that:

- Coordinate across regional entitlement jurisdictions by developing and utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction;
- Comply with eligibility and verification requirements (HMIS, housing status, homeless definitions, etc.)

The ESG program requires coordination among participating agencies. All ESG subrecipients in Riverside County are experienced homeless providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to homeless households. ESG funded agencies have easy access to membership in the Continuum of Care. The Continuum of Care has over 100 member organizations including homeless service providers, veteran service representatives, churches and government organizations. The Continuum of Care meets on a regular basis and shares information about services among participating agencies.

HWS also consulted with the Continuum of Care on the Ten-Year Plan to End Homelessness to ensure the alignment of proposed ESG activities as they relate to the goals and strategies outlined in the plan. This joint effort has worked successfully in the past and HWS will continue to work closely with DPSS who serves as the lead agency and grantee for the County's Continuum of Care (CoC) program.

### ESG Homeless Definitions and Reference Information

Refer to reference information located at the following:

[https://www.hudexchange.info/resources/documents/HEARTH\\_HomelessDefinition\\_FinalRule.pdf](https://www.hudexchange.info/resources/documents/HEARTH_HomelessDefinition_FinalRule.pdf)

VAWA Compliance Policy -24CFR.576.409: <https://www.govinfo.gov/content/pkg/FR-2013-08-06/pdf/2013-18920.pdf>



# **APPENDIX G**

## **EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM**

### **2024-2025 FUNDING ALLOCATIONS**

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## 2024-2025 Emergency Solutions Grant Program (ESG) Funding Allocations

<b>1</b>	<b>Project Name</b>	<b>6.263-24 - Operation Safehouse, Inc.</b>
	<b>Sponsor</b>	Operation Safe House, Inc.
	<b>Target Area</b>	Supervisory Districts
	<b>Needs Addressed</b>	Emergency Shelter (ES)
	<b>Funding</b>	<b>\$ 266,552 (ES)</b>
	<b>Description</b>	Operation SafeHouse provides a 21-day emergency shelter program for runaway and homeless youth ages 11-17 in Riverside and Thousand Palms. Services include shelter, case management, counseling, and education. Two hundred (200) youth will receive substance abuse, life skills, shelter, food, anger management, and housing services. ESG funds will be used for staff salaries (direct cost).
	<b>Target Date</b>	7/1/2024 – 6/30/2025
	<b>Estimate the number of individuals or families that will benefit from the proposed activities</b>	Emergency Shelter - 200
	<b>Objective/Outcome</b>	Suitable Living Environment/Availability-Accessibility
<b>2</b>	<b>Project Name</b>	<b>6.264-24 - Coachella Valley Rescue Mission</b>
	<b>Sponsor</b>	Coachella Valley Rescue Mission
	<b>Target Area</b>	Supervisory Districts
	<b>Needs Addressed</b>	Emergency Shelter (ES)/ Rapid Re-Housing (RR)
	<b>Funding</b>	<b>\$274,000 (\$69,000 (ES) and \$205,000 (RR))</b>
	<b>Description</b>	The Coachella Valley Rescue Mission provides emergency shelter to homeless individuals and families for up to 90 days and rapid re-housing services. ESG funds will be used to pay for case managers/housing coordinators (direct cost), emergency shelter operation and maintenance, and rapid re-housing, including financial assistance, service, and rent.
	<b>Target Date</b>	7/1/2024 – 6/30/2025
	<b>Estimate the number of individuals or families that will benefit from the proposed activities</b>	Emergency Shelter – 2,567 Rapid Re-Housing - 20
	<b>Objective/Outcome</b>	Suitable Living Environment/Availability-Accessibility Decent Housing/Affordability
<b>3</b>	<b>Project Name</b>	<b>6.265-24 - Martha's Village and Kitchen</b>
	<b>Sponsor</b>	Martha's Village and Kitchen
	<b>Target Area</b>	Supervisory Districts
	<b>Needs Addressed</b>	Emergency Shelter (ES)
	<b>Funding</b>	<b>\$77,928 (ES)</b>
	<b>Description</b>	Martha's Village and Kitchen provides emergency shelter to homeless families and individuals. Services include case management, substance abuse referrals, and career and education center services. ESG funds will be used for facility equipment, utilities, food services, operational and maintenance, transportation, and staff salaries (direct cost).
	<b>Target Date</b>	7/1/2024 – 6/30/2025

	<b>Estimate the number of individuals or families that will benefit from the proposed activities</b>	Emergency Shelter - 200
	<b>Objective/Outcome</b>	Suitable Living Environment/Availability-Accessibility
<b>4</b>	<b>Project Name</b>	<b>6.266-24 - Path of Life Ministries</b>
	<b>Sponsor</b>	Path of Life Ministries
	<b>Target Area</b>	Supervisory Districts
	<b>Needs Addressed</b>	Emergency Shelter (ES)
	<b>Funding</b>	<b>\$79,645 (ES)</b>
	<b>Description</b>	Path of Life Ministries provides a 60-day short-term shelter program for homeless individuals and families. ESG funds will be used for emergency shelter operational costs, case managers' salaries (direct cost), food, and utilities.
	<b>Target Date</b>	7/1/2024 – 6/30/2025
	<b>Estimate the number of individuals or families that will benefit from the proposed activities</b>	Emergency Shelter - 572
	<b>Objective/Outcome</b>	Suitable living Environment/Availability-Accessibility Decent Housing/Affordability
<b>5</b>	<b>Project Name</b>	<b>6.267-24 – ESG Program Administration</b>
	<b>Sponsor</b>	Riverside County Department of Housing and Workforce Solutions
	<b>Target Area</b>	N/A
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	<b>\$45,533</b>
	<b>Description</b>	The funding will provide staffing and overall program management, coordination, monitoring, and evaluation for the ESG program.
	<b>Target Date</b>	7/1/2024 – 6/30/2025
	<b>Estimate the number of individuals or families that will benefit from the proposed activities</b>	N/A
	<b>Objective/Outcome</b>	N/A

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# **APPENDIX H**

## **2024-2025 PROJECT TABLE 3C'S**

## **Table 3C's Index**

HOME

Administration

County-wide

First (1<sup>st</sup>) District

Second (2<sup>nd</sup>) District

Third (3<sup>rd</sup>) District

Fourth (4<sup>th</sup>) District

Fifth (5<sup>th</sup>) District

City of Banning

City of Beaumont

City of Blythe

City of Calimesa

City of Coachella

City of Desert Hot Springs

City of Eastvale

City of Lake Elsinore

City of La Quinta

City of Murrieta

City of Norco

City of San Jacinto

City of Wildomar

Emergency Solutions Grant

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 8.74-24- HOME Administration

**Priority Need:** Planning/Administration

**Sponsor:** Riverside County Department of Housing and Workforce Solutions

**Address:** 3403 Tenth Street, Suite 300, Riverside, CA 92501

**Project Description:** Funds will be used to provide staffing and overall program management, coordination, and monitoring/evaluation of the County's HOME program.

**Location:** Countywide

**Objective:** N/A

**Outcome:** N/A

<b>Objective Number</b> N/A	<b>Project ID</b> 8.74-24
<b>HUD Matrix Code</b> N/A	<b>CDBG Citation</b> N/A
<b>CDBG National Objective</b> N/A	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> N/A	<b>Annual Units/Units Upon Completion:</b> N/A
<b>Type of Recipient</b> HHPWS - Grantee	<b>Local ID</b>

**Funding Sources:**

**HOME**                      **\$ 207,151**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs



**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 8.75-24 - HOME Community Housing Development Organization (CHDO) Set-Aside

**Priority Need:** Rental Housing

**Sponsor:** Riverside County Department of Housing and Workforce Solutions

**Address:** 3403 Tenth Street, Suite 300, Riverside, CA 92501

**Project Description:** Per HUD regulations, the County of Riverside must allocate 15% of HOME funds to qualified Community Housing and Development Organizations. The county will accept applications over the counter and give priority to applications applying for tax credits submitted 6 months prior to the tax credit application deadline. An application fee of \$1,000 will be charged for each HOME application to help defray cost associated with the reviewing HOME application. For all new rental multifamily construction projects the County will charge \$100 per unit for the life of the affordability period to help offset the costs associated with monitoring HOME projects. The CHDO Set-Aside provides funding to eligible CHDOs to develop, own, and manage affordable housing projects.

**Location:** Countywide

**Objective:** 2 - Decent Housing

**Outcome:** 2 - Affordability

<b>Objective Number</b> DH-2	<b>Project ID</b> 8.75-24
<b>HUD Matrix Code</b> N/A	<b>CDBG Citation</b> N/A
<b>CDBG National Objective</b> N/A	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> CHDO Set-Aside	<b>Annual Units/Units Upon Completion:</b> 5
<b>Type of Recipient</b> HHPWS - Grantee	<b>Local ID</b>

**Funding Sources:**

**HOME**                      **\$ 310,728**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 8.76-24 - HOME New Construction

**Priority Need:** Construction of Housing

**Sponsor:** Riverside County Department of Housing and Workforce Solutions

**Address:** 3403 Tenth Street, Suite 300, Riverside, CA 92501

**Project Description:** The County of Riverside will obligate 2023-24 HOME Entitlement Funds for the construction of new affordable housing units. The County will accept applications over the counter and give priority to applications applying for tax credits submitted six (6) months prior to the tax credit application deadline. An application fee of \$1,000 will be charged for each HOME application to help defray costs associated with reviewing HOME applications. For all new rental multi-family construction projects, the County will charge \$100 per unit for the life of the affordability period to help offset the costs associated with monitoring HOME projects.

**Location:** Countywide

**Objective:** 2 - Decent Housing

**Outcome:** 2 - Affordability

<b>Objective Number</b> DH-2	<b>Project ID</b> 8.76-24
<b>HUD Matrix Code</b> N/A	<b>CDBG Citation</b> N/A
<b>CDBG National Objective</b> N/A	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Expand the Affordable Rental Housing Stock.	<b>Annual Units/Units Upon Completion:</b> 40
<b>Type of Recipient</b> HHPWS - Grantee	<b>Local ID</b>

**Funding Sources:**

**HOME**                      **\$ 1,553,638**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 8.77-24 - HOME First-Time Home Buyer (FTHB)

**Priority Need:** Homeownership Assistance

**Sponsor:** Riverside County Department of Housing and Workforce Solutions

**Address:** 3403 Tenth Street, Suite 300, Riverside, CA 92501

**Project Description:** The County of Riverside will allocate prior year program income (PI) in the amount of \$350,000, 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.

**Location:** Countywide

**Objective:** 2 - Decent Housing

**Outcome:** 2 - Affordability

<b>Objective Number</b> DH-2	<b>Project ID</b> 8.77-24
<b>HUD Matrix Code</b> N/A	<b>CDBG Citation</b> N/A
<b>CDBG National Objective</b> N/A	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/2025
<b>Performance Indicator</b> Number of first-time Home Buyers receiving down payment assistance.	<b>Annual Units/Units Upon Completion:</b> 10
<b>Type of Recipient</b> HHPWS - Grantee	<b>Local ID</b>

**Funding Sources:**

<b>HOME</b>	<b>\$0</b>
<b>Prior Year PI</b>	<b>\$350,000</b>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 9.248-24 - CDBG Program Administration

**Priority Need:** Program Administrative Costs

**Sponsor:** Riverside County Housing and Workforce Solutions

**Address:** 3403 Tenth St., Riverside, CA 92501

**Project Description:** CDBG administration funding provides staffing and overall program management, coordination, monitoring, and evaluation of the CDBG program.

**Location:** 3403 Tenth Street, Suite 300, Riverside, CA 92501

**Objective:** N/A

**Outcome:** N/A

<b>Objective Number</b> N/A	<b>Project ID</b> 9.248-24
<b>HUD Matrix Code</b> 21A	<b>CDBG Citation</b> 570.206
<b>CDBG National Objective</b> N/A	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> N/A	<b>Annual Units/Units Upon Completion:</b> N/A
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b>

**Funding Sources:**

**CDBG**                      **\$1,273,821**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 9.249-24 - Fair Housing Administration

**Priority Need:** Program Administrative Costs

**Sponsor:** Fair Housing Council of Riverside County Inc.

**Address:** PO Box 1068, Riverside, CA 92502

**Project Description:** The program provides a vital range of "no-cost" fair housing services to eligible clientele throughout the County's Urban County program area. Services are provided to persons victimized and affected by illegal housing practices. CDBG funds will be used for program administrative expenses to promote open, inclusive, cooperative community living.

**Location:** 3933 Mission Inn Avenue, Suite 101. Riverside, CA 92501

**Objective:** N/A

**Outcome:** N/A

<b>Objective Number</b> N/A	<b>Project ID</b> 9.249-24
<b>HUD Matrix Code</b> 21D	<b>CDBG Citation</b> 570.206
<b>CDBG National Objective</b> N/A	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> N/A	<b>Annual Units/Units Upon Completion:</b> N/A
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 02

**Funding Sources:**

**CDBG**                      **\$135,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 9.250-24 - Countywide Public Facility Project

**Priority Need:** Public Facilities and Improvements

**Sponsor:** Riverside County Housing and Workforce Solutions

**Address:** 3403 Tenth St., Riverside, CA 92501

**Project Description:** The County will use CDBG funds for activity delivery costs and public facility projects that benefit low-income individuals throughout the County. In addition, as specific eligible projects are identified, the County will proceed with a substantial amendment to the 2024-2025 One Year Action Plan pursuant to the Citizen Participation Plan.

**Location:** To Be Determined

**Objective:** 1 – Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 9.250-24
<b>HUD Matrix Code</b> 03Z	<b>CDBG Citation</b> 570.201©
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with new or improved access or no longer have access to substandard facility or infrastructure.	<b>Annual Units/Units Upon Completion:</b> 1
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b>

**Funding Sources:**

**CDBG** **\$652,242**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 9.251-24 - Countywide Road Improvement Project

**Priority Need:** Public Facilities and Improvements

**Sponsor:** Riverside County Housing and Workforce Solutions

**Address:** 3403 Tenth St., Riverside, CA 92501

**Project Description:** The County will use CDBG funds for road, street, sidewalk, and related improvement projects that benefit low-income individuals throughout the County. In addition, as specific eligible projects are identified, the County will proceed with a substantial amendment to the 2024-2025 One Year Action Plan pursuant to the Citizen Participation Plan. Eligible expenses include design, engineering, construction, and activity delivery costs.

**Location:** To Be Determined

**Objective:** 1 – Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 9.251-24
<b>HUD Matrix Code</b> 03Z	<b>CDBG Citation</b> 507.201 ©
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with new or improved access or no longer have access to substandard facility or infrastructure.	<b>Annual Units/Units Upon Completion:</b> 1
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b>

**Funding Sources:**

**CDBG** **\$404,866**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 9.252-24 - Home Enhancement Program

**Priority Need:** Rehabilitation Activities

**Sponsor:** Riverside County Housing and Workforce Solutions

**Address:** 3403 Tenth St., Riverside, CA 92501

**Project Description:** CDBG funds will be used to pay for costs associated with grants to assist homeowners with rehabilitating stick-built and modular (attached to private land) owner-occupied single-family residences. Grants are for the costs of exterior rehabilitation relative to a property's health, safety, and Housing Quality Standards as defined by the U.S. Department of Housing and Urban Development.

**Location:** Countywide

**Objective:** 2 Decent Housing

**Outcome:** 2 Affordability

<b>Objective Number</b> DH-2	<b>Project ID</b> 9.252-24
<b>HUD Matrix Code</b> 14A	<b>CDBG Citation</b> 570.202 (b)
<b>CDBG National Objective</b> 570.208 (a)(3) Low Mod Limited Clientele-Housing Activities	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Households that will benefit from affordable housing rehabilitation.	<b>Annual Units/Units Upon Completion:</b> 8
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b>

**Funding Sources:**

**CDBG**                      **\$400,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs



**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 0.262-24 - Court Appointed Special Advocate (CASA) Program

**Priority Need:** Public Services

**Sponsor:** Voices for Children

**Address:** PO Box 7219, Riverside, CA 92505

**Project Description:** Voices for Children, Court Appointed Special Advocate (CASA) program provides volunteers requested by a judge to represent the best interests of an abused/neglected child in court. These trained volunteers independently investigate an abused child's circumstances, report findings to the Courts, monitor the delivery of services, and advocate on the Child's behalf throughout the process. CDBG funds will be used for staff salaries/benefits (direct cost).

**Location:** 11870 Pierce Street, Suite 260, Riverside, CA 92505

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

**Funding Sources:**

<b>Objective Number</b> SL-1	<b>Project ID</b> 0.262-24
<b>HUD Matrix Code</b> 05N	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 50
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 21

<b>CDBG</b>	<b>\$116,030</b>
1st	\$20,000
2nd	\$20,000
3rd	\$20,000
4th	\$20,000
5th	\$7,500
Beaumont	\$10,000
Murrieta	\$8,530
San Jacinto	\$10,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.263-24 - Kin Care

**Priority Need:** Public Services

**Sponsor:** California Family Life Center

**Address:** 930 N. State Street, Hemet, CA 92543

**Project Description:** Kin Care provides comprehensive needs assessment and support services for individuals and families to allow children to remain within their extended family and not be placed in the foster care system. CDBG funds will be used for staff salaries (direct cost), operating costs, and supplies.

**Location:** 547 N. San Jacinto Street, Hemet, CA 92543

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 0.263-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 ( e )
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 235
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 07

**Funding Sources:**

<b>CDBG</b>	<b>\$23,120</b>
1st	\$7,120
2nd	\$4,000
3rd	\$4,000
4th	\$4,000
5th	\$4,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.264-24 - H.O.P.E. Pantry Program

**Priority Need:** Public Services

**Sponsor:** Helping Our People in Elsinore, Inc.

**Address:** 506 W. Minthorn Street, Lake Elsinore, CA 92530

**Project Description:** H.O.P.E. provides meals to needy families, seniors, and the homeless in Lake Elsinore, Sedco Hills, Canyon Lake, Wildomar, and Lakeland Village. CDBG funds will be used for consumable supplies, space costs, utilities, food, transportation, and staff salaries (direct costs).

**Location:** 506 W. Minthorn Street, Lake Elsinore, CA 92530

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 0.264-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 ( e )
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 5,000
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 17

**Funding Sources:**

<b>CDBG</b>	<b>\$49,760</b>
1st	\$5,000
2nd	\$15,920
Lake Elsinore	\$28,840

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.265-24 - Operation School Bell

**Priority Need:** Public Services

**Sponsor:** Assistance League of Temecula Valley

**Address:** 28720 Via Montezuma, Temecula, CA 92590

**Project Description:** Operation School Bell will use CDBG funds to provide school supplies, new clothing, and shoes to children and youth ages 5-18 from low-income families at multiple shopping events for eligible children.

**Location:** 28720 Via Montezuma, Temecula, CA 92590

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 0.265-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 (e )
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 400
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 06

**Funding Sources:**

<b>CDBG</b>	<b>\$63,620</b>
2nd	\$5,000
3rd	\$15,000
Lake Elsinore	\$25,840
Murrieta	\$17,780

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.266-24 - Cancer Support Services

**Priority Need:** Public Services

**Sponsor:** Michelle's Place Cancer Resource Center

**Address:** 41699 Winchester Rd. Ste 101, Temecula, CA 92590

**Project Description:** The Cancer Support Services Program provides cancer awareness, support, and medical services to low-income cancer patients and their families. The program offers free and low-cost mammograms and diagnostic breast health services for Southwest Riverside County residents uninsured or underinsured. CDBG funds will be used for salaries (direct cost), counseling, referrals, testing, screening, and other program-related expenses.

**Location:** 41699 Winchester Rd., Temecula, CA 92590

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 0.266-24
<b>HUD Matrix Code</b> 05M	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 2,000
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 11

**Funding Sources:**

<b>CDBG</b>	<b>\$28,370</b>
2nd	\$5,000
3rd	\$10,000
Lake Elsinore	\$4,840
Murrieta	\$8,530

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.267-24 - Emergency Food Box Program

**Priority Need:** Food Banks

**Sponsor:** Western Eagle Foundation

**Address:** 40940 County Center Drive, Temecula, CA 92591

**Project Description:** Western Eagle Foundation provides residents of Riverside County access to food. The Food Box program supports individuals and households with nutritious food weekly. CDBG funds will be used for staff salaries (direct cost).

**Location:** 40940 County Center Drive, Temecula, CA 92591

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 0.267-24
<b>HUD Matrix Code</b> 05W	<b>CDBG Citation</b> 570.201 (e )
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 1,200
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 14

**Funding Sources:**

<b>CDBG</b>	<b>\$15,000</b>
2nd	\$5,000
3rd	\$10,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.268-24 - Empowerment Village Program

**Priority Need:** Public Services

**Sponsor:** Thessalonika Family Services dba Rancho Damacitas Children & Family Services

**Address:** 41760 Rider Way, Temecula, CA 92590

**Project Description:** The Empowerment Village Program provides housing and support services to homeless single mothers with young children. CDBG funds will be used for staff salaries (direct costs), utilities, food, and other program-related expenses.

**Location:** 38950 Mesa Rd., Temecula, CA 92592

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 0.268-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 54
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 10

**Funding Sources:**

<b>CDBG</b>	<b>\$15,530</b>
3rd	\$10,000
Murrieta	\$5,530

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.269-24 - Building Child and Family Resilience Program

**Priority Need:** Public Services

**Sponsor:** Riverside Area Rape Crisis Center (RARCC)

**Address:** 1845 Chicago Avenue, Suite A, Riverside, CA 92507

**Project Description:** The Building Child and Family Resilience Program provides counseling services for individuals in need of mental health support due to relationship violence, sexual assault, and child abuse/neglect in the Murrieta, Lake Elsinore, Lakeland Village, and Warm Springs areas. CDBG funds will be used for staff salaries (direct costs) and consumable supplies.

**Location:** 1845 Chicago Avenue, Suite A, Riverside, CA 92507

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 0.269-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 20
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 24

**Funding Sources:**

<b>CDBG</b>	<b>\$17,500</b>
2nd	\$5,000
3rd	\$12,500

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs



**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.270-24 - Community Enhancement Program

**Priority Need:** Neighborhood Cleanups

**Sponsor:** Riverside County Code Enforcement Department

**Address:** 4080 Lemon Street, Riverside, CA 92501

**Project Description:** Riverside County Code Enforcement Department will use CDBG funds for community group-coordinated and curb-side clean-up events in eligible unincorporated areas within Riverside County. Funds will be used for supplies, event outreach materials, salaries (direct costs), equipment, trash/debris removal, and project delivery costs.

**Location:** Countywide

**Census Tract:** 414.09 BG 3; 414.10 BG 2; 414.11 BG 1,2; 419.09 BG 1; 422.14 BG 2; 423.00 BG 1,2,4; 424.12 BG 3; 427.20 BG 1,2; 427.23 BG 1,2; 432.35 BG 2; 432.39 BG 1,2,3; 432.40 BG 1,2; 432.42 BG 1,2; 432.44 BG 1; 432.46 BG 1; 432.47 BG 2; 432.57 BG 3; 433.04 BG 1,2,3,4; 433.08 BG 1,2; 433.10 BG 1,2; 433.11 BG 2; 433.12 BG 1,2; 433.13 BG 1,2; 433.14 BG 1,2; 433.15 BG 1; 433.17 BG 3; 437.01 BG 1,2; 437.02 BG 2; 437.03 BG 1,2; 438.13 BG 1; 444.02 BG 1,2,3,4; 444.03 BG 1,2,3; 444.04 BG 1; 444.05 BG 2; 451.24 BG 1; 9415.00 BG 1

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 0.270-24
<b>HUD Matrix Code</b> 05V	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(1)(i) Low Mod Area	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with new or no longer have access to substandard facility or infrastructure.	<b>Annual Units/Units Upon Completion:</b> 500
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 44

**Funding Sources:**

<b>CDBG</b>	<b>\$27,386</b>
2nd	\$5,000
3rd	\$7,386
4th	\$15,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.271-24 - Camp Kids

**Priority Need:** Public Services

**Sponsor:** Boys & Girls Clubs of the San Gorgonio Pass

**Address:** PO Box 655, Beaumont, CA 92223

**Project Description:** The Boys and Girls Clubs of San Gorgonio Pass provides after-school, summer, and winter break programs at Sundance Elementary in the summer and Brookside School during all other school breaks. Services include character building, sports and recreation, photography, field trips, and computer education. CDBG funds will be used for staff salaries (direct cost), consumable supplies, and other program-related expenses.

**Location:** 1520 E. Eighth St. (Sundance) and 38755 Brookside Ave. (Brookside) Beaumont, CA 92223

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 0.271-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 (e )
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 35
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 41

**Funding Sources:**

<b>CDBG</b>	<b>\$15,000</b>
5th	\$5,000
Beaumont	\$10,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.272-24 - Community Food Pantry of Murrieta

**Priority Need:** Public Service

**Sponsor:** The Roman Catholic Bishop of San Bernardino

**Address:** 39493 Los Alamos Road, Suite A, Murrieta, CA 92563

**Project Description:** The Community Food Pantry of Murrieta provides emergency food assistance to low and moderate-income individuals and families. Clients are assisted with social services consultations, health/medical care, counseling, clothing, food, and food boxes. CDBG funds will be used for space rent and other program-related expenses.

**Location:** 39493 Los Alamos Road, Suite A, Murrieta, CA 92563

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 0.272-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 €
<b>CDBG National Objective</b> 570.208 (a) (2) (i) (B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 1629
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 13

**Funding Sources:**

<b>CDBG</b>	<b>\$27,780</b>
3rd	\$10,000
Murrieta	\$17,780

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.273-24 - Full STEAM Ahead

**Priority Need:** Public Services

**Sponsor:** Oak Grove Institution Foundation, Inc.

**Address:** 24275 Jefferson Avenue, Murrieta, CA 92562

**Project Description:** Oak Grove Center provides day and residential programs to disadvantaged and at-risk youth. The Full STEAM Ahead program will add technology components to its existing program to increase the capacity for all students to access virtual programming during and after school. CDBG funds will support activities at the main campus, including purchasing additional computers and storing and charging stations to continue engaging students in programming and enrichment activities.

**Location:** 24275 Jefferson Avenue, Murrieta, CA 92562

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 0.273-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 200
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 26

**Funding Sources:**

<b>CDBG</b>	<b>\$18,530</b>
3rd	\$10,000
Murrieta	\$8,530

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.274-24 - Home Enhancement Program

**Priority Need:** Rehabilitation Activities

**Sponsor:** Riverside County Housing and Workforce Solutions

**Address:** 3403 Tenth Street Suite 300, Riverside, CA 92501

**Project Description:** Riverside County Housing and Workforce Solutions (HWS) currently administers the Home Enhancement Program and will use CDBG funds to assist low-income homeowners with grants for rehabilitation of stick-built or modular (attached private land) owner-occupied single-family residences. Grants will be used to cover the exterior rehabilitation cost relative to the health, safety, and building preservation improvements that qualify as eligible activities under 24 CFR 570.208 (a)(3) in the unincorporated communities and cooperating cities of Riverside County.

**Location:** Countywide

**Objective:** 2 - Decent Housing

**Outcome:** 2 - Affordability

<b>Objective Number</b> DH-2	<b>Project ID</b> 0.274-24
<b>HUD Matrix Code</b> 14A	<b>CDBG Citation</b> 570.202 (b)
<b>CDBG National Objective</b> 570.208 (a)(3) Low Mod Limited Clientele-Housing Activities	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Households that will benefit from affordable housing rehabilitation.	<b>Annual Units/Units Upon Completion:</b> 15
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 43

**Funding Sources:**

<b>CDBG</b>	<b>\$677,231</b>
2nd	\$150,000
3rd	\$250,000
4th	\$120,000
5th	\$157,231

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 0.275-24 - CDBG Assisted Code Enforcement

**Priority Need:** Code Enforcement

**Sponsor:** Riverside County Code Enforcement Department

**Address:** 4080 Lemon Street, Riverside, CA 92501

**Project Description:** Riverside County Code Enforcement will use CDBG funds to identify deterioration in the targeted residential areas of unincorporated Riverside County. Activities include windshield surveys that report and demonstrate the reduction of deterioration in residential areas as defined in CDBG-Assisted Code Enforcement policies established by the County of Riverside and approved by HUD in November 2017. Code enforcement, in partnership with communities, will report private and publicly funded improvements and rehabilitations. Code enforcement will identify and report on dangerous and substandard structures, zoning violations, and other health and safety issues. CDBG funds will be used for salaries (direct costs) to carry out these activities.

**Location:** Countywide

**Census Tract:** 424.10 BG 2; 414.11 BG 1; 423.00 BG 4; 427.20 BG 1; 427.23 BG 1,2; 424.04 BG 2; 433.08 BG 2; 433.10 Bg 1,2; 433.12 BG 1,2; 433.13 BG 1,2; 433.17 BG 3; 414.01 BG 1; 437.01 BG 2; 437.02 BG 2; 424.03 BG 2; 414.13 BG 1; 434.02 BG 3; 414.03 BG 1; 444.03 BG 3; 424.00 BG 2; 445.05 BG 1; 444.03 BG 3; 454.05 BG 5; 456.04 BG 1,2,3,4; 456.09 BG 3; 472.01 BG 1; 472.02 BG 1; 414.20 BG 1; 456.05 BG 1; 424.05 BG 2; 456.05 BG 3;

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 0.275-24
<b>HUD Matrix Code</b> 15	<b>CDBG Citation</b> 570.202 (c)
<b>CDBG National Objective</b> 570.208 (a)(1)(i) Low Mod Area	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with new or improved access or who no longer have access to substandard communities.	<b>Annual Units/Units Upon Completion:</b> 117279
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 45

**Funding Sources:**

<b>CDBG</b>	<b>\$200,000</b>
2nd	\$100,000
3rd	\$100,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 1.130-24 - Main Street and Harrison House Transitional Living Programs

**Priority Need:** Public Services

**Sponsor:** Operation Safehouse, Inc.

**Address:** 9685 Hayes Street, Riverside, CA 92503

**Project Description:** Operation Safehouse provides transitional housing at Harrison House Transitional Living Program in the Desert and Main Street Transitional Living Program in the West of Riverside County. Services include housing assistance for the homeless, runaways, and aged out of the foster care system youth ages 18-21, transportation, life skills, counseling, and case management. CDBG funds will be used for staff salaries (direct cost).

**Location:** 4509 & 4539 Main Street Riverside/Thousand Palms, CA 92503/92276

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 1.130-24
<b>HUD Matrix Code</b> 03T	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 23
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 22

**Funding Sources:**

**CDBG**                      **\$10,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 1.131-24 - 1st District Public Facility Fund

**Priority Need:** Public Facilities

**Sponsor:** Riverside County Housing and Workforce Solutions

**Address:** 3403 Tenth St., Riverside, CA 92501

**Project Description:** CDBG funds will be used to construct eligible public facilities/infrastructures benefiting low- to moderate-income persons in the 1st District. As specific and eligible projects are identified, the County will proceed with amendments to the 2024-2025 One Year Action Plan pursuant to the Citizen Participation Plan.

**Location:** First District

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 1.131-24
<b>HUD Matrix Code</b> 03Z	<b>CDBG Citation</b>
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with new or improved access or no longer have access to substandard facility or infrastructure.	<b>Annual Units/Units Upon Completion:</b> 1
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b>

**Funding Sources:**

**CDBG** **\$185,555**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs



**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 2.88-24 - Diaper Bank of the Inland Empire

**Priority Need:** Public Services

**Sponsor:** Junior League of Riverside

**Address:** 1860 Chicago Avenue, Suite G2, Riverside, CA 92507

**Project Description:** Diaper Bank of the Inland Empire provides no-cost diapers & wipes to families in the Home Gardens and Mead Valley communities. CDBG funds will be used for staff salaries (direct costs) and consumable supplies.

**Location:** 1860 Chicago Avenue, Suite G2, Riverside, CA 92507

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 2.88-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 (e )
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 110
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 23

**Funding Sources:**

**CDBG**                      **\$10,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 2.89-24 - YMCA Teen Leadership Scholarship Program

**Priority Need:** Public Services

**Sponsor:** Corona Norco Family Young Mens Christian Association

**Address:** 1331 River Road, Corona, CA 92878

**Project Description:** The YMCA will provide an after-school teen program at the Home Gardens Community Center. Services include a computer lab, tutoring, and other activities. CDBG funds will be used to provide financial "scholarships" to eligible youth participating in the program.

**Location:** 3785 Neece Street, Corona, CA 92878

**Objective:** 1 - Suitable Living Environment

**Outcome:** 2 - Affordability

<b>Objective Number</b> SL-2	<b>Project ID</b> 2.89-24
<b>HUD Matrix Code</b> 05D	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 30
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 34

**Funding Sources:**

**CDBG**                      **\$20,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 2.90-24 - 2nd District Public Facility Fund

**Priority Need:** Public Facilities - HIGH

**Sponsor:** Riverside County Department of Housing and Workforce Solutions

**Address:** 3403 Tenth St., Riverside, CA 92501

**Project Description:** CDBG funds will be used to construct eligible public facilities/infrastructure benefiting low-moderate income persons in the 2nd District. As specific and eligible projects are identified, the County will proceed with amendments to the 2024-2025 One-Year Action Plan pursuant to the Citizen Participation Plan.

**Location:** Second District

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

**Funding Sources:**

**CDBG** **\$168,159**

<b>Objective Number</b> SL-3	<b>Project ID</b> 2.90-24
<b>HUD Matrix Code</b> 03Z	<b>CDBG Citation</b>
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Person served with new of improved access or no longer have access to substandard facility or infrastructure.	<b>Annual Units/Units Upon Completion:</b> 1
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 3.206-24 - Care A Van Transit

**Priority Need:** Public Services

**Sponsor:** Care A Van Transit Systems, Inc.

**Address:** PO Box 1301, San Jacinto, CA 92581

**Project Description:** Care-A-Van provides transportation services for low-income elderly and permanently disabled individuals to and from medical appointments, social service agencies, and other necessary errands. CDBG funds will be used for staff salaries (direct cost), insurance, and maintenance.

**Location:** 749 N. State Street, Hemet, CA 92543

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 3.206-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 ( e )
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 272
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 08

**Funding Sources:**

**CDBG**                      **\$5,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 3.207-24 - Menifee Valley Community Cupboard

**Priority Need:** Food Banks

**Sponsor:** Menifee Valley Community Cupboard

**Address:** PO Box 2253, Menifee, CA 92586

**Project Description:** The Community Cupboard provides emergency food boxes to low-income individuals and families in the Menifee Valley. CDBG funds will be used for staff salaries (direct cost), food, utilities, rent, and other program-related expenses.

**Location:** 26808 Cherry Hills Blvd, Menifee, CA 92586

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 3.207-24
<b>HUD Matrix Code</b> 05W	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 1,900
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 20

**Funding Sources:**

**CDBG**                      **\$10,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 3.208-24 - 3rd District Public Facility Fund

**Priority Need:** Public Facilities - HIGH

**Sponsor:** Riverside County Housing and Workforce Solutions

**Address:** 3403 Tenth St., Riverside, CA 92501

**Project Description:** CDBG funds will be used to construct eligible public facilities/infrastructures benefiting low- to moderate-income persons in the 3rd District. As specific and eligible projects are identified, the County will proceed with amendments to the 2024-2025 One Year Action Plan pursuant to the Citizen Participation Plan.

**Location:** Third District

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 3.208-24
<b>HUD Matrix Code</b> 03Z	<b>CDBG Citation</b>
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Person served with new of improved access or no longer have access to substandard facility or infrastructure.	<b>Annual Units/Units Upon Completion:</b> 1
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b>

**Funding Sources:**

**CDBG** **\$195,770**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 4.296-24 - Idyllwild Help Center

**Priority Need:** Public Services

**Sponsor:** Idyllwild Help Center

**Address:** PO BOX 660, Idyllwild, CA 92549

**Project Description:** The Idyllwild HELP Center provides food, clothing, firewood, utility assistance, and healthcare/mental health counseling to low-income persons in the Idyllwild, Pine Cove, Fern Valley, Mountain Center, and surrounding communities. CDBG funds will be used for staff salaries (direct costs) and other program-related expenses.

**Location:** 26330 Hwy 243, Idyllwild, CA 92549

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 4.296-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 250
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 12

**Funding Sources:**

**CDBG**                      **\$10,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 4.297-24 - Blythe Harmony Kitchen

**Priority Need:** Food Banks

**Sponsor:** Palo Verde Senior Citizens

**Address:** 219 S. Main Street, Blythe, CA 92226

**Project Description:** Blythe Harmony Kitchen provides lunch five days a week to low-income individuals, seniors, and homeless residents of the Palo Verde Valley. CDBG funds will be used for food and other operational expenses such as utilities and supplies.

**Location:** 219 S. Main Street, Blythe, CA 92226

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 4.297-24
<b>HUD Matrix Code</b> 05W	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 50
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 16

**Funding Sources:**

**CDBG**                      **\$10,065**



**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 4.298-24 - HVAC System Improvement

**Priority Need:** Public Facilities

**Sponsor:** The Ranch Recovery Centers, Inc.

**Address:** 7885 Annandale Avenue, Desert Hot Springs, CA 92240

**Project Description:** The Ranch Recovery Centers, Inc., is dedicated to helping men and women begin their recovery from the devastating and far-reaching effects of alcoholism and drug dependency. CDBG will be used to replace the HVAC unit located on the counseling building.

**Location:** 7885 Annandale Avenue, Desert Hot Springs, CA 92240

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 4.298-24
<b>HUD Matrix Code</b> 03Z	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 275
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 19

**Funding Sources:**

**CDBG**                      **\$11,195**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 4.299-24 - Food Now Program

**Priority Need:** Food Banks

**Sponsor:** Family Services of the Desert, Inc. DBA Food Now

**Address:** 14080 Palm Drive, Suite D-427, Desert Hot Springs, CA 92240

**Project Description:** Family Services of the Desert's Food Now program provides assistance to low-income individuals and families in need of emergency food in the City of Desert Hot Springs and surrounding areas. CDBG funds will be used to purchase food, space cost, and other program-related expenses.

**Location:** 14080 Palm Drive, Suite D-427, Desert Hot Springs, CA 92240

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 4.299-24
<b>HUD Matrix Code</b> 05W	<b>CDBG Citation</b> 570.201 ( e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 1,200
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 36

**Funding Sources:**

**CDBG** **\$16,781**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 4.300-24 - Desert Arc HVAC Improvement Project

**Priority Need:** Public Facilities

**Sponsor:** Desert Arc

**Address:** 73255 Country Club Drive, Palm Desert, CA 92260

**Project Description:** The Desert Arc's mission is to enhance the quality of life and create opportunities for people with disabilities. CDBG funds will be used to replace the facility's rooftop HVAC units to adhere to EPA regulations. Improvements will include replacing nine (9) rooftop HVAC units at the Palm Desert campus. Eligible CDBG expenses will consist of design, construction, materials, installation, project management, and other related activities.

**Location:** 73255 Country Club Drive, Palm Desert, CA 92260

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 4.300-24
<b>HUD Matrix Code</b> 03B	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with improved access to a public facility or infrastructure benefit.	<b>Annual Units/Units Upon Completion:</b> 195
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 38

**Funding Sources:**

**CDBG** **\$102,936**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 4.301-24 - Mecca Comfort Station

**Priority Need:** Public Services

**Sponsor:** Galilee Center, Inc.

**Address:** 66-100 Hammond Road, Mecca, CA 92254

**Project Description:** The Galilee Center provides food, clothing, shower, and laundry services to migrant farmworkers in the eastern Coachella Valley. CDBG funds will be used for direct program costs such as shower and laundry facility supplies, daily meals, utilities, staff salaries (direct cost), and other program-related expenses.

**Location:** 66-101 Hammond Road, Mecca, CA 92254

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 4.301-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201€
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 2,140
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 05

**Funding Sources:**

**CDBG**                      **\$50,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 4.302-24 - Las Mananitas I & II Migrant Farmworker Housing

**Priority Need:** Public Services

**Sponsor:** Coachella Valley Housing Coalition

**Address:** 45701 Monroe Street Suite G, Indio, CA 92201

**Project Description:** Coachella Valley Housing Coalition provides an affordable 128-bed seasonal-occupancy housing facility for migrant agricultural farm workers. CDBG funds will be used to cover a portion of staff salaries and pay maintenance and operating costs at the Las Mananitas I & II Migrant Farm Worker Housing facility.

**Location:** 91-200 Ave 63, Mecca, CA 92254

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 4.302-24
<b>HUD Matrix Code</b> 03T	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 250
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 15

**Funding Sources:**

**CDBG**                      **\$10,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 4.303-24 - 4th District Public Facility Fund

**Priority Need:** Public Facilities

**Sponsor:** Riverside County Housing and Workforce Solutions

**Address:** 3403 Tenth St., Riverside, CA 92501

**Project Description:** CDBG funds will be used to construct eligible public facilities/infrastructures benefiting low- to moderate-income persons in the 4th District. As specific and eligible projects are identified, the County will proceed with amendments to the 2024-2025 One Year Action Plan pursuant to the Citizen Participation Plan.

**Location:** Fourth District

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 4.303-24
<b>HUD Matrix Code</b> 03Z	<b>CDBG Citation</b>
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Person served with new of improved access or no longer have access to substandard facility or infrastructure.	<b>Annual Units/Units Upon Completion:</b> 1
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b>

**Funding Sources:**

**CDBG**                      **\$100,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 5.115-24 - Emergency Food Assistance

**Priority Need:** Food Banks

**Sponsor:** Valley Community Pantry

**Address:** PO Box 763, Hemet, CA 92546

**Project Description:** The Valley Community Pantry provides assistance to individuals and families in need of emergency food in the San Jacinto areas. CDBG funds will be used to purchase food and other program-related expenses.

**Location:** 191 S. Columbia Street., Hemet, CA 92544

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 5.115-24
<b>HUD Matrix Code</b> 05W	<b>CDBG Citation</b> 570.201 ( e )
<b>CDBG National Objective</b> 570.208 (a) (2) (i) (B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 900
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 27

**Funding Sources:**

**CDBG**                      **\$9,500**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 5.116-24 - Noble Creek Community Center ADA Accessibility Restrooms Project

**Priority Need:** Public Facilities

**Sponsor:** Beaumont Cherry Valley Recreation and Park District

**Address:** 390 West Oak Valley Parkway, Beaumont, CA 92223

**Project Description:** The Beaumont Cherry Valley Recreation and Park District will use CDBG funds for ADA improvements to the restrooms inside the Noble Creek Community Center. The Center provides educational classes, community events, and meetings. All improvements are outlined in the CASp report. Eligible expenses include design, construction, project management, and other related costs.

**Location:** 390 West Oak Valley Parkway, Beaumont, CA 92223

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

**Funding Sources:**

**CDBG** **\$10,000**

<b>Objective Number</b> SL-3	<b>Project ID</b> 5.116-24
<b>HUD Matrix Code</b> 03F	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 352
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 29

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs



**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 5.117-24 - More Than a Meal Senior Program

**Priority Need:** Public Services

**Sponsor:** Family Service Association

**Address:** 21250 Box Springs Road Suite 212, Moreno Valley, CA 92557

**Project Description:** FSA offers the More Than a Meal program to elderly residents of the San Jacinto Valley. The program provides meals to seniors in either a group setting or a home-delivery service. The meal service helps preserve dignity and independence by delaying nursing home placement, reducing the frequency of hospitalization, and improving physical health through meeting nutritional needs. CDBG funds will be used for staff salaries (direct costs), food, supplies, and other program-related expenses.

**Location:** 625 South Pico Avenue, San Jacinto, CA 92583

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 5.117-24
<b>HUD Matrix Code</b> 05A	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 250
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 30

**Funding Sources:**

**CDBG** **\$3,960**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 5.118-24 - Youth Scholarship Program

**Priority Need:** Public Services

**Sponsor:** Valley-Wide Recreation and Park District

**Address:** PO Box 907, San Jacinto, CA 92582

**Project Description:** Valley-Wide Recreation and Park District offers quality sports and other recreational activities for youth within the district boundaries. The Youth Scholarship Program assists families by providing access to these programs. CDBG funds will be used for "scholarships" for eligible youth participating in the program.

**Location:** 901 West Esplanade Avenue, San Jacinto, CA 92582

**Objective:** 1 - Suitable Living Environment

**Outcome:** 2 - Affordability

<b>Objective Number</b> SL-2	<b>Project ID</b> 5.118-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 (e )
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 200
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 35

**Funding Sources:**

**CDBG**                      **\$3,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 5.119-24 - Teen Leaders Program

**Priority Need:** Public Services

**Sponsor:** Boys & Girls Clubs of the San Gorgonio Pass

**Address:** PO Box 655, Beaumont, CA 92223

**Project Description:** The Boys and Girls Club of San Gorgonio Pass offers a teen program for ages 13-18 during summer and school breaks. The program provides mentorship and courses in character and leadership, arts, health and life skills, education and technology, and sports and recreation. CDBG funds will be used for staff salaries (direct cost), consumable supplies, and other program-related expenses.

**Location:** 240 W. Ramsey St., Banning, CA 92220

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 5.119-24
<b>HUD Matrix Code</b> 05D	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 40
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> P 42

**Funding Sources:**

**CDBG**                      **\$5,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 5.BN.61-24 - Banning Senior Center ADA Improvements Project

**Priority Need:** Public Facilities

**Sponsor:** City of Banning

**Address:** PO Box 998, Banning, CA 92220

**Project Description:** The City of Banning will use CDBG funding for costs associated with ADA improvements to the Senior Center outlined in a CASP Report. Improvements include but are not limited to rehabilitating existing restrooms for ADA compliance. CDBG funds will be used for design, construction, project management, compliance monitoring, inspection, and other related costs.

**Location:** 769 North San Gorgonio, Banning, CA 92220

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 5.BN.61-24
<b>HUD Matrix Code</b> 03Z	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with improved access to a public facility or infrastructure benefit.	<b>Annual Units/Units Upon Completion:</b> 5,432
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> BN-01

**Funding Sources:**

**CDBG** **\$43,144**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 5.BN.62-24 - Dysart Park Improvement Project

**Priority Need:** Public Facilities

**Sponsor:** City of Banning

**Address:** PO Box 998, Banning, CA 92220

**Project Description:** The City of Banning will use CDBG funding for the design and construction of improvements at Dysart Park. Improvements will include restrooms but are not limited to replacing temporary bleachers with permanent bleachers and constructing meeting rooms, restrooms, and concessions. CDBG funds will be used for design, construction, project management, compliance monitoring, inspection, and other related costs.

**Location:** 2101 West Victory Avenue, Banning, CA 92220

**Census Tract:** 438.13 BG 1, 3; 441.01 BG 1, 2; 442.00 BG 2; 443.00 BG 1, 2

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 5.BN.62-24
<b>HUD Matrix Code</b> 03F	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(1)(i) Low Mod Area	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with improved access to a public facility or infrastructure benefit.	<b>Annual Units/Units Upon Completion:</b> 8,370
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> BN-02

**Funding Sources:**

**CDBG** **\$105,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 5.BN.63-24 - Banning Peace Center Food Program

**Priority Need:** Public Service

**Sponsor:** City of Banning

**City Subrecipient:** Sunrise Life Development

**Address:** PO Box 998, Banning, CA 92220

**Project Description:** Banning Peace Food Center provides emergency assistance to low- to moderate-income clients. Clients are assisted with emergency relief food boxes, baby items, and senior products. CDBG funds will be used to purchase food, supplies, and other program-related expenses.

**Location:** 4024 West Wilson Street, Banning, CA 92220

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 5.BN.63-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 600
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> BN-04

**Funding Sources:**

**CDBG** **\$11,264**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 5.BEA.51-24 - Pedestrian Sidewalk Safety Improvement Project Phase II

**Priority Need:** Public Facilities

**Sponsor:** City of Beaumont

**Address:** 550 E. 6th Street, Beaumont, CA 92223

**Project Description:** The City of Beaumont will use CDBG funds to continue sidewalk improvements to improve pedestrian safety. Improvements include, but are not limited to, lighting, sidewalk installation, and curb and gutter repairs. CDBG funds will be used for design and engineering, construction, project management, and other related costs.

**Location:** Elm Ave 6<sup>th</sup> to 10<sup>th</sup> St. through Massachusetts Ave. within Beaumont, CA 92223

**Census Tract:** 440 BG 1

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 5.BEA.51-24
<b>HUD Matrix Code</b> 03L	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(1)(i) Low Mod Area	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with improved access to a public facility or infrastructure benefits.	<b>Annual Units/Units Upon Completion:</b> 1,420
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> BEA-01

**Funding Sources:**

**CDBG** **\$131,223**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 4.BL.58-24 - City of Blythe Home Enhancement Program

**Priority Need:** Rehabilitation Activities

**Sponsor:** City of Blythe

**Address:** 235 North Broadway, Blythe, CA 92225

**Project Description:** CDBG funds will be used to pay for costs associated with grants to assist homeowners with their rehabilitation of stick-built and modular (attached to private land) owner-occupied single-family residences in the City of Blythe. Grants are for the costs of exterior rehabilitation relative to the health, safety, and Housing Quality Standards of a property as defined by the U.S. Department of Housing and Urban Development.

**Location:** Various Locations throughout the City of Blythe

**Objective:** 2 - Decent Housing

**Outcome:** 2 - Affordability

<b>Objective Number</b> DH-2	<b>Project ID</b> 4.BL.58-24
<b>HUD Matrix Code</b> 14A	<b>CDBG Citation</b> 570.202 (b)
<b>CDBG National Objective</b> 570.208 (a)(3) Low Mod Limited Clientele-Housing Activities	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Households that will benefit from affordable housing rehabilitation.	<b>Annual Units/Units Upon Completion:</b> 2
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> BL-01

**Funding Sources:**

**CDBG**                      **\$81,458**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs



**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 5.CM.05-24 - Calimesa Library ADA Improvement Project

**Priority Need:** Public Facilities

**Sponsor:** City of Calimesa

**Address:** 908 Park Avenue, Calimesa, CA 92320

**Project Description:** The City of Calimesa will use CDBG funds for ADA improvements to the Calimesa Public Library. All improvements are recommended in the City's ADA Transition Plan Report. CDBG funds will be used for design, construction, project management, compliance monitoring, inspection, and other related costs.

**Location:** 974 Calimesa Blvd, Calimesa, CA 92320

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 5.CM.05-24
<b>HUD Matrix Code</b> 03E	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with improved access to a public facility or infrastructure benefit.	<b>Annual Units/Units Upon Completion:</b> 1,417
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> CM-01

**Funding Sources:**

**CDBG**                      **\$27,283**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 4.CO.29-24 - City of Coachella Home Enhancement Program

**Priority Need:** Rehabilitation Activities

**Sponsor:** City of Coachella

**Address:** 53990 Enterprise Way, Coachella, CA 92236

**Project Description:** CDBG funds will be used to pay for costs associated with grants to assist homeowners with their rehabilitation of stick-built and modular (attached to private land) owner-occupied single-family residences in the City of Coachella. Grants are for the costs of exterior rehabilitation relative to the health, safety, and Housing Quality Standards of a property as defined by the U.S. Department of Housing and Urban Development.

**Location:** Various Locations throughout the City of Coachella

**Objective:** 2 - Decent Housing

**Outcome:** 2 - Affordability

<b>Objective Number</b> DH-2	<b>Project ID</b> 4.CO.29-24
<b>HUD Matrix Code</b> 14A	<b>CDBG Citation</b> 570.202 (b)
<b>CDBG National Objective</b> 570.208 (a)(3) Low Mod Limited Clientele-Housing Activities	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Households that will benefit from affordable housing rehabilitation.	<b>Annual Units/Units Upon Completion:</b> 6
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> CO-01

**Funding Sources:**

**CDBG** **\$222,938**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 4.DHS.38-24 - Wardman Park Improvement Project

**Priority Need:** Public Facilities

**Sponsor:** City of Desert Hot Springs

**Address:** 11999 Palm Drive, Desert Hot Springs, CA 92240

**Project Description:** The City of Desert Hot Springs will use CDBG funds to improve Wardman Park. Improvements include but are not limited to installing multiple shade structures for bleacher seating areas and picnic areas. CDBG funds will be used for design, construction, installation, project management, compliance monitoring, inspection, and other related costs.

**Location:** 66190 8th St. Desert Hot Springs, CA 92240

**Census Tract:** 445.07 BG 1, 2; 445.09 BG 1; 445.10 BG 1, 2; 445.15 BG 1; and 445.16 BG 1, 2; 445.17 BG 1; 445.18 BG 1, 2; 445.22 BG 1

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 4.DHS.38-24
<b>HUD Matrix Code</b> 03F	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(1)(i) Low Mod Area	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with improved access to a public facility or infrastructure benefit.	<b>Annual Units/Units Upon Completion:</b> 28,878
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> DHS-01

**Funding Sources:**

**CDBG** **\$189,809**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 2.EV.22-24 - YMCA Senior Health & Wellness Program

**Priority Need:** Public Services

**Sponsor:** City of Eastvale

**City Subrecipient:** Corona-Norco Family YMCA

**Address:** 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

**Project Description:** The Corona-Norco YMCA offers a senior membership program, which includes a Diabetes Prevention Program and Health Wellness classes. CDBG funds will be used to pay for staff salaries (direct cost), space costs, equipment, materials, and other project-related expenses.

**Location:** 13820 Schleisman Road, Eastvale, CA 92880

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 2.EV.22-24
<b>HUD Matrix Code</b> 05A	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 60
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> EV-01

**Funding Sources:**

**CDBG** **\$15,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 2.EV.23-24 - City of Eastvale Home Enhancement Program

**Priority Need:** Rehabilitation Activities

**Sponsor:** City of Eastvale

**Address:** 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

**Project Description:** CDBG funds will be used to pay for costs associated with grants to assist homeowners with their rehabilitation of stick-built and modular (attached to private land) owner-occupied single-family residences in the City of Eastvale. Grants are for the costs of exterior rehabilitation relative to the health, safety, and Housing Quality Standards of a property as defined by the U.S. Department of Housing and Urban Development.

**Location:** Various Locations throughout the City of Eastvale

**Objective:** 2 - Decent Housing

**Outcome:** 2 - Affordability

<b>Objective Number</b> DH-2	<b>Project ID</b> 2.EV.23-24
<b>HUD Matrix Code</b> 14A	<b>CDBG Citation</b> 570.202 (b)
<b>CDBG National Objective</b> 570.208 (a)(3) Low Mod Limited Clientele-Housing Activities	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Households that will benefit from affordable housing rehabilitation.	<b>Annual Units/Units Upon Completion:</b> 4
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> EV-02

**Funding Sources:**

**CDBG**                      **\$143,629**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 2.LE.88-24 - ADA Sidewalk Improvement Project

**Priority Need:** Public Facilities

**Sponsor:** City of Lake Elsinore

**Address:** 130 S. Main Street, Lake Elsinore, CA 92530

**Project Description:** The City of Lake Elsinore will use CDBG funds to construct ADA-compliant sidewalks, curb ramps, curb, and gutters on Lake Shore Drive to 400 feet east of Herbert Ave. CDBG funds will be used for design, construction, project management, compliance monitoring, inspection, and other related costs.

**Location:** Lake Shore Drive and Herbert Ave., Lake Elsinore, CA

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 2.LE.88-24
<b>HUD Matrix Code</b> 03Z	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with improved access to a public facility or infrastructure benefit.	<b>Annual Units/Units Upon Completion:</b> 2, 844
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> LE-01

**Funding Sources:**

**CDBG** **\$382,179.20**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 2.LE.89-24 - Vista Community Clinic Program

**Priority Need:** Public Services

**Sponsor:** City of Lake Elsinore

**Address:** 130 S. Main Street., Lake Elsinore, CA 92530

**Project Description:** Vista Community Clinic Health Center provides medical care and assistance in obtaining health insurance for low-income residents of Lake Elsinore. CDBG funds will be used for staff costs of a Certified Enrollment Counselor (direct cost) and other eligible program expenses.

**Location:** 30195 Fraser Drive, Lake Elsinore, CA 92530-7006

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 2.LE.89-24
<b>HUD Matrix Code</b> 05M	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 100
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> LE-06

**Funding Sources:**

**CDBG** **\$20,840**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 2.LE.90-24 - Boys & Girls Club Scholarship Program

**Priority Need:** Public Services - HIGH

**Sponsor:** City of Lake Elsinore

**Address:** 130 S. Main Street., Lake Elsinore, CA 92530

**Project Description:** The Boys and Girls Club of Southwest County provides an after-school program at the Lake Elsinore Clubhouse in Lakeland Village. Services include life skills, recreation, arts, academics and career, and service learning. CDBG funds will be used for "scholarships" for low-income clients.

**Location:** 16275 Grand Avenue, Lake Elsinore, CA 92530

**Objective:** 1 - Suitable Living Environment

**Outcome:** 2 - Affordability

<b>Objective Number</b> SL-2	<b>Project ID</b> 2.LE.90-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 ( e )
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 8
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> LE-03

**Funding Sources:**

**CDBG** **\$7,840**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs



**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 4.LQ.50-24 - City of La Quinta Miscellaneous ADA Improvement Project

**Priority Need:** Public Facilities - HIGH

**Sponsor:** City of La Quinta

**Address:** 78495 Calle Tampico, La Quinta, CA 92253

**Project Description:** The City of La Quinta will use CDBG funds to pay for costs associated with the construction of ADA improvements at various city-owned public facilities, as well as the installation of intersection curbs and compliant sidewalks, all prioritized improvements recommended in the city's ADA Transition Plan report. CDBG funds will be used for design, construction, project management, compliance monitoring, and inspection/testing costs.

**Location:** Avenida Bermudas and Avenida Navarro, La Quinta, CA 92253

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 4.LQ.50-24
<b>HUD Matrix Code</b> 03Z	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with improved access to a public facility or infrastructure benefit.	<b>Annual Units/Units Upon Completion:</b> 3711
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> LQ-01

**Funding Sources:**

**CDBG** **\$137,467**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 4.LQ.51-24 - Boys & Girls Clubs of Coachella Valley

**Priority Need:** Public Services - HIGH

**Sponsor:** City of La Quinta

**City Subrecipient:** Boys & Girls Clubs of Coachella Valley

**Address:** 78495 Calle Tampico, La Quinta, CA 92253

**Project Description:** The Boys and Girls Club will use CDBG funds to provide membership "Scholarships" to youth/children from low-income families. These scholarships will allow eligible individuals to participate in after-school programs including concerts, recreation, virtual learning and arts and crafts activities.

**Location:** 49-995 Moon River Drive, La Quinta, CA 92253

**Objective:** 1 - Suitable Living Environment

**Outcome:** 2 - Affordability

**Funding Sources:**

**CDBG** **\$23,500**

<b>Objective Number</b> SL-2	<b>Project ID</b> 4.LQ.51-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 ( e )
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 19
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> LQ-02

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 3.MR.80-24 - Murrieta Administration

**Priority Need:** Program Administrative Costs - HIGH

**Sponsor:** City of Murrieta

**Address:** 1 Town Square, Murrieta, CA 92562

**Project Description:** The City of Murrieta will use CDBG funds to provide program management, coordination, monitoring, and evaluation of the City's CDBG Program.

**Objective:** N/A

**Outcome:** N/A

<b>Objective Number</b> N/A	<b>Project ID</b> 3.MR.80-24
<b>HUD Matrix Code</b> 21A	<b>CDBG Citation</b> 570.206
<b>CDBG National Objective</b> N/A	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> N/A	<b>Annual Units/Units Upon Completion:</b> N/A
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> MR-01

**Funding Sources:**

**CDBG** **\$40,451**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 3.MR.81-24 - Pedestrian Safety Enhancement Project

**Priority Need:** Public Facilities - HIGH

**Sponsor:** City of Murrieta

**Address:** 1 Town Square, Murrieta, CA 92562

**Project Description:** CDBG funds will be used to enhance pedestrian safety by installing new and upgrading existing pedestrian facility ramps to remove architectural barriers and meet ADA requirements throughout the City. Eligible costs will include design, construction, compliance, monitoring, and project management.

**Location:** Various locations within the City of Murrieta

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 3.MR.81-24
<b>HUD Matrix Code</b> 03Z	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with improved access to a public facility or infrastructure benefit.	<b>Annual Units/Units Upon Completion:</b> 6,631
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> MR-02

**Funding Sources:**

**CDBG** **\$335,161.80**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 3.MR.82-24 - Cultivating Inclusion

**Priority Need:** Public Services - HIGH

**Sponsor:** City of Murrieta

**City Subrecipient:** Cultivating Inclusion Inc.

**Address:** 1 Town Square, Murrieta, CA 92562

**Project Description:** Cultivating Inclusion is a day program for students with disabilities in Murrieta Valley Unified School District and special-needs adults enrolled in state vocational programs. Program participants learn to grow food and give back to those in need in the community. CDBG funds will be used for operational expenses, materials, and supplies.

**Location:** 39775 Alta Murrieta Drive, Murrieta, CA 92563

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 3.MR.82-24
<b>HUD Matrix Code</b> 05B	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 75
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> MR-08

**Funding Sources:**

**CDBG**                      **\$10,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 3.MR.83-24 - Boys and Girls Club Scholarship Program

**Priority Need:** Public Services - HIGH

**Sponsor:** City of Murrieta

**City Subrecipient:** Boys and Girls Clubs of Southwest County

**Address:** 1 Town Square, Murrieta, CA 92562

**Project Description:** The Boys and Girls Club of Southwest County provides an after-school and day camp services to children from low-moderate income households. CDBG funds will be used to provide financial "scholarships" to eligible children from low-moderate income households.

**Location:** 40550 California Oaks Road, Murrieta, CA 92562

**Objective:** 1 - Suitable Living Environment

**Outcome:** 2 - Affordability

<b>Objective Number</b> SL-2	<b>Project ID</b> 3.MR.83-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 10
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> MR-04

**Funding Sources:**

**CDBG**                      **\$10,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 2.NR.63-24 - Senior Recreation and Community Services

**Priority Need:** Public Services - HIGH

**Sponsor:** City of Norco

**Address:** 2870 Clark Avenue, Norco, CA 92860

**Project Description:** The City of Norco will provide various health, recreational, educational, and social programs for seniors at the Rose M. Eldridge Senior Center. CDBG funds will be used to pay for staff salaries (direct cost) and other program-related expenses.

**Location:** 2690 Clark Avenue, Norco, CA 92860

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 2.NR.63-24
<b>HUD Matrix Code</b> 05A	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 150
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> NR-02

**Funding Sources:**

**CDBG**                      **\$13,050**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 5.SJ.09-24 - Sallee Park Playground Improvement Project

**Priority Need:** Public Facilities

**Sponsor:** City of San Jacinto

**Address:** 595 S. San Jacinto Avenue, San Jacinto, CA 92583

**Project Description:** The City of San Jacinto will use CDBG funds to pay for costs associated with the Sallee Park Playground improvements. Improvements include but are not limited to removing the existing playground and installing a new ADA feature, a playground, a pour and play surface, a shade structure, and an ADA water fountain. CDBG funds will be used for architectural, engineering, design, construction, and other related costs.

**Location:** 180 Idyllwild Drive, San Jacinto, CA 92583

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 5.SJ.09-24
<b>HUD Matrix Code</b> 03F	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(1)(i) Low Mod Area	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with improved access to a public facility or infrastructure benefits.	<b>Annual Units/Units Upon Completion:</b> 3,910
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> SJ-01

**Funding Sources:**

**CDBG** **\$187,548**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs



**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 5.SJ.10-24 - Boys & Girls Club of Menifee Valley

**Priority Need:** Public Services

**Sponsor:** City of San Jacinto

**Address:** 595 S. San Jacinto Avenue, San Jacinto, CA 92582

**Project Description:** The Boys & Girls Club of Menifee Valley provides before- and after-school programs that benefit youth and children in the City of San Jacinto area. CDBG funds will be used for "scholarships" for eligible program participants.

**Location:** Bolander Park Meadow View Drive, San Jacinto, CA 92582

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 5.SJ.10-24
<b>HUD Matrix Code</b> 05Z	<b>CDBG Citation</b> 570.201 (e)
<b>CDBG National Objective</b> 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons assisted with new access to services.	<b>Annual Units/Units Upon Completion:</b> 50
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> SJ-03

**Funding Sources:**

**CDBG** **\$25,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects  
County of Riverside**

**Project:** 3.WD.22-24 - Sedco Sidewalk Project Phase III

**Priority Need:** Public Facilities - HIGH

**Sponsor:** City of Wildomar

**Address:** 23873 Clinton Keith Road, Suite #110, Wildomar, CA 92595

**Project Description:** The City of Wildomar will use CDBG funds to replace, reconstruct, and install compliant sidewalks along Mission Trail between Elberta Road and Malaga. Improvements include but are not limited to constructing class II bike lanes and replacing the driveway to the Sedco Community Center. CDBG funds will be used for design, construction, project administration, and other related expenses. All project activities will occur within developed, urbanized areas and existing City street ROWs.

**Location:** Mission Trail between Elberta Road and Malaga within Wildomar, CA

**Census Tract:** 464.01 BG 2; 430.01BG 1

**Objective:** 1 - Suitable Living Environment

**Outcome:** 3 - Sustainability

<b>Objective Number</b> SL-3	<b>Project ID</b> 1.WD.22-24
<b>HUD Matrix Code</b> 03L	<b>CDBG Citation</b> 570.201 (c)
<b>CDBG National Objective</b> 570.208 (a)(1)(i) Low Mod Area	
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Persons served with improved access to a public facility or infrastructure benefit.	<b>Annual Units/Units Upon Completion:</b> 1715
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> WD-01

**Funding Sources:**

**CDBG** **\$132,515**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 6.263-24 - Operation Safehouse, Inc.

**Priority Need:** Emergency Shelter

**Sponsor:** Operation Safehouse, Inc.

**Address:** 9685 Hayes Street, Riverside, CA 92503

**Project Description:** Operation SafeHouse provides a 21-day emergency shelter program for runaway and homeless youth ages 11-17 in Riverside and Thousand Palms. Services include shelter, case management, counseling, and education. Two hundred (200) youth will receive substance abuse, life skills, shelter, food, anger management, and housing services. ESG funds will be used for staff salaries (direct cost).

**Location:** 9685 Hayes Street Riverside, CA 92503

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 6.263-24
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Number of persons provided shelter.	<b>Annual Units/Units Upon Completion:</b> Emergency Shelter 200
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> HESG4

**Funding Source:**

Emergency Shelter \$266,552

**ESG \$266,552**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 6.264-23 - Coachella Valley Rescue Mission

**Priority Need:** Emergency Shelter / Rapid Re-Housing

**Sponsor:** Coachella Valley Rescue Mission

**Address:** 47470 Van Buren, Indio, CA 92202

**Project Description :** The Coachella Valley Rescue Mission provides emergency shelter to homeless individuals and families for up to 90 days and rapid re-housing services. ESG funds will be used to pay for case managers/housing coordinators (direct cost), emergency shelter operation and maintenance, and rapid re-housing, including financial assistance, service, and rent.

**Location:** 47470 Van Buren Indio, CA 92202

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> DH-2, SL-1	<b>Project ID</b> 6.264-23
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Number of persons provided shelter and rehousing services.	<b>Annual Units/Units Upon Completion:</b> Emergency Shelter 2,567 Rapid Re-Housing 20
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> HESG2

**Funding Source:**

Emergency Shelter \$69,000

Rapid Re-Housing \$205,000

**ESG \$274,000**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 6.265-24 - Martha's Village and Kitchen

**Priority Need:** Emergency Shelter

**Sponsor:** Martha's Village and Kitchen

**Address:** 83-791 Date Avenue, Indio, CA 92210

**Project Description:** Martha's Village and Kitchen provides emergency shelter to homeless families and individuals. Services include case management, substance abuse referrals, and career and education center services. ESG funds will be used for facility equipment, utilities, food services, operational and maintenance, transportation, and staff salaries (direct cost).

**Location:** 83-791 Date Avenue Indio, CA 92210

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 6.265-24
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Number of persons provided shelter.	<b>Annual Units/Units Upon Completion:</b> Emergency Shelter 200
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> HESG1

**Funding Source:**

Emergency Shelter \$77,928

**ESG \$77,928**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 6.266-24 - Path of Life Ministries

**Priority Need:** Emergency Shelter

**Sponsor:** Path of Life Ministries

**Address:** 2840 Hulen Place, Riverside, CA 92507

**Project Description:** Path of Life Ministries provides a 60-day short-term shelter program for homeless individuals and families. ESG funds will be used for emergency shelter operational costs, case manager's salaries (direct cost), food, and utilities.

**Location:** 2840 Hulen Place Riverside, CA 92507

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> SL-1	<b>Project ID</b> 6.266-24
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> Number of persons provided shelter.	<b>Annual Units/Units Upon Completion:</b> Emergency Shelter 572
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> HESG5

**Funding Source:**

Emergency Shelter \$79,645

**ESG \$79,645**

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**  
**County of Riverside**

**Project:** 6.267-24 - ESG Program Administration

**Priority Need:** N/A

**Sponsor:** Riverside County Department of Housing and Workforce Solutions

**Address:** 3403 10th St, Suite 300, Riverside, CA 92501

**Project Description:** The funding will provide staffing and overall program management, coordination, monitoring, and evaluation for the ESG program.

**Location:** 3403 10th Street, Suite 300, Riverside, CA 92501

**Objective:** 1 - Suitable Living Environment

**Outcome:** 1 - Availability/Accessibility

<b>Objective Number</b> N/A	<b>Project ID</b> 6.267-24
<b>Start Date</b> 07/01/24	<b>Completion Date</b> 06/30/25
<b>Performance Indicator</b> N/A	<b>Annual Units/Units Upon Completion:</b> N/A
<b>Type of Recipient</b> HWS - Grantee	<b>Local ID</b> HESG6

**Funding Source:**

ESG \$45,533

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

# **APPENDIX I**

## **COUNTY MAP**

### **MINORITY AND LOW- AND MODERATE- INCOME CONCENTRATIONS MAPS**



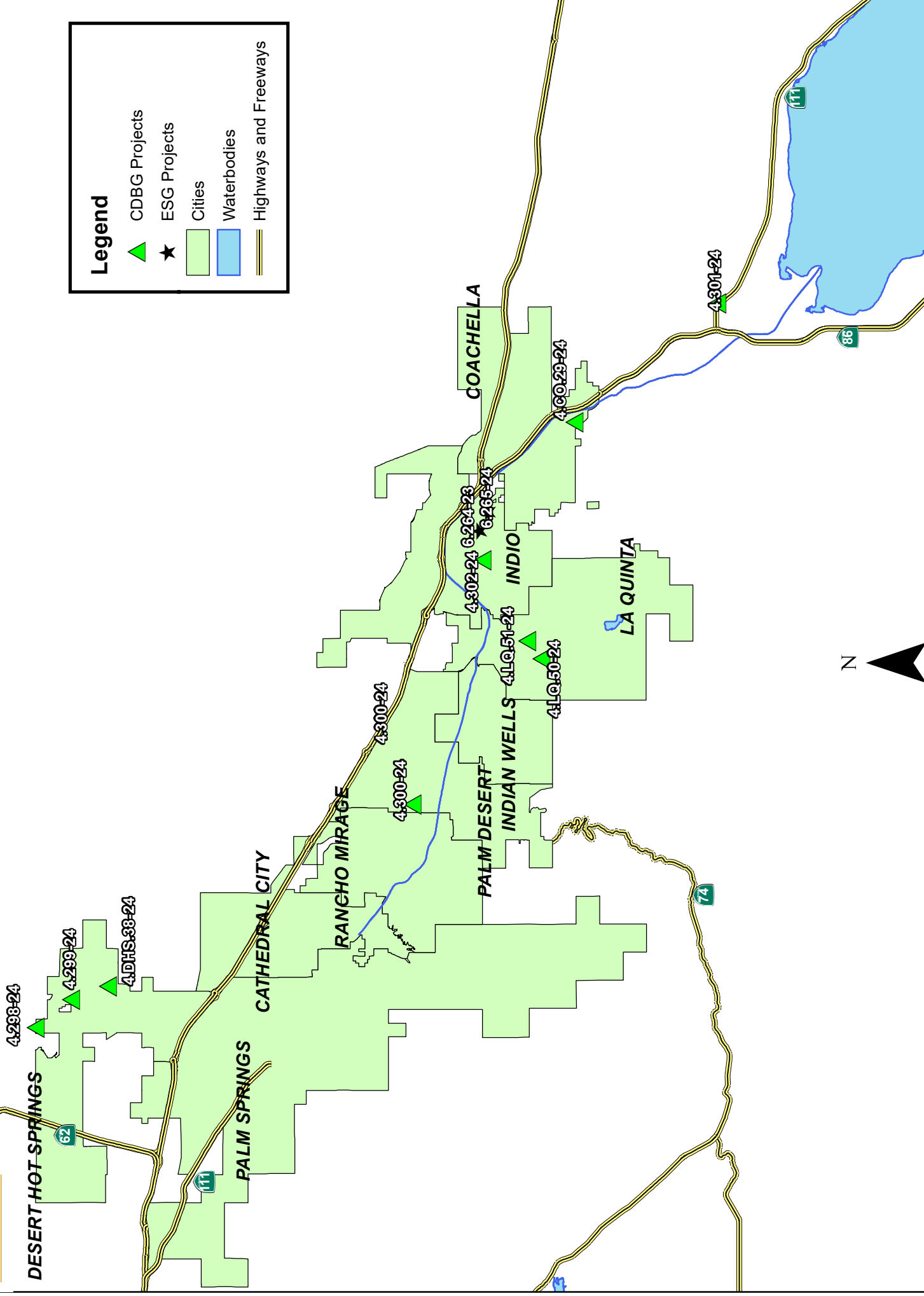
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# COACHELLA VALLEY CPD PROJECTS FY 24/25:



**Legend**

- ▲ CDBG Projects
- ★ ESG Projects
- Cities
- Waterbodies
- ▬ Highways and Freeways





# COACHELLA VALLEY CPD PROJECTS FY 24/25: HIGH MINORITY CONCENTRATION CENSUS TRACTS

DESERT HOT SPRINGS

4.299-24

4.299-24

4.DHS.38-24

PALM SPRINGS

CATHEDRAL CITY

RANCHO MIRAGE

4.300-24

4.300-24

PALM DESERT

4.302-24

6.261-23

6.265-24

6.265-24

6.265-24

6.265-24

6.265-24

6.265-24

6.265-24

6.265-24

INDIAN WELLS

4.1Q.51-24

4.1Q.50-24

4.1Q.50-24

4.1Q.50-24

4.1Q.50-24

4.1Q.50-24

4.1Q.50-24

4.1Q.50-24

4.1Q.50-24

LA QUINTA

74

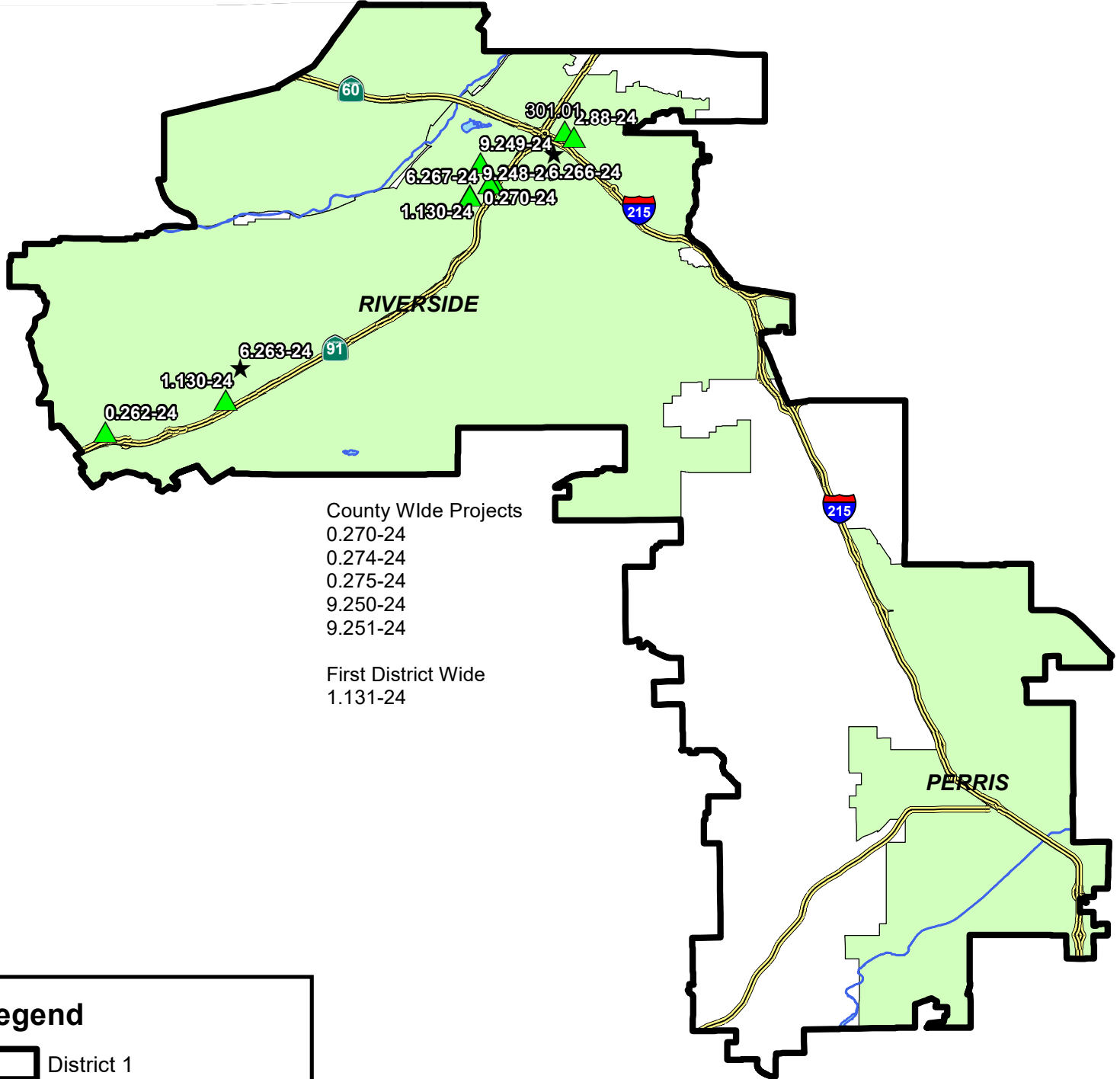


## Legend

- CDBG Projects
- ESG Projects
- High Minority Concentration Census Tracts\*
- Cities
- Waterbodies
- Highways and Freeways

\*High Minority Concentration Census Tract is a Census Tract that has a total percentage of minority persons at least 20 percentage points higher than the total percentage of all minorities for the MSA as a whole (70.7%). Data is from the American Community Survey 2018 to 2022 5 Year Estimates

# FIRST DISTRICT CPD PROJECTS FY 24/25:

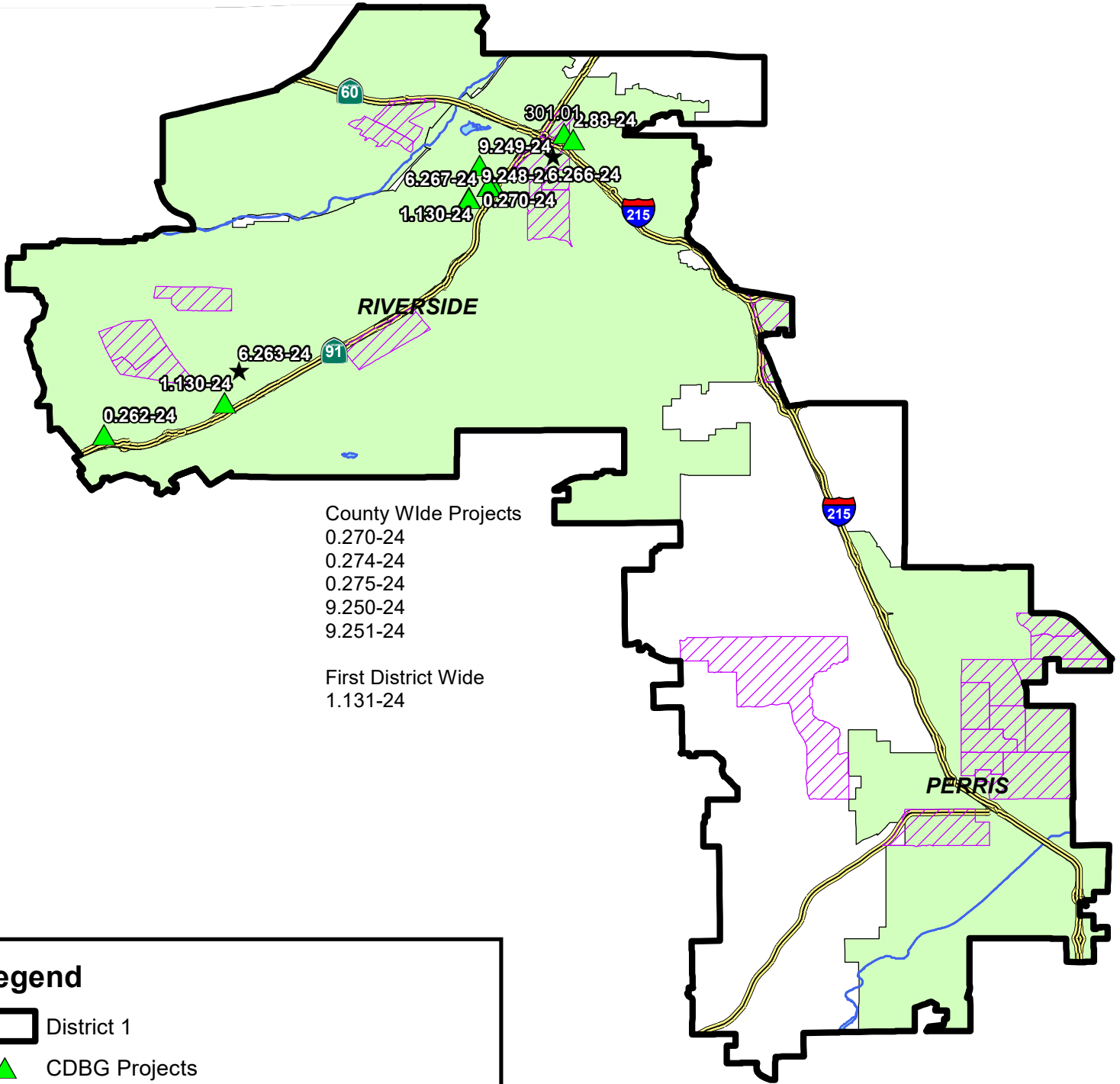


- County Wide Projects
- 0.270-24
- 0.274-24
- 0.275-24
- 9.250-24
- 9.251-24
  
- First District Wide
- 1.131-24

**Legend**








- District 1
- CDBG Projects
- ESG Projects
- Cities
- Waterbodies
- Highways and Freeways

# FIRST DISTRICT CPD PROJECTS FY 24/25: HIGH CONCENTRATION MINORITY CENSUS TRACTS



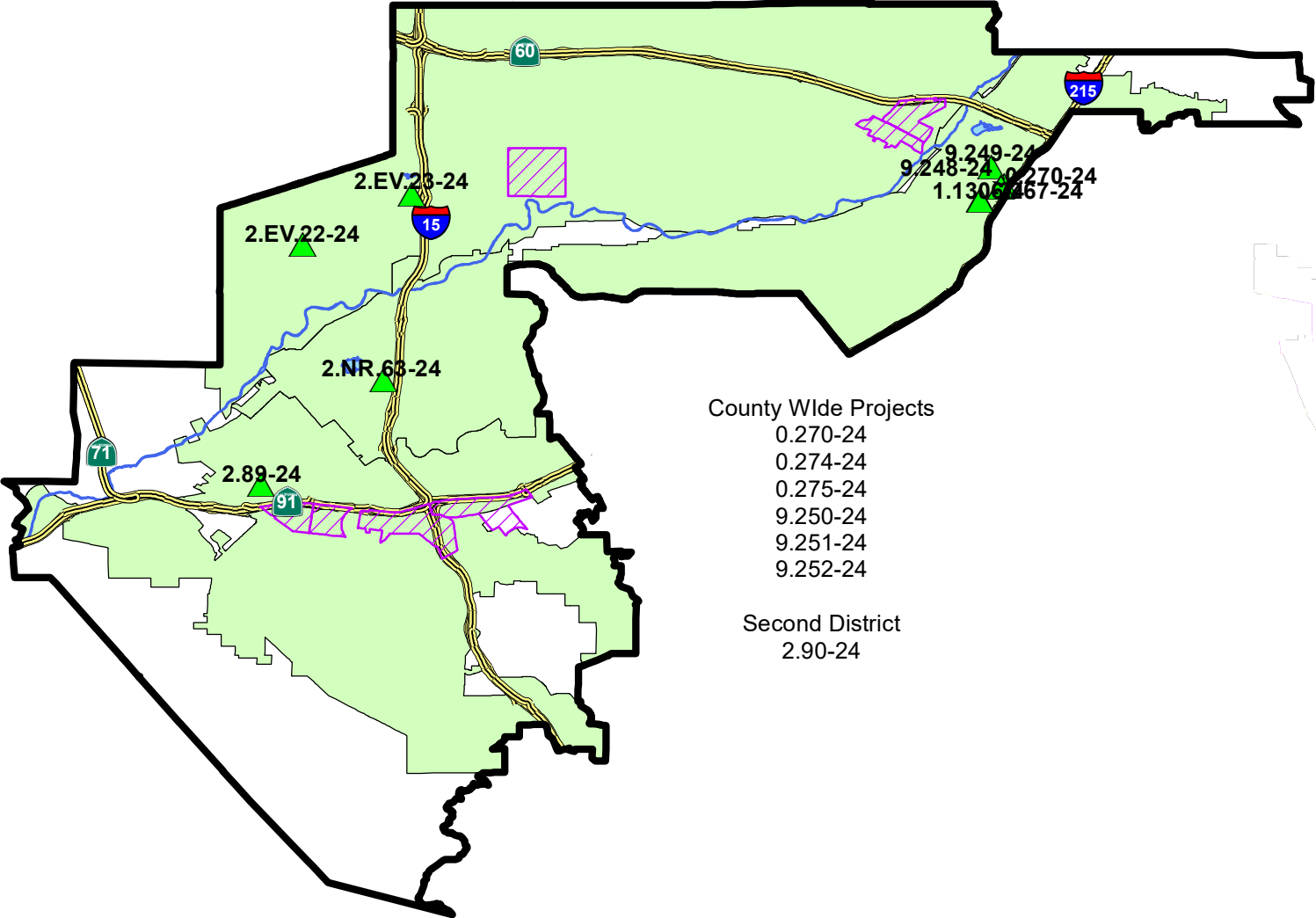
- County Wide Projects  
 0.270-24  
 0.274-24  
 0.275-24  
 9.250-24  
 9.251-24
- First District Wide  
 1.131-24

## Legend

-  District 1
-  CDBG Projects
-  ESG Projects
-  High Minority Concentration Census Tracts\*
-  Cities
-  Waterbodies
-  Highways and Freeways

\*High Minority Concentration Census Tract is a Census Tract that has a total percentage of minority persons at least 20 percentage points higher than the total percentage of all minorities for the MSA as a whole (70.7%). Data is from the American Community Survey 2018 to 2022 5 Year Estimates

# SECOND DISTRICT CPD PROJECTS FY 24/25



**County Wide Projects**

- 0.270-24
- 0.274-24
- 0.275-24
- 9.250-24
- 9.251-24
- 9.252-24

**Second District**

- 2.90-24

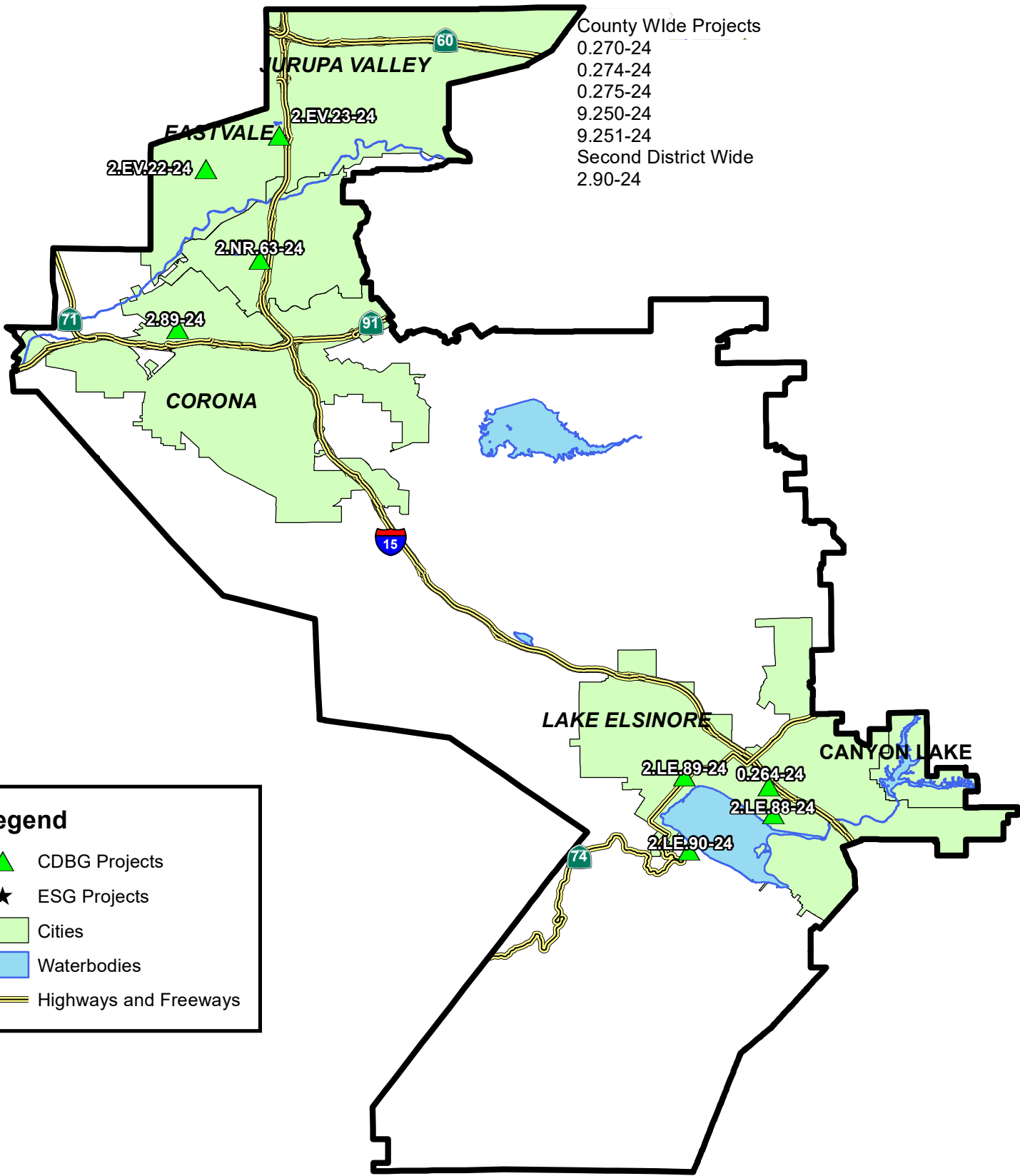
**Legend**

- District 2
- CDBG Projects
- ESG Projects
- High Minority Concentration Census Tracts\*
- Highways and Freeways
- Waterbodies
- Cities

# SECOND DISTRICT CPD PROJECTS FY 24/25:



- County Wide Projects
- 0.270-24
- 0.274-24
- 0.275-24
- 9.250-24
- 9.251-24
- Second District Wide
- 2.90-24



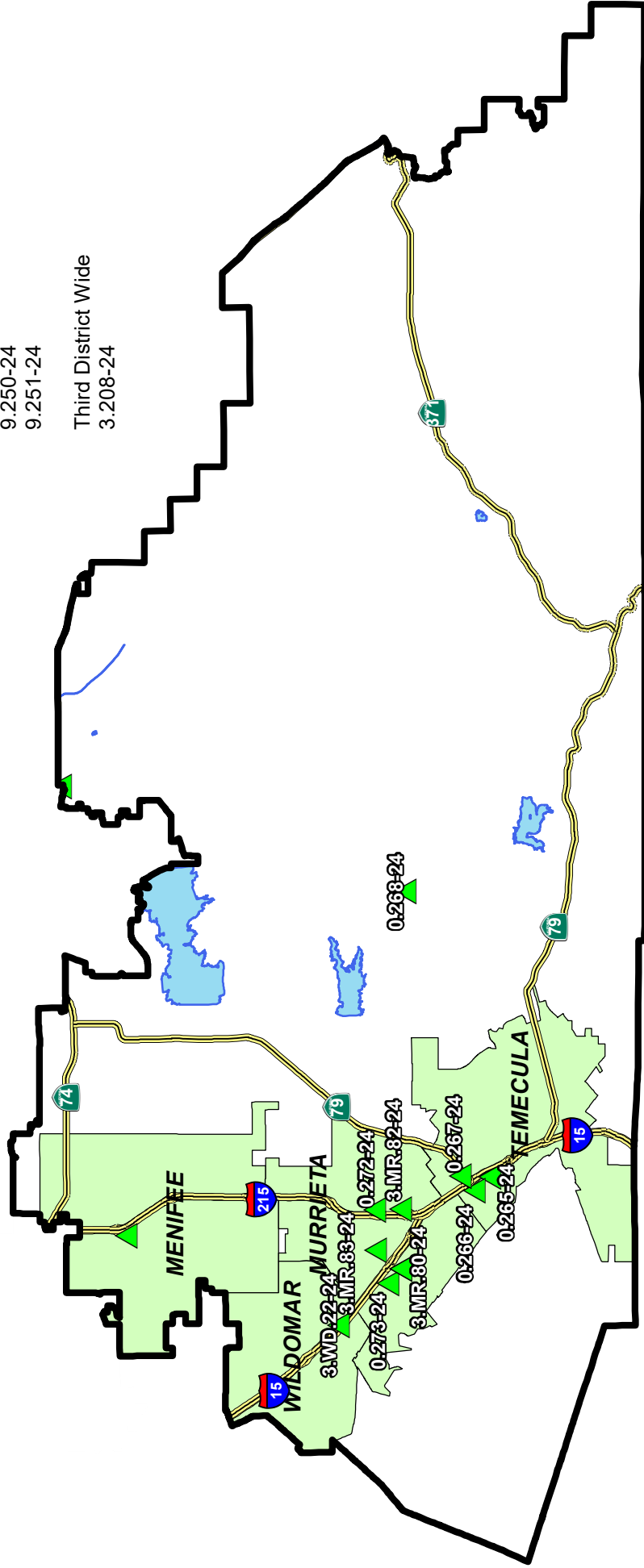
**Legend**

- CDBG Projects
- ESG Projects
- Cities
- Waterbodies
- Highways and Freeways

# THIRD DISTRICT CPD PROJECTS FY 24/25:



- County Wide Projects
  - 0.270-24
  - 0.274-24
  - 0.275-24
  - 9.250-24
  - 9.251-24
- Third District Wide
  - 3.208-24



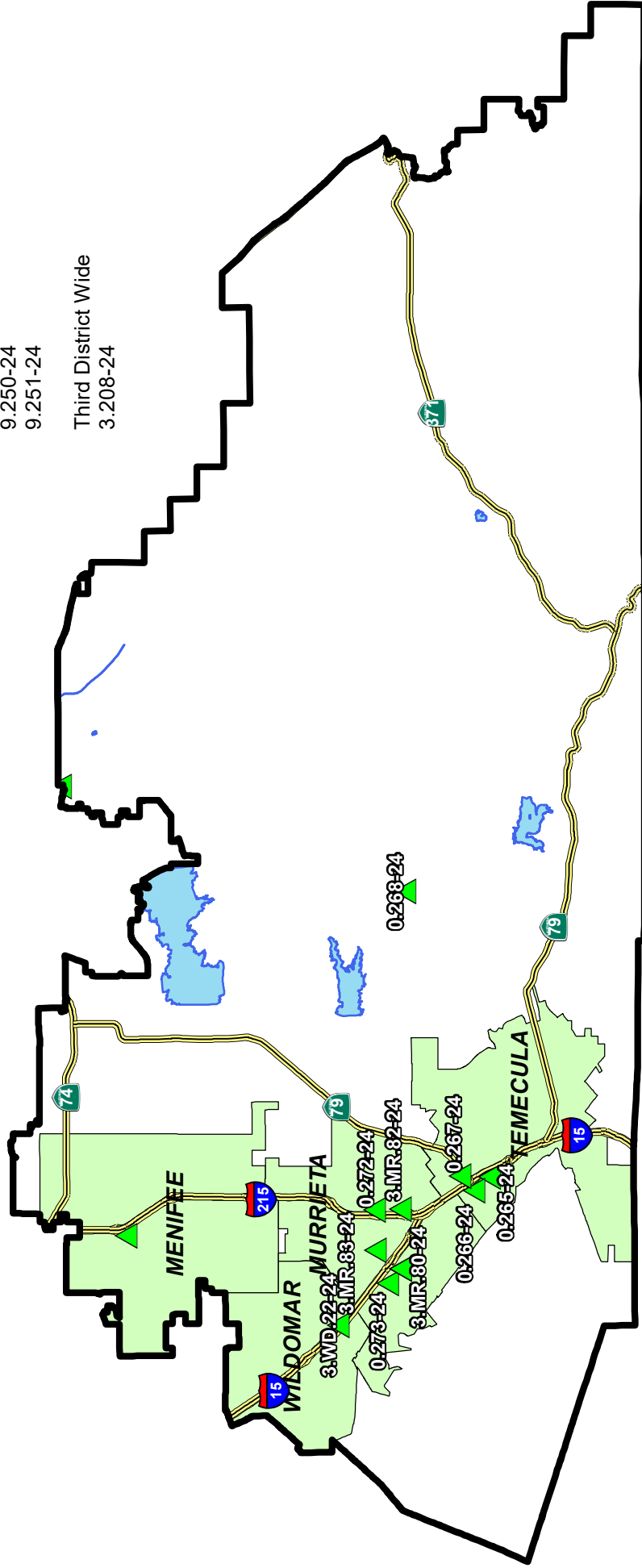
**Legend**

- District 3
- CDBG Projects
- ESG Projects
- Cities
- Waterbodies
- Highways and Freeways



# THIRD DISTRICT CPD PROJECTS FY 24/25: HIGH MINORITY CONCENTRATION CENSUS TRACTS

- County Wide Projects
- 0.270-24
- 0.274-24
- 0.275-24
- 9.250-24
- 9.251-24
  
- Third District Wide
- 3.208-24



**Legend**

- District 3
- CDBG Projects
- ESG Projects
- High Minority Concentration Census Tracts\*
- Cities
- Waterbodies
- Highways and Freeways

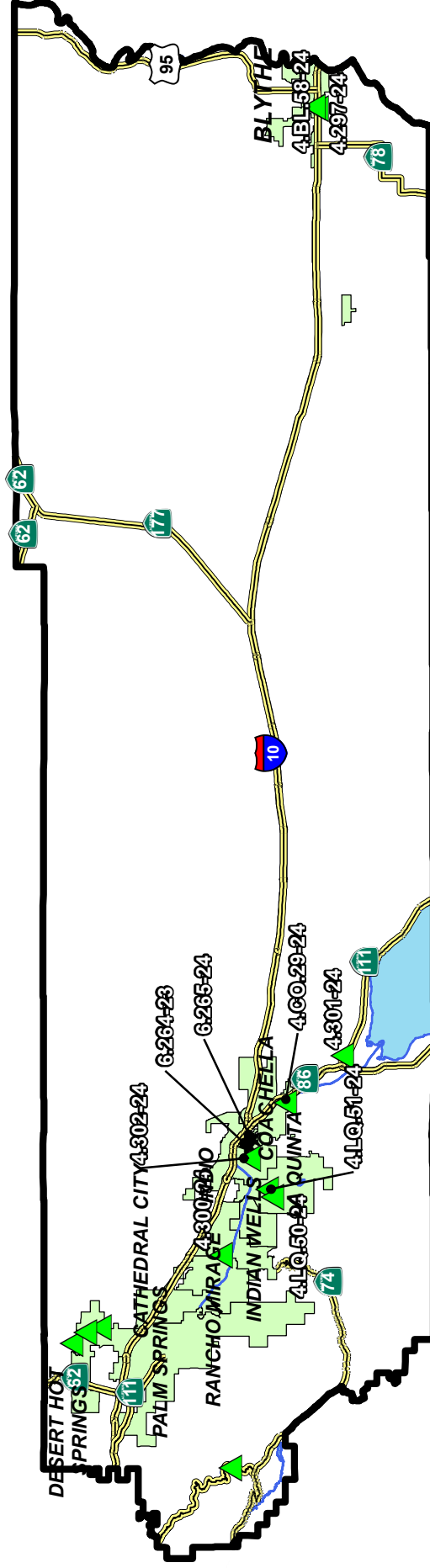


\*High Minority Concentration Census Tract is a Census Tract that has a total percentage of minority persons at least 20 percentage points higher than the total percentage of all minorities for the MSA as a whole (70.7%). Data is from the American Community Survey 2018 to 2022 5 Year Estimates

# FOURTH DISTRICT CPD PROJECTS FY 24/25:



- County Wide Projects
  - 0.270-24 0.274-24 0.275-24
  - 9.250-24 9.251-24
- District 4 Project
  - 4.303-24



**Legend**

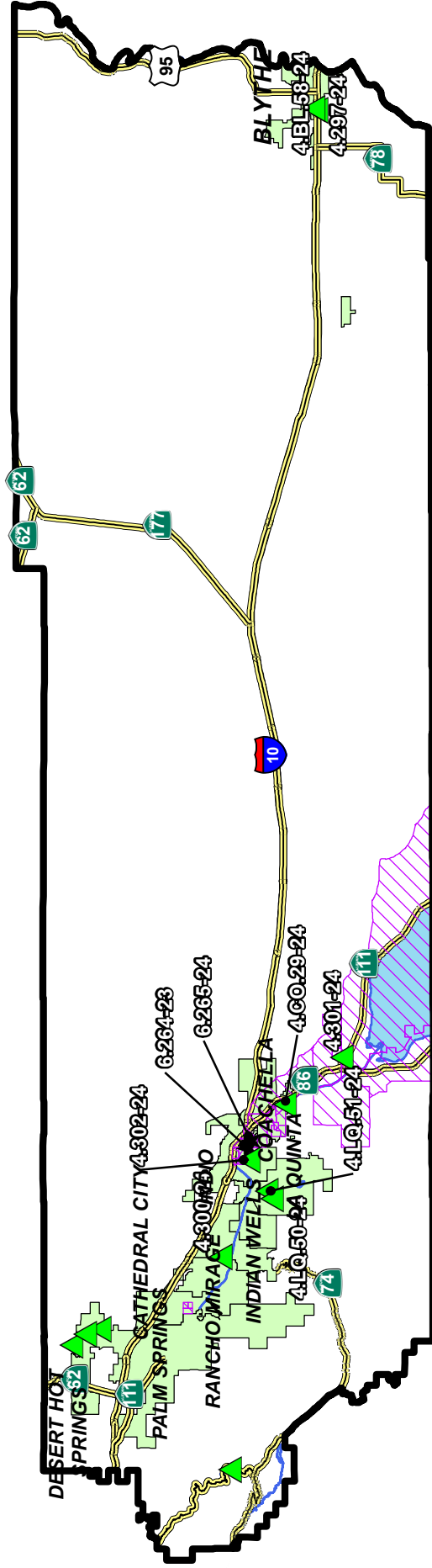
- District 4
- CDBG Projects
- ESG Projects
- Cities
- Waterbodies
- Highways and Freeways



# FOURTH DISTRICT CPD PROJECTS FY 24/25: HIGH MINORITY CONCENTRATION CENSUS TRACTS

County Wide Projects  
 0.270-24 0.274-24 0.275-24  
 9.250-24 9.251-24

District 4 Project  
 4.303-24



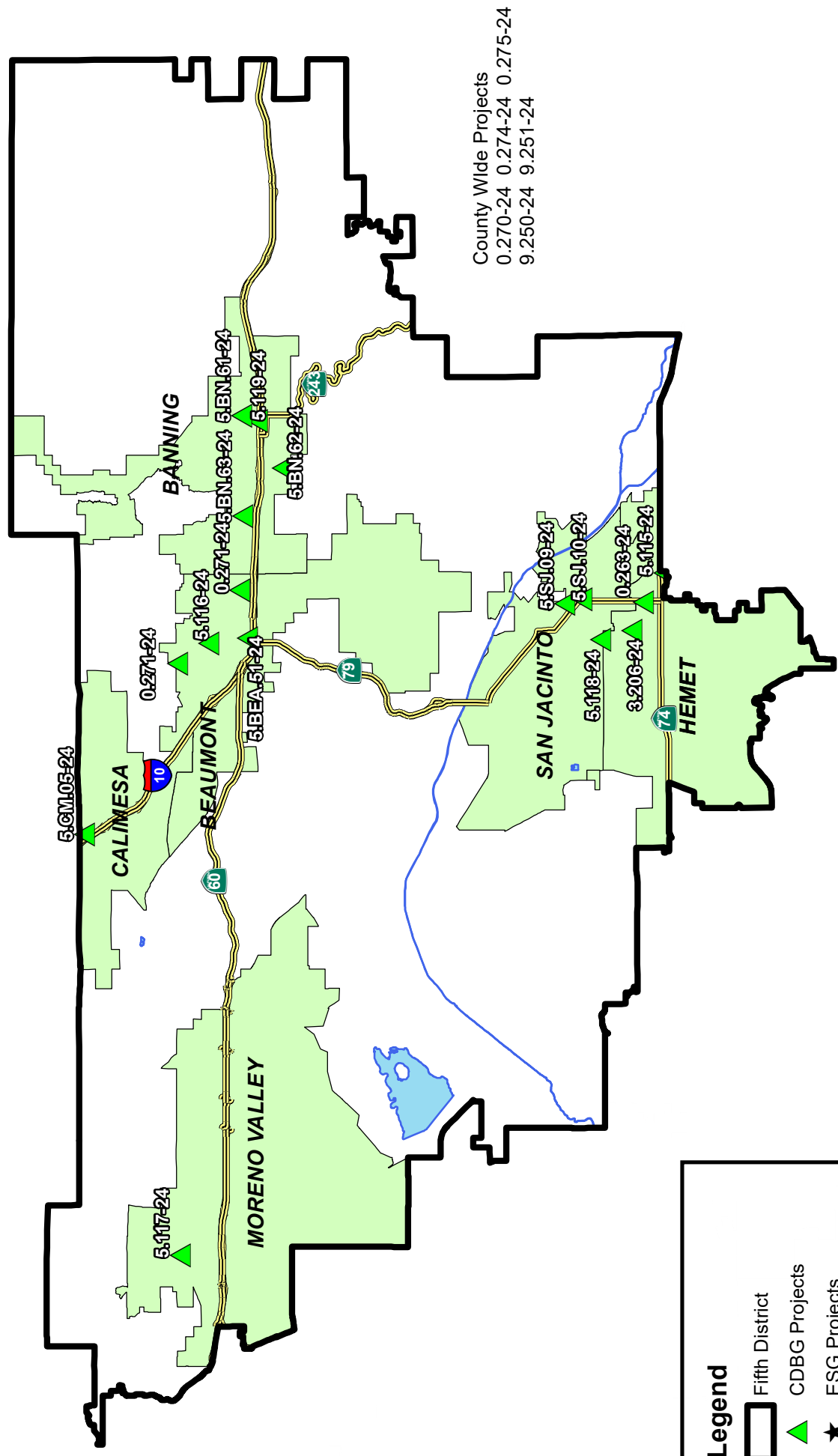
**Legend**

- District 4
- CDBG Projects
- ESG Projects
- High Minority Concentration Census Tracts\*
- Cities
- Waterbodies
- Highways and Freeways



\*High Minority Concentration Census Tract is a Census Tract that has a total percentage of minority persons at least 20 percentage points higher than the total percentage of all minorities for the MSA as a whole (70.7%). Data is from the American Community Survey 2018 to 2022 5 Year Estimates

# FIFTH DISTRICT CPD PROJECTS FY 24/25:

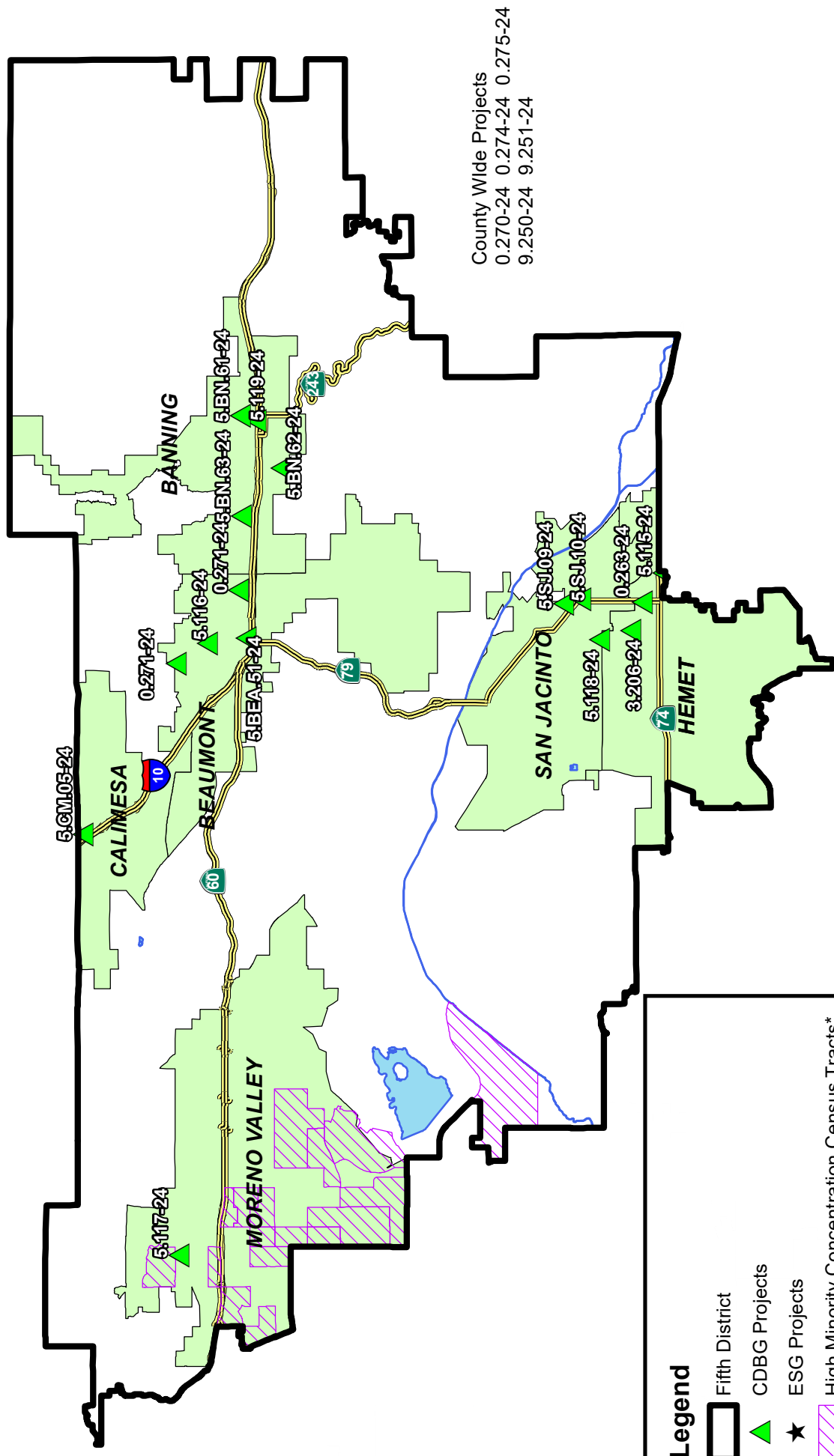


**Legend**

- Fifth District
- CDBG Projects
- ESG Projects
- Cities
- Waterbodies
- Highways and Freeways



# FIFTH DISTRICT CPD PROJECTS FY 24/25: HIGH MINORITY CONCENTRATION CENSUS TRACTS



County Wide Projects  
0.270-24 0.274-24 0.275-24  
9.250-24 9.251-24

**Legend**

- Fifth District
- CDBG Projects
- ESG Projects
- High Minority Concentration Census Tracts\*
- Cities
- Waterbodies
- Highways and Freeways



\*High Minority Concentration Census Tract that has a total percentage of minority persons at least 20 percentage points higher than the total percentage of all minorities for the MSA as a whole (70.7%). Data is from the American Community Survey 2018 to 2022 5 Year Estimates

## **APPENDIX J**

### **HOME MAXIMUM PURCHASE PRICE LIMITS**

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53	<a href="#">WS2310413Z</a>	S	MANL/D	40744 <a href="#">Mountainside DR</a>	ANZA	SRCAR	STD	\$360,000	\$238.10	4/2,0,0,0	1512/A	2006/EST	217,800/5	<a href="#">109/109</a>	Y	N	2.5%	12/29/23	CRMLSM
54	<a href="#">DW23228483</a>	S	MANL/D	32900 <a href="#">Willard ST</a>	WINC	SRCAR	STD	\$380,000	\$260.99	4/2,0,0,0	1456/A	2001/PUB	7,405/0.17	<a href="#">27/27</a>	N	N	2%	02/21/24	CRMLSM
55	<a href="#">IG23177872</a>	S	MANL/A	25125 <a href="#">Briggs RD</a>	RMLD	SRCAR	STD	\$400,000	\$277.78	2/2,0,0,0	1440/A	1977/ASR	29,621/0.68	<a href="#">48/48</a>	Y	N	2%	12/27/23	CRMLSM
56	<a href="#">SW23153279</a>	S	MANL/D	54175 <a href="#">Barneston LN</a>	ANZA	SRCAR	STD	\$410,000	\$224.78	3/2,0,0,0	1824/A	2003/ASR	247,421/5.68	<a href="#">84/84</a>	Y	N	2.5%	01/12/24	CRMLSM
57	<a href="#">SB23206506</a>	S	MANL/D	22075 <a href="#">Valley View DR</a>	NEVO	SRCAR	STD	\$415,000	\$266.03	3/2,0,0,0	1560/A	1977/ASR	24,394/0.56	<a href="#">7/7</a>	Y	N	2.5%	01/17/24	CRMLSM
58	<a href="#">IV23209041</a>	S	MANL/D	24380 <a href="#">Charlotte LN</a>	RMLD	SRCAR	REF	\$415,000	\$274.47	4/2,0,0,0	1512/AP	2007/ASR	89,734/2.06	<a href="#">36/36</a>	Y	N	3%	02/27/24	CRMLSM
59	<a href="#">PTP2306087</a>	S	MANL/D	36810 <a href="#">La Via De Paz</a>	ANZA	699	STD	\$420,000	\$204.68	4/3,0,0,0	2052/A	2006/APP	88,427/2.03	<a href="#">5/5</a>	Y	N	2%	02/02/24	CRMLSP
60	<a href="#">SW23218298</a>	S	MANL/D	24126 <a href="#">Regency RD</a>	WINC	SRCAR	STD	\$425,000	\$227.03	4/2,0,0,0	1872/A	2006/ASR	37,026/0.85	<a href="#">5/5</a>	Y	N	2%	01/22/24	CRMLSM
61	<a href="#">IG23176156</a>	S	MANL/D	32940 <a href="#">Willard ST</a>	WINC	SRCAR	STD	\$425,000	\$283.33	3/2,0,0,0	1500/A	2020/BLD	7,405/0.17	<a href="#">42/42</a>	Y	N	2%	01/05/24	CRMLSM
62	<a href="#">DW24012781</a>	S	MANL/D	1058 <a href="#">San Jacinto AVE</a>	SJCN	SRCAR	STD	\$425,000	\$272.44	3/2,0,0,0	1560/A	2005/ASR	22,216/0.51	<a href="#">17/17</a>	Y	N	2%	03/15/24	CRMLSM
63	<a href="#">IV24022829</a>	S	MANL/D	33795 <a href="#">Blowshare RD</a>	WILD	SRCAR	STD	\$425,500	\$295.49	2/2,0,0,0	1440/A	1989/ASR	6,970/0.16	<a href="#">15/15</a>	Y	N	2%	03/19/24	CRMLSM
64	<a href="#">SW23194900</a>	S	MANL/D	34985 <a href="#">Youngs LN</a>	WILD	SRCAR	STD	\$440,000	\$290.43	3/2,0,0,0	1515/S	1979/ASR	170,320/3.91	<a href="#">4/4</a>	Y	N	2%	02/26/24	CRMLSM
65	<a href="#">SW23225316</a>	S	MANL/A	24260 <a href="#">Minton RD</a>	HOME	SRCAR	STD	\$445,000	\$356.57	3/2,0,0,0	1248/A	1989/ASR	49,223/1.13	<a href="#">8/8</a>	Y	N	2%	01/12/24	CRMLSM
66	<a href="#">SW23225316</a>	S	MANL/D	34580 <a href="#">Orange ST</a>	WILD	SRCAR	STD	\$449,900	\$312.43	3/2,0,0,0	1440/A	1983/ASR	23,522/0.54	<a href="#">7/11</a>	Y	N	4%*	03/04/24	CRMLSM
67	<a href="#">SW24015436</a>	S	MANL/D	34022 <a href="#">Harvest WAY</a>	WILD	SRCAR	STD	\$450,000	\$258.62	3/2,0,0,0	1740/A	1983/ASR	6,534/0.15	<a href="#">5/5</a>	Y	N	2%	03/06/24	CRMLSM
68	<a href="#">SW23154001</a>	S	MANL/D	33870 <a href="#">Stagecoach RD</a>	NEVO	SRCAR	STD	\$450,000	\$334.82	3/2,0,0,0	1344/A	1990/ASR	287,060/6.59	<a href="#">135/135</a>	Y	N	2.5%	03/08/24	CRMLSM
69	<a href="#">SW23160428</a>	S	MANL/D	42285 <a href="#">Rambling LN</a>	AGNA	699	STD	\$490,000	\$266.88	3/2,0,0,0	1836/B	2023/BLD	150,282/3.45	<a href="#">83/83</a>	Y	N	3%	12/27/23	CRMLSM
70	<a href="#">ND24015065</a>	S	MANL/D	24680 <a href="#">Butterburn RD</a>	WILD	SRCAR	TRUS	\$495,000	\$307.84	3/0,2,0,0	1608/A	1982/PUB	6,970/0.16	<a href="#">13/13</a>	Y	N	2.5%	03/19/24	CRMLSM
71	<a href="#">SW23162525</a>	S	MANL/A	24074 <a href="#">24074 Regency RD</a>	HOME	SRCAR	STD	\$499,000	\$259.90	6/3,1,0,0	1920/S	2006/ASR	37,026/0.85	<a href="#">108/108</a>	Y	N	2%	03/07/24	CRMLSM
72	<a href="#">DW23228474</a>	S	MANL/D	34601 <a href="#">Cialek LN</a>	NEVO	SRCAR	STD	\$500,000	\$400.64	3/2,0,0,0	1248/A	2003/ASR	413,384/9.49	<a href="#">8/8</a>	Y	N	2%	01/26/24	CRMLSM
73	<a href="#">SW23221607</a>	S	MANL/D	34816 <a href="#">The Farm RD</a>	WILD	SRCAR	STD	\$505,000	\$333.99	3/2,0,0,0	1512/A	1986/PUB	10,454/0.24	<a href="#">3/3</a>	Y	N	2.5%	01/09/24	CRMLSM
74	<a href="#">IV23221804</a>	S	MANL/D	24280 <a href="#">Conejo DR</a>	CLK	SRCAR	STD	\$522,000	\$358.52	3/2,0,0,0	1456/AP	2001/ASR	46,609/1.07	<a href="#">28/28</a>	Y	N	2%	03/04/24	CRMLSM
75	<a href="#">TR22247879</a>	S	MANL/D	9895 <a href="#">Mias Canyon RD</a>	BANN	263	STD	\$550,000	\$210.49	3/2,0,0,0	2613/P	2009/PUB	871,200/20	<a href="#">342/342</a>	Y	N	2.5%	01/12/24	CRMLSM
76	<a href="#">IG23210514</a>	S	MANL/D	28380 <a href="#">Ellis AVE</a>	RMLD	SRCAR	STD	\$650,000	\$305.45	3/2,0,0,0	2128/A	2003/ASR	118,483/2.72	<a href="#">39/39</a>	N	N	2.25%	02/22/24	CRMLSM
77	<a href="#">IG24008981</a>	S	MANL/D	22475 <a href="#">Baxter RD</a>	WILD	699	STD	\$725,000	\$455.97	2/2,0,0,0	1590/A	1976/PUB	100,188/2.3	<a href="#">6/6</a>	Y	Y	2%	02/28/24	CRMLSM
78	<a href="#">OC23231546</a>	S	MANL/D	32585 <a href="#">Beeler RD</a>	WINC	SRCAR	STD	\$815,000	\$343.01	3/2,0,0,0	2376/A	1992/ASR	217,800/5	<a href="#">22/22</a>	Y	N	2%	02/21/24	CRMLSM

Search Criteria

- Property Type is 'Residential'
- Contract Status is 'Closed'
- Standard Status Change Date is 03/24/2024 to 12/25/2023
- Property Sub Type is 'Manufactured On Land'
- County Or Parish is 'Riverside'
- City is not one of 15 selections
- Selected 78 of 78 results.





108	<a href="#">219108115DA</a>	S	CONDO/A	45410 <a href="#">Delgado DR</a>	IW	325	STD	\$899,000	\$354.92	2/1,1,1,0	2533/A	1980/ASR	4,792/0.11	0/0	Y	N	3%	02/26/24	CDAR
109	<a href="#">219105811DA</a>	S	CONDO/A	48400 <a href="#">Casita Drive</a>	LQ	313	STD	\$900,000	\$418.41	3/3,0,0,0	2151/A	2000/ASR	2,614/0.06	<a href="#">19/19</a>	Y	N	2.5%	02/26/24	CDAR
110	<a href="#">SDC0000796SI</a>	S	CONDO/A	48040 <a href="#">Via Vallarta</a>	LQ		STD	\$950,000	\$442.89	3/3,0,0,0	2145/P	1996	6,534/0.15	<a href="#">25/25</a>	Y	N	2.5%	02/29/24	SAND
111	<a href="#">24350113</a>	S	CONDO	48040 <a href="#">Via Vallarta</a>	LQ	313	STD	\$950,000	\$442.89	3/2,1,0,0	2145/P	1996	6,534/0.15	<a href="#">5/5</a>	Y	N	2.5%	02/29/24	CLAW
112	<a href="#">219097538DA</a>	S	CONDO/A	48220 <a href="#">Via Vallarta</a>	LQ	313	STD	\$950,000	\$459.60	3/3,0,0,0	2067/B	2023/BLD	696,960/16	<a href="#">195/419</a>	Y	N	2.5%	02/05/24	CDAR
113	<a href="#">219106298DA</a>	S	CONDO/A	79565 <a href="#">Mandarina</a>	LQ	313	STD	\$960,000	\$374.85	3/3,0,0,0	2561/A	1994/ASR	2,911/0.06	<a href="#">19/19</a>	Y	Y	2.5%	02/29/24	CDAR
114	<a href="#">219105859DA</a>	S	CONDO/A	77765 <a href="#">Cottonwood</a>	IW	325	STD	\$965,000	\$338.60	3/3,0,1,0	2850/A	1985/ASR	12,197/0.28	<a href="#">1/1</a>	Y	N	2.5%	02/08/24	CDAR
115	<a href="#">219104929DA</a>	S	CONDO/D	56989 <a href="#">Merion</a>	LQ	313	STD	\$985,000	\$418.61	3/3,0,1,0	2353/A	1990/ASR	4,356/0.1	<a href="#">25/25</a>	Y	N	2.5%	02/08/24	CDAR
116	<a href="#">219107128DA</a>	S	CONDO/A	76847 <a href="#">Roadrunner DR</a>	IW	325	STD	\$985,000	\$437.78	3/0,3,0,0	2250/A	1972/ASR	3,920/0.09	<a href="#">16/16</a>	Y	N	2.5%	03/19/24	CDAR
117	<a href="#">219101630DA</a>	S	CONDO/A	54871 <a href="#">Riviera</a>	LQ	313	STD	\$1,050,000	\$346.42	3/3,0,0,1	3031/A	1990/ASR	8,486/0.19	<a href="#">124/220</a>	Y	N	2.5%	02/28/24	CDAR
118	<a href="#">219100702DA</a>	S	CONDO/A	76943 <a href="#">Calle Mazatlan</a>	LQ	313	STD	\$1,100,000	\$572.32	3/3,0,0,1	1922/A	1986/ASR	4,356/0.1	<a href="#">157/157</a>	Y	N	2.5%	03/22/24	CDAR
119	<a href="#">219098256DA</a>	S	CONDO/A	77925 <a href="#">Cherokee RD</a>	IW	325	STD	\$1,112,000	\$387.46	3/3,0,0,0	2870/AP	1973/ASR	5,227/0.12	<a href="#">139/139</a>	Y	N	3%	01/31/24	CDAR
120	<a href="#">219103130DA</a>	S	CONDO/D	79410 <a href="#">Camterbury</a>	LQ	313	STD	\$1,135,000	\$402.63	3/3,0,0,0	2819/A	2001/ASR	3,049/0.07	<a href="#">66/66</a>	Y	N	2.5%	02/01/24	CDAR
121	<a href="#">219106972DA</a>	S	CONDO/A	50221 <a href="#">Calle Maria</a>	LQ	313	STD	\$1,200,000	\$507.83	3/2,1,1,0	2363/A	1982/ASR	4,791/0.11	<a href="#">19/19</a>	Y	N	3%	03/11/24	CDAR
122	<a href="#">219104118DA</a>	S	CONDO/D	45500 <a href="#">Club DR</a>	IW	325	STD	\$1,275,000	\$327.51	3/3,0,0,0	3893/A	1984/ASR	6,098/0.14	<a href="#">33/33</a>	Y	N	2.5%*	01/22/24	CDAR
123	<a href="#">CV23216994</a>	S	CONDO/D	54220 <a href="#">Riviera</a>	LQ	313	STD	\$1,300,000	\$376.81	3/3,0,1,0	3450/A	1990/ASR	9,148/0.21	<a href="#">27/27</a>	Y	Y	2%	01/26/24	CRMLSM
124	<a href="#">219105678DA</a>	S	CONDO/A	46580 <a href="#">Quail Run DR</a>	IW	325	STD	\$1,375,000	\$532.95	3/3,0,0,0	2580/A	1973/ASR	5,227/0.12	<a href="#">0/0</a>	Y	Y	3%	02/20/24	CDAR
125	<a href="#">OC24034673</a>	S	CONDO/A	50760 <a href="#">Mango</a>	LQ	313	STD	\$1,379,000	\$541.21	3/3,0,0,0	2548/A	1996/ASR	4,356/0.1	<a href="#">4/4</a>	Y	Y	2.5%	03/19/24	CRMLSM
126	<a href="#">219105969DA</a>	S	CONDO/A	77775 <a href="#">Seminole RD</a>	IW	325	STD	\$1,495,000	\$579.46	3/3,0,0,0	2580/A	1973/ASR	5,227/0.12	<a href="#">48/48</a>	Y	N	2.5%	03/19/24	CDAR
127	<a href="#">219104364DA</a>	S	CONDO/A	55670 <a href="#">Pinehurst</a>	LQ	313	STD	\$1,780,000	\$416.28	4/4,0,1,0	4276/A	1987/ASR	8,276/0.19	<a href="#">74/74</a>	Y	Y	2.5%	03/19/24	CDAR
128	<a href="#">219101840DA</a>	S	CONDO/A	75188 <a href="#">Kavenish WAY</a>	IW	325	STD	\$1,850,000	\$777.96	2/2,0,1,0	2378/A	1981/ASR	6,098/0.14	<a href="#">73/73</a>	Y	N	3%	01/09/24	CDAR

**Search Criteria**

Property Type is 'Residential'  
 Standard Status is 'Closed'  
 Contract Status Change Date is 03/24/2024 to 12/25/2023  
 Property Sub Type is one of 'Condominium', 'Townhouse'  
 County Or Parish is 'Riverside'  
 City is not one of 15 selections  
 Selected 128 of 128 results.























**Search Criteria**

Property Type is 'Residential'  
Standard Status is 'Closed'  
Contract Status Change Date is 03/24/2024 to 02/23/2024  
Property Sub Type is 'Single Family Residence'  
County Or Parish is 'Riverside'  
City is not one of 15 selections  
Selected 546 of 546 results.

# **APPENDIX K**

## **SURVEY**



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## Riverside County 2024-2025 Community Needs Survey

### INTRODUCTION

Purpose of the Community Needs Survey – Each year, Riverside County receives about \$10,000,000 from Federal Community Development Block Grants (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Programs. These Programs support community development activities to build stronger and more resilient neighborhoods, principally for persons of low- to moderate-income.

As part of its five-year planning process, Riverside County HWS would like your input on the use of CDBG, HOME, and ESG funds. Your feedback will help inform decisions about the County’s investments in its communities. The survey should take less than 10 minutes to complete.

Questions with an asterisk (\*) require a response.

**\*1. Please choose your primary relationship to Riverside County.** (check all that apply)

- Resident (I live here)                       Student (I go to school here)  
 Employee (I work here)                       Business Owner (I own a business here)  
 Other (please specify) \_\_\_\_\_

**\*2. In what Riverside County ZIP code do you spend most of your time (live, work, study, etc.)?**

\_\_\_\_\_

### NEEDS ASSESSMENT RANKING

**\*3. Please rank your overall priorities for your Riverside County community.** You will have the opportunity to select specific projects and services in later questions.

**1 = Highest Priority**

**5 = Lowest Priority**

\_\_\_\_\_**Business and Job Opportunities:** training for people who need jobs, small business loans, coaching for small business owners

\_\_\_\_\_**Community Services:** access to health and mental health care, homeless services, services for children, services for the elderly, crime prevention programs, substance abuse programs

\_\_\_\_\_**Housing:** new affordable rental units, home repair, down payment assistance, prevention of discrimination, eviction prevention

\_\_\_\_\_**Public Facilities:** libraries, parks, senior centers, youth centers

\_\_\_\_\_**Public Improvements:** street and sidewalk repairs, water and sewer improvements, trash removal, graffiti removal

**NEEDS ASSESSMENT – HOUSING**

4. Please select **up to three (3) housing issues** most in need of attention in your Riverside County community:

- Increase Affordable Rental Housing for **Families**
- Increase Affordable Rental Housing for **Seniors**
- Increase Affordable Rental Housing for **Farm Workers**
- Increase Affordable Housing with Supportive Services for **People with Disabilities**
- Increase Affordable Housing with Supportive Services for **Homeless Individuals and Families**
- Eviction Prevention and Renters Rights Assistance**
- Assistance to **Repair and Modernize Public and Affordable Rental Housing**
- Assistance for Qualifying Homeowners to **Repair Issues with Homes**
- Affordable First-Time Homebuyer Assistance:** Counseling, Down Payments, Closing Costs
- Increase Available Housing for **People Using Section 8 Housing Choice Vouchers**
- Increase Available Housing for **People with Low Credit Scores or a Previous Eviction**
- Assistance for **Energy Efficiency Upgrades** to Reduce Utility Bills
- Short-Term **Assistance with Rent/Mortgage/Utility Payments**

(Optional) Please comment on your choices, or a housing issue not listed:

---

**NEEDS ASSESSMENT – COMMUNITY SERVICES**

5. Please select **up to three (3) community services** most in need of attention in your community.

- Healthcare Services:** preventative/primary care, prescription drug services, dental and vision care, HIV/AIDS services
- Children’s/Youth Services:** childcare, after school activities, tutoring, mentoring, early childhood education
- Senior Services:** meal services, homecare assistance, nursing home services, recreational or social opportunities
- Mental Health Services:** counseling and evaluation, psychiatric care, in-patient programs, support groups
- Substance Abuse Services:** prevention and education, treatment, recovery programs
- Homeless Services:** transitional shelters, permanent supportive housing placement, meals, clothing resources
- Services for Victims of Domestic Violence and Neglect:** family shelters, counseling
- Crime Prevention and Awareness Programs**
- Services for Disabled People:** vocational/self-sufficiency programs, rehabilitation, adult day care, transportation
- Emergency Assistance Services:** access to food pantries, homelessness prevention
- Services for Immigrants, Refugees, and/or Non-English Speakers**
- Employment Services:** training and referral programs, English as a Second Language (ESL) classes, adult literacy, high school equivalency and college preparation, adult/juvenile detention discharge counseling

(Optional) Please comment on your choices, or a service need not listed:

---

**NEEDS ASSESSMENT – PUBLIC IMPROVEMENTS AND FACILITIES**

**6. Please select up to three public improvements** most in need of attention in your community.

- Improving Water, Sewer, and Drainage Infrastructure
- Improving Sidewalks, including Access for Disabled People
- Improving Streets
- Improving Street Lighting
- Improving Public Transportation

(Optional) Please comment on your choices, or a public improvement not listed:

---

**7. Select up to two priorities for public facility funding** in your Riverside County community.

- Parks, Playgrounds, and Recreational Areas
- Libraries
- Senior Centers
- Youth/Childcare Centers
- Public Schools
- Healthcare Centers

(Optional) Please comment on your choices, or a type of public facility not listed:

---

**ADDITIONAL INFORMATION**

**8. In the past month, what has been your housing situation?**

- Renting a house
- Renting an apartment
- Homeowner
- Staying in the house/apartment of a friend or family member
- Staying in a homeless shelter
- Homeless with no fixed shelter
- Other (please specify): \_\_\_\_\_

**9. How many people usually live in your household?**

- 1
- 2
- 3
- 4
- 5 or more

**10. What best describes your household?** (children are under 18, adults are 18 and older)

- Single Adult
- Single Parent with One or More Children
- Two Parents with One or More Children
- Two or More Adults with No Children
- Multiple Generations of One Family
- Multiple Unrelated Families

Other (please specify):

---

**11. Do you spend more than 30% of your monthly income on housing expenses?** (rent/mortgage + utilities)

- Yes
- No
- I don't know

(Optional) Would you like to explain your answer? Please comment here:

---

## DEMOGRAPHIC INFORMATION (*OPTIONAL*)

While optional, the following questions are crucial for helping Riverside County determine the needs of its residents. *Answers provided cannot and will not be used to identify anyone who participates in this survey.*

### 12. What is your age?

- 17 or younger       18 to 24       25 to 34       35 to 44       45 to 54       55 to 64  
 65 to 74       75 or older

### 13. What gender do you identify as? (check all that apply)

- Male       Female       Transgender       Non-Binary       I decline to say  
 Another gender identity (please specify):
- 

### 14. What is your race and/or ethnicity? (check all that apply)

- American Indian or Alaska Native       Asian       Black or African American       Hispanic or Latino  
 Middle Eastern or North African       Native Hawaiian or Other Pacific Islander       White  
 Other (please specify): \_\_\_\_\_

### 15. Do any of the following describe you or a member of your family? (check all that apply)

- Disabled Person       Military Veteran       Aged 65+       LGBTQIA Person  
 Homeless or Formerly Homeless Person       First-Generation Immigrant or Refugee  
 Formerly Incarcerated Person       Low- or Moderate-Income Person  
 Single Parent or Grandparent Raising Grandchildren

### 16. What level of education have you completed?

- Less than High School       High School Diploma/Equivalency       Some College  
 Bachelor's Degree       Some Graduate School       Advanced/Professional Degree

### 17. What is your employment status?

- Full-Time Employee       Part-Time Employee       Self-Employed       Retired  
 Unemployed and Seeking Work       Unemployed and Not Seeking Work

**CONTACT INFORMATION (OPTIONAL)**

**18. If you would like to receive additional information from the Riverside County Development Authority regarding its CDBG, HOME, and ESG investments, please enter your contact information.**

Name	
Company	
Address	
Address 2	
City/Town	
State/Province	
ZIP/Postal Code	
Email Address	
Phone Number	

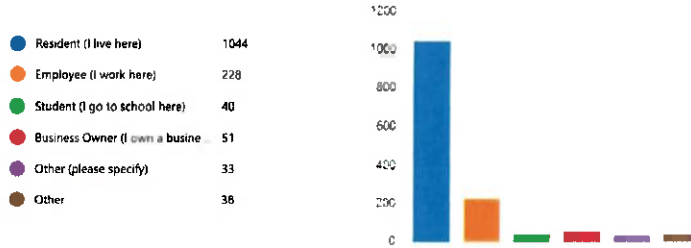
# Riverside County 2024-2025 Community Needs Survey

1125  
Responses

101:19  
Average time to complete

Active  
Status

1. \* Please choose your primary relationship to Riverside County. (check all that apply)



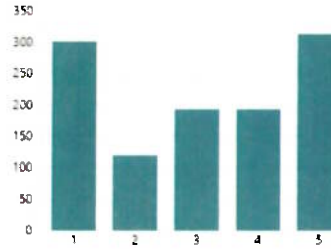
2. In what Riverside County ZIP code do you spend most of your time (live, work, study, etc.)?

1125  
Responses

Latest Responses  
"92571"  
"92544"  
"92236"

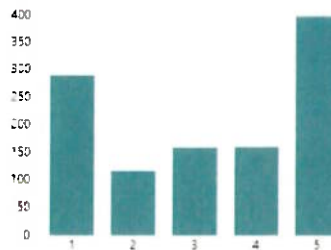
3. **Business and Job Opportunities:** training for people who need jobs, small business loans, coaching for small business owners

3.09  
Average Rating



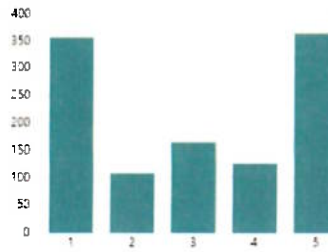
4. **Community Services:** access to health and mental health care, homeless services, services for children, services for the elderly, crime prevention programs, substance abuse programs

3.23  
Average Rating



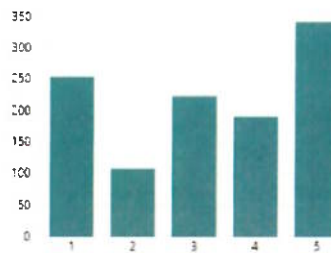
5. **Housing:** new affordable rental units, home repair, down payment assistance, prevention of discrimination, eviction prevention

3.03  
Average Rating



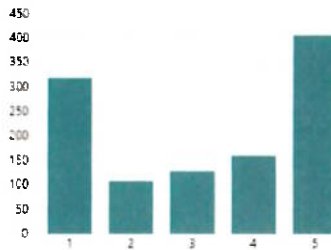
6. **Public Facilities:** libraries, parks, senior centers, youth centers

3.23  
Average Rating



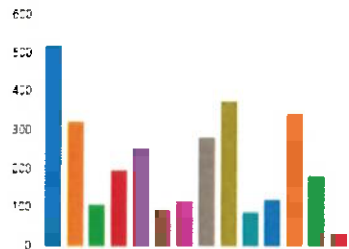
7. **Public Improvements:** street and sidewalk repairs, water and sewer improvements, trash removal, graffiti removal

3.20  
Average Rating



8. Please select **up to three (3) housing issues** most in need of attention in your Riverside County community:

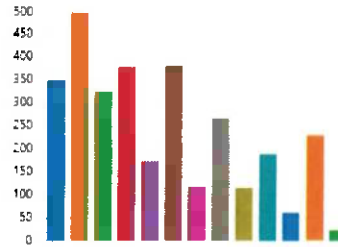
- Increase Affordable Rental Hous... 518
- Increase Affordable Rental Hous... 324
- Increase Affordable Rental Hou... 106
- Increase Affordable Housing wit... 196
- Increase Affordable Housing wit... 253
- Eviction Prevention and Renters'... 92
- Assistance to Repair and Moder... 115
- Assistance for Qualifying Home... 283
- Affordable First-Time Homebuy... 374
- Increase Available Housing for P... 87
- Increase Available Housing for P... 119
- Assistance for Energy Efficiency... 343
- Short-Term Assistance with Rent... 182
- Other 32





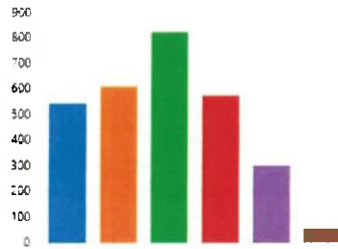
9. Please select up to three (3) community services most in need of attention in your community.

Healthcare Services: preventativ...	349
Children's/Youth Services: childc...	497
Senior Services: meal services, h...	325
Mental Health Services: counseli...	377
Substance Abuse Services: prev...	173
Homeless Services: transitional s...	380
Services for Victims of Domestic...	117
Crime Prevention and Awarenes...	266
Services for Disabled People: vo...	116
Emergency Assistance Services: ...	190
Services for Immigrants, Refuge...	62
Employment Services: training a...	230
Other	24



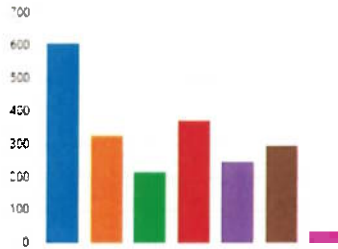
10. Please select up to three public improvements most in need of attention in your community.

Improving Water, Sewer, and Dr...	545
Improving Sidewalks, including ...	612
Improving Streets	825
Improving Street Lighting	576
Improving Public Transportation	302
Other	55



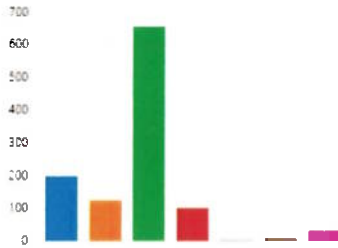
11. Select up to two priorities for public facility funding in your Riverside County community.

Parks, Playgrounds, and Recreati...	607
Youth/Childcare Centers	327
Libraries	215
Public Schools	372
Senior Centers	246
Healthcare Centers	295
Other	33



12. In the past month, what has been your housing situation?

Renting a house	198
Renting an apartment	126
Homeowner	655
Staying in the house/apartment	102
Staying in a homeless shelter	4
Homeless with no fixed shelter	9
Other	31

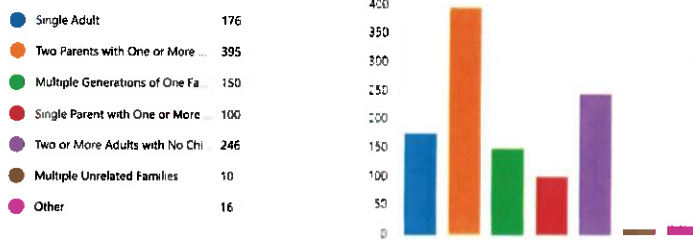


13. How many people usually live in your household?

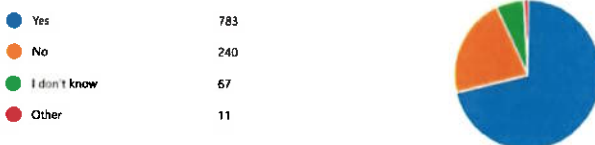
1	143
2	253
3	188
4	237
5 or more	281



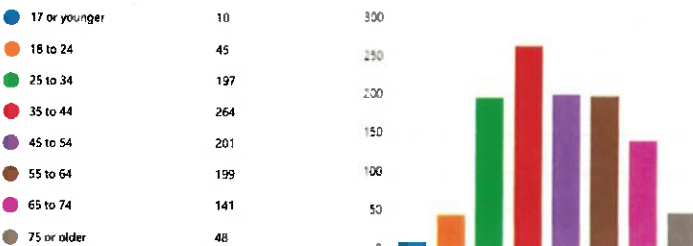
14. What best describes your household? (children are under 18, adults are 18 and older)



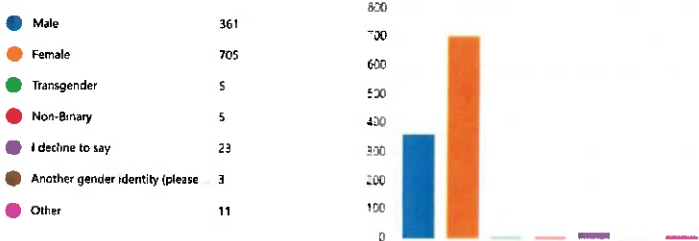
15. Do you spend more than 30% of your monthly income on housing expenses? (rent/mortgage + utilities)



16. What is your age?



17. What gender do you identify as? (check all that apply)

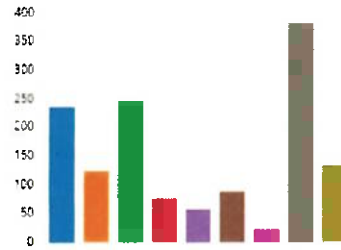


18. What is your race and/or ethnicity? (check all that apply)



19. Do any of the following describe you or a member of your family? (check all that apply)

Disabled Person	235
Military Veteran	124
Aged 65+	246
LGBTQIA Person	75
Homeless or Formerly Homeless	58
First-Generation Immigrant or R	88
Formerly Incarcerated Person	22
Low- or Moderate-Income Person	382
Single Parent or Grandparent Ra	133



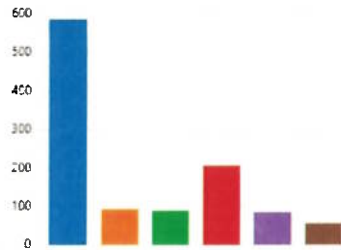
20. What level of education have you completed?

Less than High School	54
High School Diploma/Equivalency	264
Some College	416
Bachelor's Degree	238
Some Graduate School	44
Advanced/Professional Degree	154



21. What is your employment status?

Full-Time Employee	584
Part-Time Employee	93
Self-Employed	89
Retired	206
Unemployed and Seeking Work	85
Unemployed and Not Seeking	56



22. Full Name

361 Responses

Latest Responses  
"Ivan Avila"

23. Enter Home/Business Address: City/Town, State & Zip Code

338 Responses

Latest Responses  
"125 Oaktree Dr/ Perris / CA / 92571"

24. Email Address

329 Responses

Latest Responses  
"avilai13579@gmail.com"

25. Phone Number

288 Responses

Latest Responses  
"9515756492"

## Encuesta de necesidades de la comunidad del condado de Riverside 2024-2025

### INTRODUCCIÓN

Propósito de la Encuesta de Necesidades de la Comunidad: cada año, el Condado de Riverside recibe alrededor de \$ 10,000,000 de los Programas Federales de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG), Asociaciones de Inversión HOME (HOME) y Subvenciones para Soluciones de Emergencia (ESG). Estos programas apoyan actividades de desarrollo comunitario para construir vecindarios más fuertes y resistentes, principalmente para personas de ingresos bajos a moderados.

Como parte de su proceso de planificación de cinco años, el HWS del Condado de Riverside desea conocer su opinión sobre el uso de los fondos CDBG, HOME y ESG. Sus comentarios ayudarán a informar las decisiones sobre las inversiones del Condado en sus comunidades. La encuesta debe tardar menos de 10 minutos en completarse.

Las preguntas con asterisco (\*) requieren una respuesta.

**\*1. Elija su relación principal con el condado de Riverside.** (marque todo lo que corresponda)

- Residente (Vivo aquí)                       Estudiante (voy a la escuela aquí)  
 Empleado (trabajo aquí)                 Propietario del negocio (soy dueño de un negocio aquí)  
 Otro (especifíquese) \_\_\_\_\_

**\*2. ¿En qué código postal del condado de Riverside pasa la mayor parte de su tiempo (vivir, trabajar, estudiar, etc.)?**

\_\_\_\_\_

### RANKING DE EVALUACIÓN DE NECESIDADES

**\*3. Por favor , clasifique sus prioridades generales para su comunidad del Condado de Riverside.** Tendrá la oportunidad de seleccionar proyectos y servicios específicos en preguntas posteriores.

**1 = Prioridad más  
alta 5 = Prioridad  
más baja**

\_\_\_\_ **Oportunidades de negocio y empleo:** capacitación para personas que necesitan trabajo, préstamos para pequeñas empresas, entrenamiento para propietarios de pequeñas empresas

\_\_\_\_ **Servicios comunitarios:** acceso a la atención de salud y salud mental, servicios para personas sin hogar, servicios para niños, servicios para ancianos, programas de prevención del delito, programas de abuso de sustancias

\_\_\_\_ **Vivienda:** nuevas unidades de alquiler asequibles, reparación del hogar, asistencia para el pago inicial, prevención de la discriminación,  
Prevención de desalojos

\_\_\_\_ **Instalaciones públicas:** bibliotecas, parques, centros para personas mayores, centros juveniles

\_\_\_\_ **Mejoras públicas:** Reparaciones de calles y aceras, mejoras de agua y alcantarillado, eliminación de basura, graffiti  
eliminación

## EVALUACIÓN DE NECESIDADES – VIVIENDA

4. Seleccione **hasta tres (3) problemas de vivienda** que más necesitan atención en su comunidad del Condado de Riverside:

- Aumentar las viviendas de alquiler asequibles para las **familias**
- Aumentar las viviendas de alquiler asequibles para **personas mayores**
- Aumentar las viviendas de alquiler asequibles para **los trabajadores agrícolas**
- Aumentar la vivienda asequible con servicios de apoyo para **personas con discapacidades**
- Aumentar la vivienda asequible con servicios de apoyo para **personas y familias sin hogar**
- Prevención de desalojos y asistencia para los derechos de los inquilinos**
- Asistencia para **reparar y modernizar viviendas públicas y asequibles de alquiler**
- Asistencia para propietarios de viviendas calificados para **reparar problemas con las casas**
- Asistencia asequible para compradores de vivienda por primera vez:** asesoramiento, pagos iniciales, costos de cierre
- Aumentar la vivienda disponible para **las personas que usan vales de elección de vivienda de la Sección 8**
- Aumentar la vivienda disponible para **personas con puntajes de crédito bajos o un desalojo previo**
- Asistencia para **mejoras de eficiencia energética** para reducir las facturas de servicios públicos
- Asistencia a corto plazo **con pagos de alquiler/hipoteca/servicios públicos**

(Opcional) Por favor, comente sobre sus opciones, o un problema de vivienda no listado:

---

## EVALUACIÓN DE NECESIDADES – SERVICIOS COMUNITARIOS

5. Seleccione **hasta tres (3) servicios comunitarios** que más necesiten atención en su comunidad.

- Servicios de atención médica:** atención preventiva / primaria, servicios de medicamentos recetados, atención dental y de la vista, servicios de VIH / SIDA
- Servicios para niños y jóvenes:** cuidado de niños, actividades después de la escuela, tutoría, tutoría, educación de la primera infancia
- Servicios para personas mayores:** servicios de comidas, asistencia en el hogar, servicios en hogares de ancianos, oportunidades recreativas o sociales
- Servicios de salud mental:** asesoramiento y evaluación, atención psiquiátrica, programas para pacientes hospitalizados, grupos de apoyo
- Servicios de abuso de sustancias:** prevención y educación, tratamiento, programas de recuperación
- Servicios para personas sin hogar:** refugios transitorios, colocación permanente de vivienda de apoyo, comidas, recursos de ropa
- Servicios para víctimas de violencia doméstica y negligencia:** refugios familiares, asesoramiento
- Programas de prevención y concientización sobre el delito**
- Servicios para personas discapacitadas:** programas vocacionales / autosuficientes, rehabilitación, cuidado diurno para adultos, transporte
- Servicios de asistencia de emergencia:** acceso a despensas de alimentos, prevención de personas sin hogar
- Servicios para inmigrantes, refugiados y/o personas que no hablan inglés**
- Servicios de empleo:** programas de capacitación y referencia, clases de inglés como segundo idioma (ESL), adultos alfabetización, equivalencia de escuela secundaria y preparación universitaria, asesoramiento para adultos / jóvenes

(Opcional) Por favor, comente sobre sus opciones, o un servicio no necesita ser listado:

---

## EVALUACIÓN DE NECESIDADES: MEJORAS E INSTALACIONES PÚBLICAS

6. Seleccione **hasta tres mejoras públicas** que más necesiten atención en su comunidad.

- Mejora de la infraestructura de agua, alcantarillado y drenaje
- Mejorar las aceras, incluido el acceso para personas discapacitadas
- Mejorando las calles
- Mejora del alumbrado público
- Mejorar el transporte público

(Opcional) Por favor, comente sobre sus opciones, o una mejora pública no enumerada:

---

7. Seleccione **hasta dos prioridades para el financiamiento de instalaciones públicas** en su comunidad del Condado de Riverside.

- Parques, áreas de juego y áreas recreativas
- Bibliotecas
- Centros para Personas Mayores
- Centros de cuidado juvenil/infantil
- Escuelas Públicas
- Centros de Salud

(Opcional) Por favor, comente sobre sus opciones, o un tipo de instalación pública no enumerada:

---

### INFORMACIÓN ADICIONAL

8. En el último mes, ¿cuál ha sido su situación de vivienda?

- Alquilar una casa
- Alquilar un apartamento
- Propietario
- Alojarse en la casa/apartamento de un amigo o familiar
- Permanecer en un refugio para personas sin hogar
- Personas sin hogar sin refugio fijo
- Otro (sírvase especificar): \_\_\_\_\_

9. ¿Cuántas personas suelen vivir en su hogar?

- 1
- 2
- 3
- 4
- 5 o más

10. ¿Qué es lo que mejor describe su hogar? (los niños son menores de 18 años, los adultos tienen 18 años o más)

- Soltero Adulto
- Padre soltero con uno o más hijos
- Dos padres con uno o más hijos
- Dos o más adultos sin niños
- Múltiples generaciones de una familia relacionadas
- Múltiples familias no relacionadas

Otros (especifíquese):

---

11. ¿Gasta más del 30% de sus ingresos mensuales en gastos de vivienda? (alquiler/hipoteca + servicios públicos)

- Sí
- No
- No sé

(Opcional) ¿Te gustaría explicar tu respuesta? Por favor, comente aquí:

---

## INFORMACIÓN DEMOGRÁFICA (OPCIONAL)

Si bien son opcionales, las siguientes preguntas son cruciales para ayudar al Condado de Riverside a determinar las necesidades de sus residentes. *Las respuestas proporcionadas no pueden y no serán utilizadas para identificar a nadie que participe en esta encuesta.*

### 12. ¿Cuántos años tienes?

- 17 años o menos       18 a 24       25 a 34       35 a 44       45 a 54       55 a 64  
 65 a 74       75 años o más

### 13. ¿Con qué género te identificas? (marque todo lo que corresponda)

- Masculino       Hembra       Transgénero       No binario       Me niego a decir  
 Otra identidad de género (sírvese especificar):  
\_\_\_\_\_

### 14. ¿Cuál es su raza y/o etnia? (marque todo lo que corresponda)

- Indio americano o nativo de Alaska       Asiático       Negro o afroamericano       Hispano o Latino  
 Oriente Medio o África del Norte       Nativo de Hawái u otro isleño del Pacífico       Blanco  
 Otros (especifíquese): \_\_\_\_\_

### 15. ¿Alguna de las siguientes opciones lo describe a usted o a un miembro de su familia? (marque todo lo que corresponda)

- Persona discapacitada       Veterano militar       Edad 65+       Persona LGBTQIA  
 Persona sin hogar o anteriormente sin hogar       Inmigrante o refugiado de primera generación  
 Persona anteriormente encarcelada       Persona de ingresos bajos o moderados  
 Padre soltero o abuelo criando nietos

### 16. ¿Qué nivel de educación has completado?

- Menos que la escuela secundaria       Diploma de escuela secundaria / equivalencia  
 Algo de universidad  
 Título de grado       Algunas escuelas de posgrado       Grado Avanzado/Profesional

### 17. ¿Cuál es su situación laboral?

- Empleado a tiempo completo       Empleado a tiempo parcial       Autónomo       Jubilado  
 Desempleados y en busca de trabajo       Desempleados y que no buscan trabajo

**INFORMACIÓN DE CONTACTO (OPCIONAL)**

**18. Si desea recibir información adicional de la Autoridad de Desarrollo del Condado de Riverside con respecto a sus inversiones CDBG, HOME y ESG, ingrese su información de contacto.**

Nombre	
Compañía	
Dirección	
Dirección 2	
Ciudad/Pueblo	
Estado/Provincia	
Código postal	
Dirección de correo electrónico	



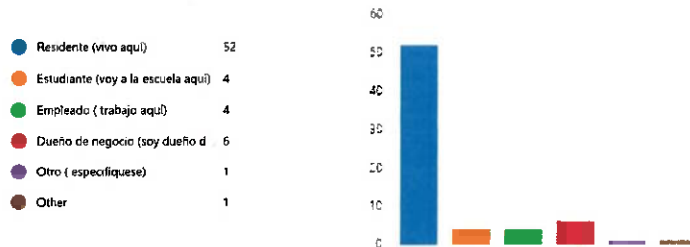
## Condado de Riverside 2024-2025 Encuesta de necesidades de la comunidad

55  
Responses

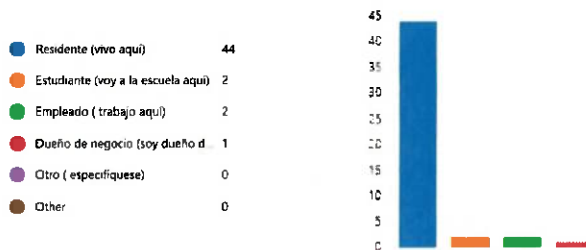
23:43  
Average time to complete

Active  
Status

1. \*Elija su relación principal con el condado de Riverside. (marque todo lo que corresponda)



2. \*Elija su relación principal con el condado de Riverside. (marque todo lo que corresponda)



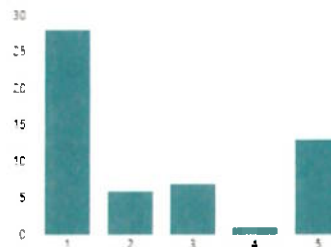
3. ¿En qué código postal del condado de Riverside pasa la mayor parte de su tiempo (vivir, trabajar, estudiar, etc.)?

55  
Responses

Latest Responses  
\*92596\*  
\*92596\*  
\*92596\*

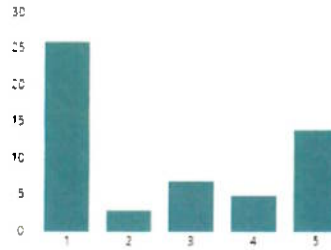
4. Oportunidades de negocios y empleo: capacitación para personas que necesitan trabajo, préstamos para pequeñas empresas, entrenamiento para propietarios de pequeñas empresas

2.36  
Average Rating



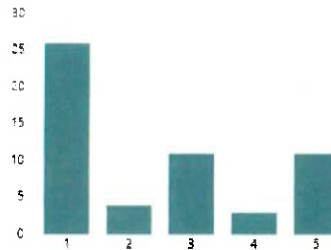
5. **Servicios comunitarios:** acceso a atención médica y de salud mental, servicios para personas sin hogar, servicios para niños, servicios para ancianos, programas de prevención del delito, programas de abuso de sustancias

2.60  
Average Rating



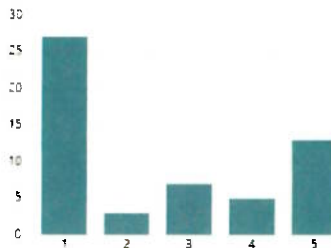
6. **Vivienda:** nuevas unidades de alquiler asequibles, reparación del hogar, asistencia para el pago inicial, prevención de la discriminación, Prevención de desalojos

2.44  
Average Rating



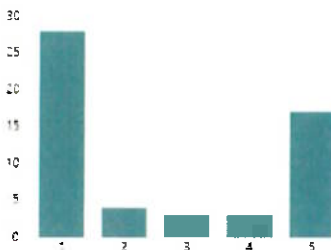
7. **Instalaciones públicas:** bibliotecas, parques, centros para personas mayores, centros juveniles

2.53  
Average Rating



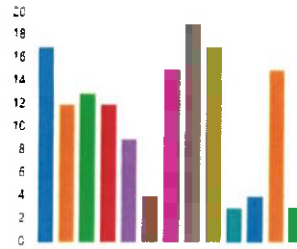
8. **Mejoras públicas:** reparaciones de calles y aceras, mejoras de agua y alcantarillado, eliminación de basura, graffiti eliminación

2.58  
Average Rating



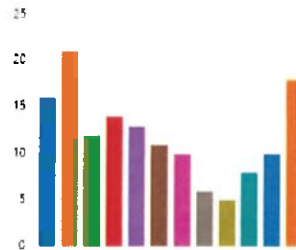
9. Seleccione **hasta tres (3) problemas de vivienda** que más necesitan atención en su comunidad del Condado de Riverside:

- Aumentar la vivienda de alquiler... 17
- Aumentar las viviendas de alquiler... 12
- Aumentar las viviendas de alquiler... 13
- Aumentar la vivienda asequible... 12
- Aumentar la vivienda asequible... 9
- Prevención de desalojos y asistencia... 4
- Asistencia para reparar y modernizar... 15
- Asistencia para propietarios de viviendas... 19
- Asistencia asequible para comprar... 17
- Aumentar la vivienda disponible... 3
- Aumentar la vivienda disponible... 4
- Asistencia para mejoras de eficiencia... 15
- Asistencia a corto plazo con pago... 3
- (Opcional) Por favor, comente sus ideas... 0
- Other... 0



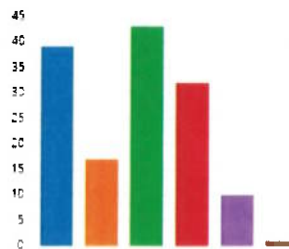
10. Seleccione **hasta tres (3) servicios comunitarios** que más necesitan atención en su comunidad.

- Servicios de atención médica... 16
- Servicios para niños y jóvenes... 21
- Servicios para personas mayores... 12
- Servicios de salud mental... 14
- Servicios de abuso de sustancias... 13
- Servicios para personas sin hogar... 11
- Servicios para víctimas de violencia... 10
- Programas de prevención y control... 6
- Servicios para personas discapacitadas... 5
- Servicios de asistencia de emergencia... 8
- Servicios para inmigrantes, refugiados... 10
- Servicios de empleo... programas... 18
- (Opcional) Por favor, comente sus ideas... 0
- Other... 0



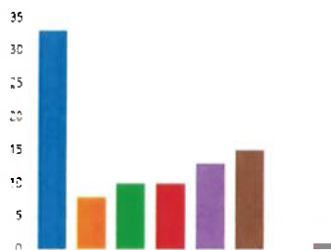
11. Seleccione **hasta tres mejoras públicas** que más necesitan atención en su comunidad.

- Mejora de la infraestructura de transporte... 39
- Mejorar las aceras, incluido el acceso... 17
- Mejorando las calles... 43
- Mejora del alumbrado público... 32
- Mejorar el transporte público... 10
- (Opcional) Por favor, comente sus ideas... 1
- Other... 0



12. Seleccione **hasta dos prioridades para el financiamiento de instalaciones públicas** en su comunidad del Condado de Riverside.

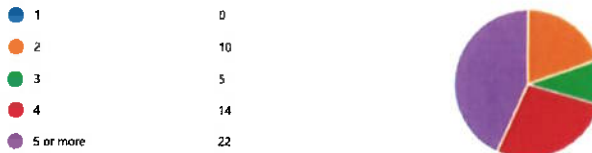
- Parques, Parques Infantiles y Áreas... 33
- Centros de cuidado juvenil/infantil... 8
- Bibliotecas... 10
- Escuelas públicas... 10
- Centros para Personas Mayores... 13
- Centros de salud... 15
- (Opcional) Por favor, comente sus ideas... 0
- Other... 1



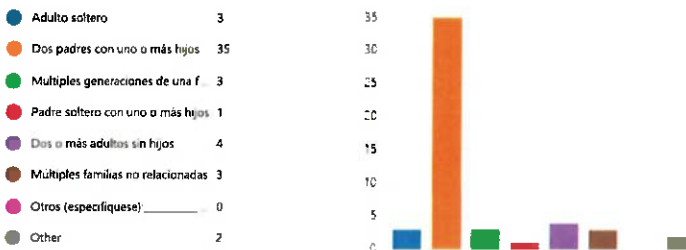
13. En el último mes, ¿cuál ha sido su situación de vivienda?



14. ¿ Cuántas personas suelen vivir en su hogar?



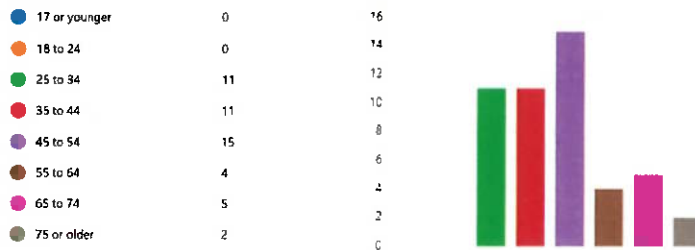
15. What best describes your household? (children are under 18, adults are 18 and older)



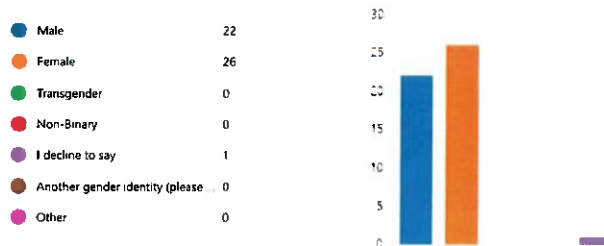
16. ¿ Gasta más del 30% de sus ingresos mensuales en gastos de vivienda? (alquiler/hipoteca + servicios públicos)



17. What is your age?



18. What gender do you identify as? (check all that apply)



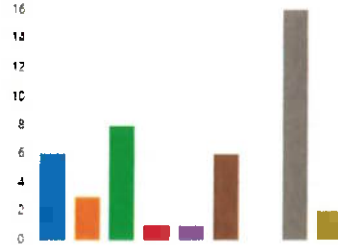
19. What is your race and/or ethnicity? (check all that apply)

American Indian or Alaska Native	0	50
Asian	0	45
Black or African American	0	40
Hispanic or Latino	49	35
Middle Eastern or North African	0	25
Native Hawaiian or Other Pacific	0	20
White	0	15
Other	0	10
		5
		0



20. Do any of the following describe you or a member of your family? (check all that apply)

Disabled Person	6
Military Veteran	3
Aged 65+	8
LGBTQIA Person	1
Homeless or Formerly Homeless	1
First-Generation Immigrant or R.	6
Formerly Incarcerated Person	0
Low- or Moderate-Income Person	16
Single Parent or Grandparent Ra	2



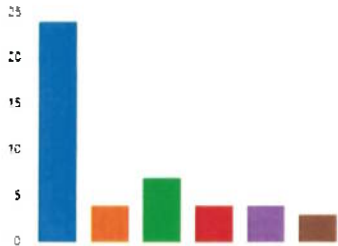
21. What level of education have you completed?

Less than High School	10
High School Diploma/Equivalency	16
Some College	6
Bachelor's Degree	1
Some Graduate School	7
Advanced/Professional Degree	7



22. What is your employment status?

Full-Time Employee	24
Part-Time Employee	4
Self-Employed	7
Retired	4
Unemployed and Seeking Work	4
Unemployed and Not Seeking	3



23. Full Name

20  
Responses

Latest Responses  
"Salvador Flores"

24. Enter Home/Business Address City/Town, State & Zip Code

17  
Responses

Latest Responses  
"33125 Gough St. Winchester Ca 92596"

25. Email Address

**15**  
Responses

Latest Responses  
"salvadorf88.sf@gmail.com"

26. Phone Number

**10**  
Responses

Latest Responses

# **APPENDIX L**

## **CITY PRIORITY NEEDS**

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<b>CITY OF BANNING</b> <b>PRIORITY COMMUNITY DEVELOPMENT NEEDS 2024-2029</b>
Affordable First-Time Homebuyer Assistance
Increase Affordable Housing
Childrens and Youth Services
Crime Prevention and Awareness
Infrastructure Improvements Streets, Sidewalks, Utilities

<b>CITY OF BEAUMONT</b> <b>PRIORITY COMMUNITY DEVELOPMENT NEEDS 2024-2029</b>
Increase Affordable Housing
Childrens and Youth Services
Crime Prevention and Awareness
Senior Services
Infrastructure Improvements Streets, Sidewalks, Utilities

<b>CITY OF BLYTHE PRIORITY COMMUNITY DEVELOPMENT NEEDS 2024-2029</b>
Increase Affordable Housing
Mental Health Services
Childrens and Youth Services
Healthcare Services
Senior Services

<b>CITY OF COACHELLA PRIORITY COMMUNITY DEVELOPMENT NEEDS 2024-2029</b>
Increase Affordable Housing
Childrens and Youth Services
Infrastructure Improvements Streets, Sidewalks, Utilities
Parks, Playgrounds, and Recreation Areas
Healthcare Services

<p align="center"><b>CITY OF CALIMESA</b>  <b>PRIORITY COMMUNITY DEVELOPMENT NEEDS 2024-2029</b></p>
<p align="center">Increase Affordable Housing</p>
<p align="center">Childrens and Youth Services</p>
<p align="center">Emergency Assistance Services</p>
<p align="center">Mental Health Services</p>
<p align="center">Infrastructure Improvements Streets, Sidewalks, Utilities</p>

<p align="center"><b>CITY OF DESERT HOT SPRINGS</b>  <b>PRIORITY COMMUNITY DEVELOPMENT NEEDS 2024-2029</b></p>
<p align="center">Increase Affordable Housing</p>
<p align="center">Childrens and Youth Services</p>
<p align="center">Healthcare and Senior Services</p>
<p align="center">Infrastructure Improvements Streets, Sidewalks, Utilities</p>
<p align="center">Parks, Playgrounds, and Recreation Areas</p>

<b>CITY OF EASTVALE</b> <b>PRIORITY COMMUNITY DEVELOPMENT NEEDS 2024-2029</b>
Increase Affordable Housing
Childrens and Youth Services
Senior Services
Infrastructure Improvements Streets, Sidewalks, Utilities
Parks, Playgrounds, and Recreation Areas

<b>CITY OF LA QUINTA</b> <b>PRIORITY COMMUNITY DEVELOPMENT NEEDS 2024-2029</b>
Increase Affordable Housing
Healthcare Services
Infrastructure Improvements Streets, Sidewalks, Utilities
Mental Health Services
Youth and Childcare Centers

<b>CITY OF NORCO</b> <b>PRIORITY COMMUNITY DEVELOPMENT NEEDS 2024-2029</b>
Increase Affordable Housing
Healthcare Services
Crime Prevention and Awareness
Infrastructure Improvements Streets, Sidewalks, Utilities
Senior Centers

<b>CITY OF SAN JACINTO</b> <b>PRIORITY COMMUNITY DEVELOPMENT NEEDS 2024-2029</b>
Increase Affordable Housing
Infrastructure Improvements Streets, Sidewalks, Utilities
Homeless Services
Children and Youth Services
Healthcare Services

**CITY OF WILDOMAR  
PRIORITY COMMUNITY DEVELOPMENT NEEDS 2024-2029**

**Infrastructure Improvements Streets, Sidewalks, Utilities**

**Senior Centers**

**Childrens and Youth Services**

**Senior Services**

**Assistance for Energy Efficiency Upgrades**

# **APPENDIX M**

## **CONTINUATION OF SECTIONS**

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## **APPENDIX N**

### **CITIZEN PARTICIPATION SURVEY**

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COUNTY OF RIVERSIDE

*CITIZEN PARTICIPATION PLAN*

*24 CFR Part 91.105*

**FIVE-YEAR CONSOLIDATED PLAN  
2024-2029**

**JULY 2024**

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# CITIZEN PARTICIPATION PLAN

## I. INTRODUCTION

On February 5, 1988, the President signed into law the Housing and Community Development Act of 1987, which, among its many provisions, requires jurisdictions to develop and follow a written Citizen Participation Plan. The Riverside County Citizen Participation Plan is intended to ensure full citizen participation in the Riverside County Urban County program. All community development, housing, and emergency shelter activities, either proposed or currently being implemented under the CDBG, ESG, and HOME programs, are governed by the provisions herein.

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

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

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

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

### A. Participation

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

The primary purpose of the participation will be to identify needs, set priorities, allocate funding, and make program recommendations related to the consolidated planning process. The County shall provide for and encourage citizen participation with particular emphasis on low—and moderate-income persons, persons residing in predominantly low—and moderate-income

neighborhoods, persons residing in slums and blighted areas, and persons residing in areas where the use of CPD funds is being proposed.

The primary purpose and intent of HUD's CPD programs covered by this Citizen Participation Plan is to empower residents and improve communities by providing decent and affordable housing, a suitable living environment, and sustainable economic opportunities. The County encourages the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities. Note: Although the term "citizen" is used in the Citizen Participation Plan to be consistent with the statutory language (i.e., "Citizen Participation Plan"), Riverside County welcomes and solicits input from all County residents regardless of their citizenship or right-to-work status.

#### Meeting the Needs of Non-English-Speaking Persons

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

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

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

#### Access for Persons with Disabilities

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

## Access to Residents of Public and Assisted Housing

It is the policy of the County to encourage participation by residents in public and assisted (affordable) housing in the development of the Consolidated Plan and the Assessment of Fair Housing. We will work closely with the Housing Authority of the County of Riverside to insure participation of Section 8 tenants when seeking input under this Citizen Participation Plan.

### **B. Public Hearings**

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

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

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

### **C. Public Notices**

All consolidated planning public hearings will be publicly noticed for a period not less than thirty (30) calendar days in advance of the hearing date and at the beginning of official public comment periods. The notices will be published either as public notices or advertisements in one or more newspapers of general circulation serving the community of affected citizens. In areas where the County has determined that there is a substantial non-English speaking population within its jurisdiction, the hearing notice will be published in English and in the appropriate language(s). The notices will provide details concerning the nature of the public hearing, applicable HUD regulations, date and time of the hearings, and other necessary information. Public notices will also be posted on the Riverside County Department of Housing And Workforce Soltuion's website at <https://rivcohws.org/community-and-housing-development/public-noticesnewsreports> and [www.harivco.org](http://www.harivco.org).

The County will also follow the above public noticing process for other "non-public hearing" CPD



related actions to be taken by the Board of Supervisors. These actions include Substantial Amendments to the Consolidated Plan or Action Plans.

#### **D. Access to Meetings**

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

#### **E. Public Comments**

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

#### **F. Strategic Plan Development**

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

The following program information is provided to the public:

- a. The estimated amount of funds available to the Urban County Program for community

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

**G. Substantial Amendments**

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

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

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

1. A new activity not previously listed and described in the Consolidated Plan/One-Year Action Plan;
2. When a proposal is made to amend the description of an existing activity in such a way that the newly described purpose, scope, location, or beneficiaries differ significantly from the original activity’s purpose, scope, location, or beneficiaries, or
3. An increase in the amount of CPD funds allocated to an existing activity when the following apply:
  - a. an increase in funding for a CDBG public service-type activity in an amount greater than \$500,000 or a 100% increase over the current funded amount, whichever is greater;
  - b. an increase in funding for an Emergency Solutions Grant activity in an amount greater than \$200,000, or a 100% increase over the current funded amount, whichever is greater; or

- c. an increase in the funding for other activities (public facility improvements, code enforcement, acquisition, program administration, etc.) in an amount greater than \$1,000,000, or a 100% increase over current funded amount, whichever is greater.
- d. an increase in the funding for HOME eligible activity in an amount greater than \$1,000,000, or a 100% increase over the current funded amount, whichever is greater.

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

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

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

#### **H. Amendment to Citizen Participation Plan**

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

#### **I. Five-Year Assessment of Fair Housing**

Riverside County will conform to the following procedure in drafting and adopting the Assessment of Fair Housing Report:

##### A. Plan Considerations:

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

- i. Fair Housing Organizations;
- ii. Other local governments;
- iii. Advocacy groups for special needs households;
- iv. Affordable housing providers;

- v. Banks and other financial institutions; and
- vi. Educational institutions.

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

#### B. Plan Review and Comment:

The draft of the Assessment of Fair Housing Report (AFH) will be available for public review for 30 days before the Board of Supervisors considers it at a scheduled public hearing. During this period, the Department of Housing and Workforce Solutions (HWS) or designee will accept written comments. A summary of the comments received, written and verbal, will be attached to the Assessment of Fair Housing prior to submission to HUD. Copies will be made available following the process described in this section of this document.

#### C. Public Hearing:

The Board of Supervisors will conduct a public hearing to accept public comments on the draft of the Assessment of Fair Housing Report prior to approval and submission to HUD. The participating cities within The county's Urban County Program is not required to hold a public hearing, but it must at least present the Assessment of Fair Housing Report to its respective City Councils and inform the public of Riverside County's public comment period. Section II of this Citizen Participation Plan describes the process for publishing notices for and conducting public hearings.

#### D. Submittal to HUD:

Upon approval and adoption by the Board of Supervisors, the Assessment of Fair Housing Report will be incorporated into the Consolidated Plan and submitted to HUD for approval.

#### E. Document Access and Comments:

The approved Assessment of Fair Housing Report will be kept on file by the Department of Housing and Workforce Solutions (HWS) at 3403 10<sup>th</sup> St, Suite 300, Riverside, CA 92501, and online at <https://rivcohws.org/community-and-housing-development/public-noticesnewsreports#2741959481-5196975> . It can also be made available to those requesting the plan.

#### **J. Access to Information**

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

Standard documents will be available for public review at the Department of Housing and Workforce Solutions (HWS) current address location and the <https://rivcohws.org/community->

[and-housing-development/cdbg-program](#) website. These materials will also be available in a form accessible to persons with disabilities upon request. Comments, questions, or suggested amendments should be directed to the CDBG Program Administrator at [RivCoCDBG@rivco.org](mailto:RivCoCDBG@rivco.org).

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

It is the policy of the County of Riverside to maintain and provide access to all applicable and appropriate records pertaining to the administration of the CDBG, ESG, and HOME programs. Records retention is a component of the County's CPD Program File Management System. Accordingly, the County will maintain and provide access to documentation and records for a period of five (5) years. Current copies of all major documents related to the current Consolidated Plan and related Consolidated Annual Performance and Evaluation Report (CAPER) will be posted on the <https://rivcohws.org/community-and-housing-development/public-noticesnewsreports#2741959481-5196975> webpage. Copies may be requested in person, by mail, email, or by telephone. Program records maintained on file or requiring research and compilation shall be provided within a reasonable time period upon receipt of a written request which specifically states the information desired.

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

Most reasonable requests shall be filled at no cost to the public. Administering agencies reserve the right to charge a fee for duplicating documents when such requests are not reasonable.

Reasonableness will be determined by a combination of the number of copies requested, the size (pages and/or dimensions) of the document, the length of time needed to compile the data, and the direct costs to the administering agency to duplicate the documentation.

#### **K. RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE POLICY HOME PROGRAM [24 CFR 42.325 and 92.353]**

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

All replacement housing will be provided within three (3) years after the commencement of the demolition or conversion. Before entering into a contract committing the County of Riverside to provide funds for a project that will directly result in demolition or conversion, the County of Riverside will make public by publication in a newspaper of general circulation and submit to HUD the following information in writing:

1. A description of the proposed assisted project;

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

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

The Department of Housing and Workforce Solutions (HWS) is responsible for tracking the replacement of lower-income housing and ensuring that it is provided within the required period. The Owner/Developer will be responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any housing or the conversion of lower-income housing to another use.

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

1. Coordinate code enforcement with rehabilitation and housing assistance programs.
2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
3. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
4. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
5. Adopt policies to identify and mitigate displacement resulting from intensive public

investment in neighborhoods.

6. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
7. Adopt tax assessment policies, such as deferred tax payment plans, to reduce the impact of increasing property tax assessments on lower-income owner-occupants or tenants in revitalizing areas.
8. Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhoods in the face of revitalization pressures.

#### **L. Performance Reports**

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

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

#### **M. Technical Assistance**

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

HWS makes technical assistance available to current and potential activity sponsors through the Program Managers, who are the main source of information on CPD programs and the application process. Program Managers are available to provide assistance at community meetings and during proposal preparation, evaluation, review, and monitoring. Although the program managers are the

primary contact between the communities and service providers, all other related HHPWS resources will be made available.

## **N. Complaints**

Residents or other interested parties may submit complaints to the County in relation to the administration of the CPD-funded programs. Complaints may be submitted electronically through email at: [RivCoCDBG@rivco.org](mailto:RivCoCDBG@rivco.org) to the Department of Housing and Workforce Solutions (HWS). The complaining party should state the nature of the complaint, what prior efforts have been made to resolve the problem, and any other pertinent information which would help staff determine a solutions. All complaints will receive careful consideration, and a timely, substantive response will be provided within fifteen (15) working days.

## **III. Monitoring and Evaluation**

In accordance with HUD CPD program regulations, the County continually monitors all CPD-funded subrecipients and their activities. The County's current CPD Program Monitoring Policies were developed and adopted in September 2016 through Administrative Program Notice 2016.02 and amended July 30, 2024. Further, the County monitors deed restricted projects funded through the HOME program (24 CFR § 92.504 - Participating jurisdiction responsibilities; written agreements; on-site inspection). Housing developed with County administered housing funds such as the HOME program are monitored in accordance with HUD regulation as compiled in Riverside County Monitoring Policies and Procedures. This document is updated annually to incorporate industry and regulation changes.

*24 CFR 200.328 (a)* provides for the county's general program monitoring responsibilities in administering the HUD-funded CPD programs.

Monitoring and reporting program performance.

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

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

The County's subrecipient monitoring objectives are as follows:

1. To assist the subrecipient in complying with applicable laws and regulations.
2. To assist subrecipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
3. To provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by subrecipients, and not repeated.



4. To comply with the Federal monitoring requirements of 24 CFR 570.501(b) and with 2 CFR 200.328 (a), as applicable.
5. To determine if any conflicts of interest exist in the operation of the CDBG program per 24 CFR 570.611, and 2 CFR 200.112
6. To ensure that required records are maintained to demonstrate compliance with applicable regulations.

#### **IV. Definitions**

**Assessment of Fair Housing Report (AFH):** The AFFH: Affirmatively furthering fair housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Identifies the primary conditions that limit fair housing access in Riverside County; recommends and prioritizes actions to address these limiting conditions in order to: reduce segregation; eliminate racially and ethnically concentrated areas of poverty; reduce disparities in access to community assets; and reduce disproportionate levels of housing need for families with children, people with disabilities, and people of different races, ethnicities, and national origins; and outlines goals, milestones, and metrics for implementing actions to address fair housing issues in Riverside County.

**HWS: County of Riverside,** Department of Housing and Workforce Solutions (HWS) – responsible for the administration of the County's CDBG, HOME, HOME-ARP, ESG programs.

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

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

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

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

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

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

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

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

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

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

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

**Subrecipient:** A public or private nonprofit agency, authority or organization, or a for-profit entity receiving CDBG, HOME, or ESG funds from the County or another subrecipient to undertake activities eligible for assistance. The term does not include contractors providing supplies, equipment, construction, or services subject to the procurement requirements in 2 CFR Part 200, as applicable.

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

## **APPENDIX O**

### **ASSESSMENT OF FAIR HOUSING**

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# County of Riverside 2024-2029 Assessment of Fair Housing Report

June 2024



[www.mbakertnl.com](http://www.mbakertnl.com)

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**Planning Department of Riverside County**

**Fair Housing Council of Riverside County**

**AFH Outreach Stakeholders**

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# Section I: Executive Summary



**La Quinta**

## Section I: Executive Summary

The Assessment of Fair Housing (AFH) Report has been meticulously crafted to showcase Riverside County's unwavering dedication and initiative-taking measures in adhering to the Civil Rights Act of 1968 and its subsequent amendments in 1974 and 1988. These legal provisions unequivocally prohibit housing discrimination based on race, color, national origin, religion, sex, families with children, and people with disabilities. The report underscores the county's commitment to fostering inclusive communities, overcoming patterns of segregation, and ensuring equitable access to housing opportunities for all residents.

The AFH for Riverside County is a regional planning document that includes analysis of fair housing issues and identification and prioritization of significant contributing factors to better inform program participants' goal setting, establishment of priorities and strategies, and guide the meaningful actions that program participants will take to affirmatively further fair housing. The 2019 Riverside Consolidated Plan defines the AFH as follows:

*The **Assessment of Fair Housing Report (AFH)** is: a comprehensive review of the County of Riverside and its participating communities' laws, regulations, and administrative policies, procedures, and practices; an assessment of how those laws, etc. affect the location, availability, and accessibility of housing; an assessment of conditions, both public and private, affecting fair housing choice for all protected classes; and assessment of the availability of affordable, accessible housing in a range of unit sizes; an analysis of actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; and an analysis of any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices.*

The report has been prepared to (1) provide an overview of the County's housing demographic patterns and trends, (2) identify housing issues and contributing factors, and (3) to provide recommended goals and objectives to affirmatively furthering fair housing.

### **The AFH Report is Composed of Six Sections:**

- I. Executive Summary:** A high-level overview of the report's findings and recommendations.
- II. Needs Assessment:** An analysis of the County's housing demographic patterns and trends, identifying areas of need. This section also contains AFH Outreach Program. An analysis of the County's Outreach Program including survey, promotion, Supervisor District meetings, stakeholder focus group meetings, public comment period, and hearing.
- III. Local and Regional Planning for Affordable Housing:** Strategies and plans to address housing affordability at the local and regional levels.
- IV. Fair Housing:** Federal, State, and Local Fair Housing law. Examination of fair housing issues, including barriers and challenges faced by different communities.
- V. Analysis of Federal, State, and Local Data and Local Knowledge:** Utilization of data and local insights to inform fair housing policies.
- VI. Fair Housing Priorities and Goals:** Critical factors to fair housing issues, fair housing priorities and goals. Goals include specific actions that target fair housing promotion, education, and affordable housing regulatory recommendations that create equitable housing opportunities.

Additionally, the report includes appendices that provide supplementary information and details. As an extension of the Analysis of Impediments within the County's Housing Element, which analyzes and identifies the County's existing and projected housing. As within the national landscape, the County is challenged with several housing issues, however, as demonstrated within the report, it shall continue to prioritize measures which demonstrate

progress in addressing and remediating affirmatively furthering fair housing during the current and the next consolidated plan period.

## Section II: Needs Assessment

Conducting a multi-tiered needs assessment for Riverside County's AFH was crucial. By analyzing data, looking into publicly supported housing, assessing disability needs, and accessibility, ensures comprehensive understanding of the housing landscape is achieved. This multi-dimensional approach is essential to address all aspects of fair housing needs effectively.

The Needs Analysis includes but is not limited to:

1. **Riverside Demographics:** Examining the people of the County, and analyze certain trends in segregation, integration, and disparities.
2. **Housing Units Built:** Examining the number of housing units constructed provided insights into the overall housing supply.
3. **Ownership vs. Rental Occupancy:** Understanding the balance between homeownership and rental properties helped identify different housing dynamics.
4. **Size of Units and Household Tenure:** Comparing unit sizes and tenure arrangements shed light on the diversity of housing options available.
5. **Housing Costs and Prices:** Analyzing housing costs allowed for an assessment of affordability and accessibility.
6. **Changes in Rent and Income:** Monitoring fluctuations in rent and income levels highlighted economic trends affecting housing stability.

### *Riverside County Demographic Summary*

The comprehensive approach employed ensures that all facets of fair housing needs are considered, promoting equitable access and informed policy decisions. Riverside County has witnessed a substantial population growth of approximately 1,247,769 individuals over the past three decades. The county's population is increasingly diverse, reflecting a rich tapestry of demographics. These trends were further substantiated by responses from close to 350 surveys conducted as part of the Affirmatively Furthering Fair Housing initiative. These survey respondents, who grapple with housing challenges, underscore the pressing issues faced by the county in its pursuit of fair housing.

Much like the partnership between the County's Housing Division and its Workforce division, the two categories are interrelated, in viewing demographic information, it was also important to compare housing related data with the County's workforce trends and data. The largest employer in Riverside County is the County of Riverside itself, a public employer in the Government Offices industry, employing 24,290 people.

This is followed by March Air Forces Reserve, a public employer in the Military industry, employing 9,600 people. Among private employers, the largest employer is Kaiser Permanente, a company in the Healthcare industry, employing 5,846 people. The industries employing the most people are Government Offices, Education, and Healthcare. These three industries together employ 73.72% of the total employees in the listed employers.

### *Housing Units Built Summary*

Riverside County's housing landscape has significantly changed over the past twenty years. The total number of housing units in the County increased significantly over the two periods. From 2000 to 2010, the number of housing units increased from 506,218 to 783,116 units (43% increase). From 2010 to 2020, the number of housing

units continued to rise gradually from 783,116 to 845,006 units (7.61% increase). Housing is characterized by many units being single-family detached homes, followed by single-family attached homes, and multi-unit properties.

### *Ownership vs. Rental Occupancy Summary*

When comparing household tenure and the comparison of owner-occupied units versus renter occupied units, statistics reflected that owner-occupied units in 2020, represented 59.00% and by 2022, the number of owner-occupied units had increased slightly to 60.00% which indicates a slight shift towards more owner-occupied units over the two-year period.

Furthermore, the increase in the number of owner-occupied units from 2020 to 2022, along with a slight decrease in the number of vacant units, suggests a trend towards home ownership and potentially lower vacancy rates. Despite the slight decrease in the number of rental units from 2020 to 2022, the percentage of rental units in the total housing stock remained the same at 28.00% while vacant units made up the remaining 12% of the housing stock. This indicates a consistent demand for rental housing even amidst changes.

### *Size of Units and Household Tenure Summary*

The overall distribution of unit sizes among owners and renters provides insights into the housing preferences and affordability constraints faced by different segments of the population. The data highlights how ownership status may influence the type of property individuals or families reside in, with owners tending to occupy larger units, while renters are more likely to live in smaller units. This indicates that renters are more likely to occupy smaller units that are typically more affordable or suited for single individuals or couples.

### *Housing Costs and Prices Summary*

The analysis of rental housing prices and affordability in the County indicates that average rental prices across all housing categories are lower than the state average. While there is a slight increase in affordable monthly rent and purchase prices for very low-income levels, indicating improved affordability with rising income, extremely low-income individuals face significant challenges in homeownership due to lower purchase prices.

In Riverside County 85.00% of very low to low-income homeowners face a cost burden exceeding 30%, while 15.00% grapple with a burden surpassing 50%, while 36.00% experience a cost burden greater than 50%. These statistics underscore the formidable challenges faced by lower-income homeowners in meeting housing costs, with a sizable proportion of them bearing a high-cost burden.

### *Changes in Rent and Income Summary*

As with owners, there is a clear connection between lower income levels and higher cost burdens among renters. The data highlights the significant challenges faced by lower-income renters in meeting housing costs, with a notable proportion of these renters experiencing a high-cost burden. Among renters with a cost burden greater than 30%, the majority are in the Extremely Low-Income category (0% - 30%), with 74.00% falling into this income bracket. Very Low-Income renters (30%-50%) also experience a high-cost burden, with 62.00% in the greater than 30% cost burden category and 38.00% in the greater than 50% cost burden category.

Forty nine percent (49%) of low-income renters experience a cost burden greater than 50%. In addition to the there being a challenge with paying rent, the number of affordable rental housing units decreased from 19,602 in 2010 to 13,945 in 2020. Furthermore, census data reflects that overcrowding is a concern with renter-occupied units have 12.40% of households experiencing overcrowding, while owner-occupied units have 5.11%.

## **Section III: Local and Regional Planning for Affordable Housing**

Local and Regional Planning for Affordable Housing Encompassed Several Key Components:



1. Review of Housing Element Law and Compliance: This step focused on assessing adherence to housing element regulations and legal requirements.
2. Fair Housing Enforcement: Ensuring fair housing practices were a critical aspect of the planning process.
3. Fair Housing Impediments and Actions: The examination of impediments related to fair housing and accessibility was crucial. Identifying barriers and challenges allowed for targeted interventions.
4. Assessment of Zoning Provisions: The review extended to zoning provisions. It aimed to identify areas of consistency or conflict with fair housing laws.
5. Recommendations for Zoning Changes: As a result of local planning efforts, specific zoning modifications were proposed to enhance affordable housing opportunities.

Overall, this comprehensive process aimed to address housing affordability and create a more equitable living environment for all residents.

### *Review of Housing Element Law and Compliance Summary*

The main theme across all 16 housing elements is ensuring compliance with California state law. This includes both laws related to fair housing and other required zoning updates. California state law requires jurisdictions to review their zoning codes and processes and identify constraints to housing development and create programs to mitigate and remove the identified constraints. Many of these constraints relate to providing housing for persons of all income levels, persons with special housing needs, and persons in federal or state protected categories.

Assembly Bill (AB) 686 applies to all housing elements due to be revised on or after January 1, 2021, which includes all jurisdictions in Riverside County for the 6<sup>th</sup> Cycle (2021 – 2029). The law requires all housing elements include an assessment of fair housing, identify contributing factors to fair housing barriers, and adopt policies and programs that remediate identified fair housing issues and/or further promote fair housing.

AB 686 requires a jurisdiction’s Housing Element to provide an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions. AB 686 requires jurisdictions to identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected segments of the population.

In addition, AB 686:

- Requires jurisdictions and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing.
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their Affirmatively Furthering Fair Housing (AFFH) obligation.
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021; and
- Includes in the Housing Element’s AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

### *Fair Housing Enforcement Summary*

Federal Fair Housing Laws prohibit housing discrimination based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. California’s Fair Housing Laws also prohibit discrimination in housing based on occupation, age, or protected characteristic; method of financing; or the intended occupancy by lower or moderate-income people.

Fair housing enforcement capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

### *Fair Housing Council of Riverside County*

The Fair Housing Council of Riverside County (FHCRC) is a nonprofit organization that provides a variety of fair housing resources and services for the jurisdictions in Riverside County, including resources for tenants, property managers, and service providers, dispute resolution, and housing counseling. Fair housing services include investigating complaints of housing discrimination, providing outreach and education to housing providers, and assisting residents with filing fair housing complaints with state and federal enforcement agencies, such as the Civil Rights Department and the HUD Office of Fair Housing and Equal Opportunity (HUD FHEO).

Ninety-one percent (91%) of calls were from extremely low-, very low-, or low-income households, indicating a more significant need for support for lower income households in the County. This correlates with indications made in the jurisdiction’s housing elements that some of the most significant needs are support for lower-income (< 80% of the area median income) households and affordable housing. Additional data provided by the FHCRC also indicated that there was a higher number of calls from 2019-2021 as compared to previous years. 2023 data indicates that the number of calls is on the rise again. Additionally, calls were received from those between the ages of 30 and 60.

Office of Fair Housing and Equal Opportunity. In Riverside County as a whole, there were 651 cases filed with FHEO between 2006 and 2020. Disability was the most prominent basis, with 323 cases on the topic, followed by 151 cases based on race, of which 130 were based on Black or African American race.

### *Housing Element Fair Housing Impediments and Actions Summary*

Based on an analysis of all 16 jurisdictions, the impediments, common barriers and actions have been sorted into the following themes: fair housing outreach and enforcement, new opportunities in high resource areas, housing mobility, place-based improvements, and displacement prevention. Common barriers to fair housing outreach and enforcement often relate to availability of public meeting forums and the provision of materials in multiple languages.

The most prominent, commonly identified impediments and actions are:

- Lack of public input and feedback on issues and strategies.
- Lack of resources for fair housing agencies and organizations.
- Language barriers for non-English speaking persons.
- Insufficient local public fair housing enforcement and testing; and
- Lack of information on landlord, tenant and buyer rights and opportunities, which may contribute to discriminatory practices during leasing and lending processes.

### *Assessment of Zoning Provisions Summary*

Reviewing General Plan Programs Across 16 Jurisdictions, in an extensive assessment of General Plan programs across 16 jurisdictions. The primary objective was to pinpoint recommended zoning changes for each specific area.

While each jurisdiction’s General Plan element contains distinct zoning recommendations tailored to its unique needs, certain overarching trends emerged during the analysis:

1. Compliance with State Law: A central focus of the recommended zoning changes was to ensure alignment with state regulations. This involved revisiting existing zoning provisions and making necessary adjustments.

2. Removing Constraints to Housing Development: The second major trend centered on eliminating barriers that hinder housing development. By revising zoning rules, planners aimed to create a more conducive environment for housing projects.
3. Fair Housing and Non-Fair Housing Amendments: The recommendations can be categorized into two main groups:
  - o Fair Housing Amendments: These changes relate to fair housing practices and accessibility.
  - o Non-Fair Housing Amendments: These modifications address other aspects of zoning, not directly tied to fair housing.

For a comprehensive understanding, detailed descriptions of these trends are provided in this specific section of the document.

### *Recommendations for Zoning Changes Summary*

The review of zoning amendment programs also included changes beyond just ensuring compliance with fair housing laws. These amendments included encouraging a variety of housing types, higher densities, removing constraints to development, and ensuring compliance with California state housing law. Topics included are accessory dwelling units (ADUs), density bonus provisions, rezoning for high density, development standard amendments, and providing incentives for low-income housing.

## **Section IV: Fair Housing**

Affirmatively Furthering Fair Housing (AFFH) encompasses a multifaceted approach to assessing and advancing fair housing initiatives within the county.

This comprehensive process involves several key components:

1. Fair Housing Laws: A critical foundation for AFFH, these laws provide the legal framework to combat housing discrimination and promote equitable access to housing opportunities.
2. Public and Stakeholder Meetings: Engaging with the community and relevant stakeholders is essential. These meetings facilitate dialogue, gather input, and ensure diverse perspectives shape fair housing strategies.
3. AFH Survey Results: Rigorous data collection and analysis form the backbone of AFFH. Surveys help identify existing disparities, housing needs, and areas requiring intervention.
4. Fair Housing Priorities and Goals: Based on the assessment, specific priorities and goals are established. These actionable steps aim to enhance housing equity, eliminate barriers, and create thriving communities for all residents.

### *Fair Housing Laws Summary*

Important supportive state and federal fair housing laws include:

Key Supportive Federal Laws:

- o Civil Rights Act of 1968
- o Fair Housing Amendments Act 1

Key Supportive State Laws:

- o Several statutes that mirror and, in certain cases, extend federal fair housing protections
- o Unruh Civil Rights Act of 1959
- o Ralph Civil Rights Act of 1976
- o California Fair Employment and Housing Act (FEHA)

### *Public and Stakeholder Meetings Summary*

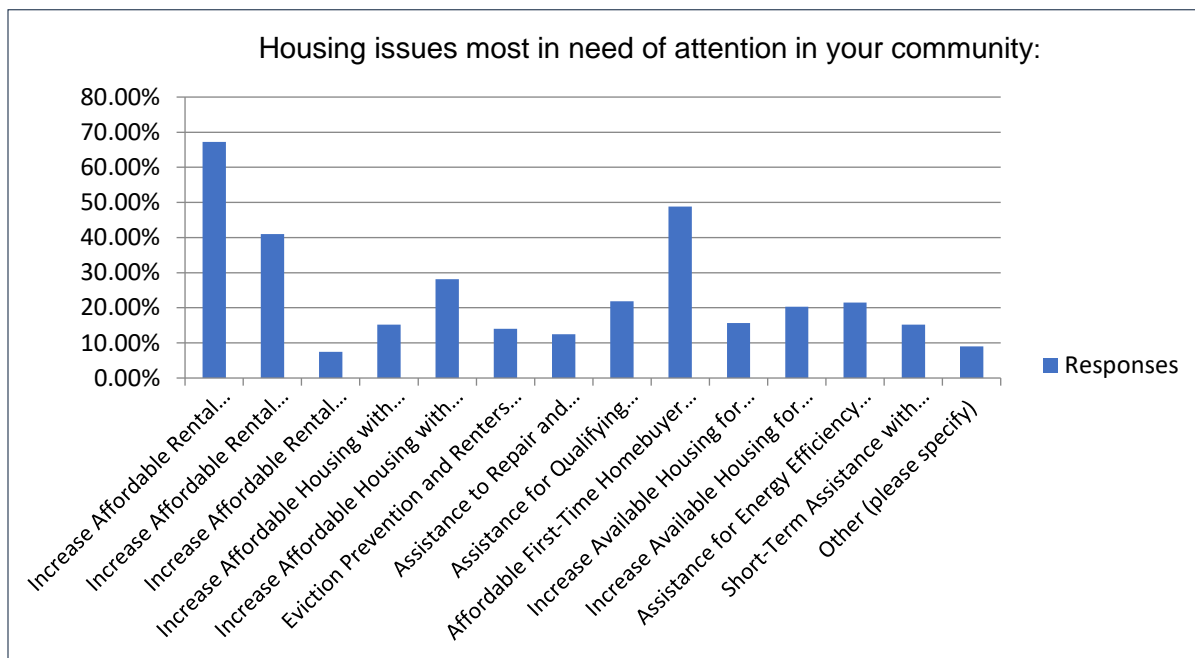
The County hosted several virtual stakeholders’ forums to identify housing issues. From March to May municipal District meetings, open to the public, were attended to introduce and provide a description of the AFH Report and planning process. In addition, the AFH report 30-day public comment period was held from June 25– July 29, 2024.

Data analysis and stakeholder response reflects that Riverside County is faced with the following fair housing Issues:

- Insufficient affordable housing inventory development to meets the needs of the community.
- Inequitable housing opportunities for all persons regardless of race, age, sexual orientation, religion, sex, etc.
- Housing stock conservation, improvement, rehabilitation, or repair
- Insufficient promotion of equal housing opportunities for all protected classes,
- Planning, administration, and fiscal tools that need to be modified to meet changing housing needs,
- Adequate mitigation of homelessness
- Per capita residential energy use,
- Affordable housing funding constraints
- The need to reduce residential energy

### *AFH Survey Results Summary*

During the AFH report preparation, close to 350 surveys were completed by individuals who worked or lived withing the County. Below is a Summary of the major housing issues identified by residents of Riverside County.



### *Fair Housing Priorities*

The Priorities for Fair Housing are as follows:

1. Promoting Fair Housing
  - Advocating for equitable housing practices and combating discrimination.
2. Creating Housing Development Incentives
  - Encouraging developers to invest in housing projects.
3. Increasing Housing Density
  - Focusing on efficient land use and maximizing housing availability.
4. Assisting Jurisdictions with Regulatory Changes

- Providing guidance and examples for effective policy adjustments.
- 5. Boosting Affordable Housing Volume
  - Expanding the supply of affordable homes.
- 6. Enhancing Affordable Special Needs Housing
  - Addressing specific needs within the community.
- 7. Preserving Existing Affordable Housing
  - Safeguarding affordability for current residents.
- 8. Supporting Affordable Accessory Dwelling Unit (ADU) Development
  - Facilitating the creation of secondary housing units.

These priorities collectively aim to create a more inclusive and accessible housing landscape for Riverside County residents.

## Section V: Analysis of Federal, State, and Local Data and Knowledge

This analysis entails evaluating federal, state, and local data in conjunction with local expertise. This comprehensive approach aims to shed light on the complexities of fair housing issues in Riverside County.

This assessment covers several crucial facets within Riverside County, including:

1. Integration and Segregation Patterns: Investigating how communities are integrated or segregated.
2. Access Disparities: Examining unequal access to opportunities.
3. Housing Needs Disproportionality: Discussing imbalances in housing requirements.
4. Displacement Risks: Considering the likelihood of displacement.
5. Local Knowledge and Fair Housing Data Intersection: Exploring how local insights intersect with fair housing data.
6. Contributing Factors: Identifying the underlying causes of fair housing challenges.

### *Integration and Segregation Patterns Summary*

Riverside County, situated in Southern California, displays intricate patterns of integration and segregation shaped by historical, socioeconomic, and demographic factors. Analyzing various neighborhoods within the county reveals a nuanced picture of integration and segregation dynamics. Riverside County has a diverse history shaped by factors such as urbanization, migration, and housing policies. According to a study by Smith et al. (2018), rapid urbanization driven by population growth and economic development has transformed the county's once predominantly rural areas into sprawling suburban communities.

This urban expansion has been fueled in part by migration patterns, with individuals and families relocating from both within California and from other states in search of employment opportunities, affordable housing, and a desirable quality of life (Johnson, 2019). However, the influx of new residents has also strained housing markets, leading to affordability challenges and disparities in access to housing resources. Historical housing policies, including redlining and discriminatory lending practices, have contributed to entrenched patterns of segregation and uneven distribution of housing opportunities across different racial and socioeconomic groups (Lopez, 2020).

These policies have had lasting effects on neighborhood composition and socioeconomic stratification within Riverside County, highlighting the need for equitable housing policies and interventions to address systemic inequalities and promote inclusive urban development.

### *Access Disparities Summary*

Riverside County, California, a region renowned for its sprawling landscapes and diverse communities, harbors within its boundary's significant disparities in access to opportunity. From education and healthcare to employment and housing, these inequalities have persisted, shaping the trajectories of individuals and communities.

Data shows there are multiple areas affected by disparities in Riverside County:

1. Quality of education, school facilities, and test scores
2. Quality of healthcare, healthcare facility location and quality of facilities, healthcare costs/insurance and limited number of healthcare providers
3. Access to healthcare due to housing stability and environmental factors
4. Economic disparities related to housing location, education level, race, and socioeconomic status significantly influence access to employment.
5. Housing Disparities caused by high cost of housing causing family displacement and homelessness, and discriminatory practices

6. Residential Segregation is the spatial separation of different racial or ethnic groups within the county's housing areas.

### *Housing Needs Disproportionality Summary*

Riverside County, faces significant challenges in addressing disproportionate housing needs, underscore the urgency of targeted interventions needed to ensure equitable access to safe and affordable housing for all residents. Several key indicators of disproportionate housing needs include:

- o Substantial disparity between median household income and housing costs
- o Distribution of affordable housing options across the county is uneven
- o Concentrated areas of housing insecurity having limited access to essential services, work, and education opportunities
- o Certain neighborhoods and demographic groups face heightened risks of homelessness, displacement, and housing instability, perpetuating cycles of poverty and social exclusion.
- o Demographic shifts have caused a strain on housing supply
- o Increased demand for diverse housing types and supportive services
- o Overcrowding and substandard living conditions
- o Community disintegration

### *Housing Needs in Riverside County*

There is a demand for affordable housing options, especially for low- and moderate-income households. There is a need for initiatives addressing homelessness and providing supportive housing services.

In Riverside County, targeted housing initiatives are needed for the following:

- o Hispanic community faces the highest percentage of housing problems (53.48%), followed by the Black community (51.86%).
- o Family households with 5 or more people experience a higher percentage of housing problems (54.66%)

These patterns suggest that larger family households and certain racial and ethnic groups, particularly the Hispanic and Black communities, are disproportionately affected by housing problems.

### *Displacement Risk Summary*

The threat of displacement holds true for many individuals and families in Riverside County. Overall, displacement risk in Riverside is one of the county's most complex issue to tackle.

The County and its departments and jurisdictions should address the root causes of displacement including:

- Home Affordability. The median household income in Riverside County stands at \$65,018, while the median home value is \$405,000 (as of 2020). This income-to-home value ratio underscores the significant challenge many residents encounter in affording homeownership.
- Rental affordability. The median gross rent in Riverside County amounts to \$1,452, making it challenging for low-to-moderate-income households to find affordable rental options, especially considering the recommended 30% income allocation toward housing costs.
- Population growth has outpaced housing construction, exacerbating the affordability gap. Between 2010 and 2020, the county's population increased 11%, while housing production lagged.
- Increased proportion of low-income households, seniors, and minority populations.
- Household wage increases have not kept up with rising housing costs
- Low housing inventory, creating a seller's market in many areas
- Planning and Zoning. Unaccommodating and or restrictive land use regulations and slow approval processes

## *Local Knowledge and Data Relating to Fair Housing Summary*

Fair housing embodies the principles of equality, non-discrimination, and access to housing opportunities for all individuals, regardless of race, color, religion, sex, familial status, national origin, disability, or any other protected characteristic. Areas in the County, such as the tracts immediately bordering the Salton Sea, the Region southwest of Desert Hot Springs, Meadowbrook, the communities southwest of Hemet, and certain sections of the cities of Riverside and Moreno Valley, that are disproportionately prone to extreme poverty rates or have limited access to quality housing reveals areas in need of targeted interventions.

Riverside County has seen the emergence of various local initiatives aimed at promoting fair housing and advancing equity. The Fair Housing Council of Riverside County (FHRC) provides fair housing counseling services and other initiatives for the County as a region as well as jurisdictions within Riverside County. These initiatives range from educational campaigns and outreach programs to policy advocacy and legal assistance for victims of housing discrimination.

## **Section VI: Fair Housing Priorities and Goals**

The following provides the plan’s final contributing factors to fair housing issues, fair housing priorities and goals to be attained over the next 5 years.

### *Contributing Factors Summary*

Factors and elements that contribute to fair housing issues include:

1. **Resident Opportunities:** Riverside County exhibits significant disparities, with certain communities facing limited access to affordable housing due to high rent prices and low-income levels. This creates barriers to fair housing for marginalized groups. Countywide, there are disparities across racial/ethnic groups in access to educational opportunities, there are disparities across racial/ethnic groups in access to environmental opportunities, There are significant disparities in access to economic opportunity.
2. **Historical Discrimination:** Historical discriminatory practices, such as redlining and segregation, have left lasting impacts on housing patterns in Riverside County. These practices have marginalized minority communities, leading to unequal access to housing opportunities.
3. **Limited Affordable Housing Stock:** Riverside County faces a shortage of affordable housing units relative to its population growth. The lack of affordable options disproportionately affects low-income individuals and families, exacerbating fair housing issues.
4. **Zoning Policies and Land Use Regulations:** Zoning policies and land use regulations can perpetuate segregation and limit housing choices for certain demographics. These policies may restrict the development of affordable housing in certain areas, contributing to fair housing disparities.
5. **Language and Cultural Barriers:** Language and cultural barriers can impede access to housing resources and information for non-English-speaking residents in Riverside County. Limited language accessibility may prevent individuals from understanding their fair housing rights and accessing assistance programs.
6. **Limited Enforcement of Fair Housing Laws:** Despite legal protections, the enforcement of fair housing laws in Riverside County may be inadequate. Discriminatory practices by landlords, property managers, and housing providers may go unchecked, further perpetuating housing inequality.
7. **Gentrification and Displacement:** Gentrification in Riverside County can lead to the displacement of long-term residents, particularly communities of color and low-income individuals. As neighborhoods undergo revitalization efforts, rising property values and rents may force vulnerable populations out of their homes, exacerbating fair housing issues.
8. **Transportation Accessibility:** Limited transportation options in certain areas of Riverside County can restrict housing choices for residents, particularly those without access to private vehicles. This can lead



to segregation and unequal access to employment, education, and other essential services, contributing to fair housing disparities.

### *Fair Housing Priorities*

Based on the extensive research and data gathered, the fair housing priorities for addressing housing challenges in Riverside County are as follows:

1. Promote fair housing
2. Create and promote housing development incentives
3. Increase housing density
4. Increase affordable housing volume
5. Increase affordable special needs housing
6. Preserve existing affordable housing
7. Promote homeownership
8. Promote and help fund affordable ADU development

### *Fair Housing Goals to Attain Over The Next 5 Years*

Fair housing priorities analyzed with the outreach feedback and recommendations from existing planning resources pertaining to Riverside County, the following 5 goals are essential for implementation over the next 5 years:

1. Provide Fair Housing Outreach Opportunities to All Areas of the County
2. Provide Zoning and Incentives to Increase a Variety of Housing Types
3. Increase Opportunities for Affordable and Special Needs Housing
4. Comprehensive Supportive Services to First-time Homebuyers
5. Incentivize Accessory Dwelling Unit (ADU) Development



## Section II: Needs Assessment



**City of Calimesa**

## Section II: Fair Housing Analysis

This chapter of the AFH report for Riverside County provides a comprehensive and in-depth analysis of the current housing situation in the county.

**This report is divided into several key sections.**

1. Demographic Summary
2. Segregation/Integration
3. Racially/Ethnically Concentrated Areas of Poverty
4. Disparities in Access to Opportunity
5. Disproportionate Housing Needs
6. Fair Housing Profile
7. Publicly Support Housing
8. Disability and Access

### *Jurisdiction vs. Region Terminology*

The "Jurisdiction" as defined by the AFH is the city or county or groups of cities and counties that receive HUD block grant funds directly from HUD. The only entity participating in this AFH is Riverside County. For the purposes of the AFH, the "Region" used in comparative analysis is the Core Based Statistical Area, or CBSA. In addition to Riverside County, the Region's CBSA includes San Bernardino County and Ontario.

Consistent with the terminology used in the AFFH maps, the terminology used throughout this analysis will be as follows:

- Jurisdiction: Riverside County
- Region: Riverside-San Bernardino-Ontario, CA

## 1. Demographic Summary

An accurate assessment of existing and future demographic characteristics forms the basis for establishing an understanding of how to affirmatively further fair housing in Riverside County. This section presents statistical information and analysis of demographic and housing factors that influence housing demand, availability, and cost.

### *Total Population*

Table 1 below provides total population growth trends from 1990 to 2020 for both the Jurisdiction and the Region. Riverside County witnessed a dynamic population growth from 1990 to 2020. Starting with a population of 1,170,143 in 1990, the county experienced a significant growth spurt in the first decade, expanding by 32%. The momentum continued into the next decade with an even steeper growth rate of 43.6%, pushing the population to 2,203,332 by 2010.

Although the growth rate moderated to 9.8% in the following decade, the total population still reached 2,418,182 by 2020. In summary, Riverside County saw its population increase by approximately 1,247,769 individuals over these three decades, representing a robust overall growth of about 69.5%. Specifically, the most concentrated areas of the County are located on the west side of the County, in Districts 1 through 3.

The Region, on the other hand, demonstrated a more gradual and consistent population growth over the same period. The population rose by 22.8% from 1990 to 2000, followed by a slightly higher increase of 25.7% in the

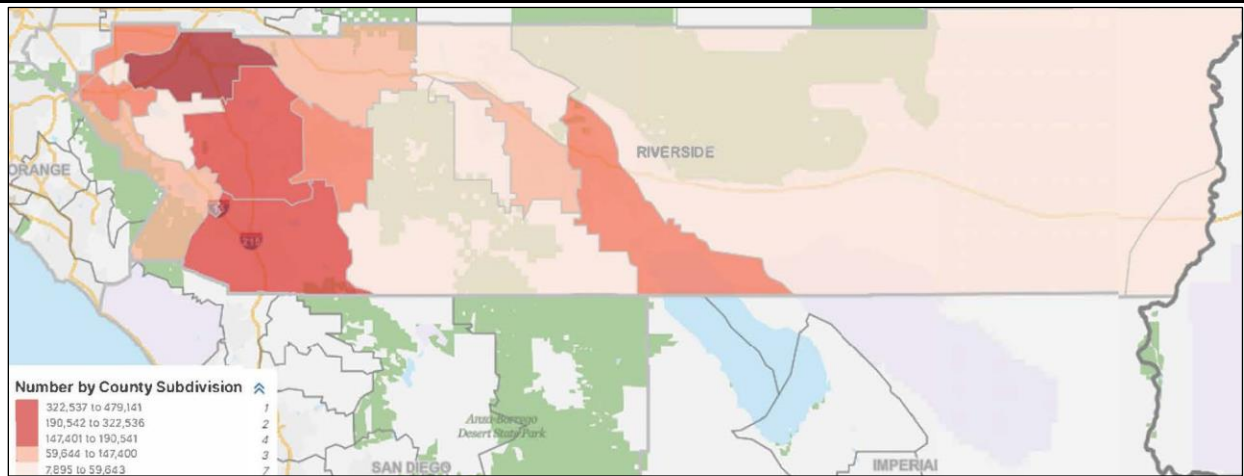
next decade. However, the growth rate decelerated markedly from 2010 to 2020, registering a mere 0.24% change. Despite the slowdown in the last decade, the Region’s population still expanded by 48.02% from 1990 to 2020. While the Region maintained a steady growth trajectory, the Jurisdiction of Riverside County exhibited a more varied pattern, characterized by higher growth rates – especially on the west side of San Bernardino County.

**Table 1: Total Population Growth Trends (Jurisdiction/Region)**

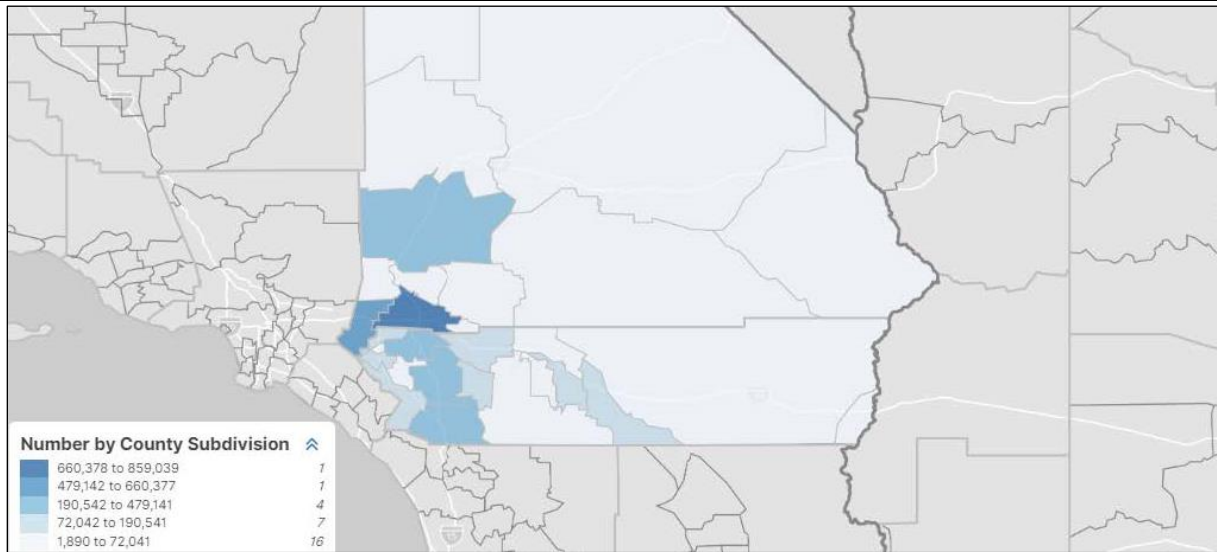
	1990	2000	2010	2020
Jurisdiction	1,170,413	1,545,387	2,203,332	2,418,182
Region	2,588,792	3,254,782	4,214,674	4,224,851
<b>% Changes</b>	<b>1990 to 2000</b>	<b>2000 to 2010</b>	<b>2010 to 2020</b>	<b>1990 to 2020</b>
Jurisdiction	32%	43.6%	9.8%	69.5%
Region	22.8%	25.7%	0.24%	48.02%

*Data Source: US Census/ACS*

**Figure 1: Total Population (Jurisdiction)**



**Figure 2: Total Population (Region)**



Tables 2 and 3 below present additional demographic information and trends both for the Jurisdiction and the Region based on race/ethnicity, gender, age, and national origin.

**Age Composition**

In the Jurisdiction, this age group under 18 years experienced a slight decrease in their population percentage from 1990 to 2000. A significant drop was observed in 2010, but by 2020, there was a notable recovery, although it did not reach the 1990 level. For the 18-64 age group, this age group saw a steady increase in their population percentage from 1990 to 2010, with a slight decrease in 2020. However, they still constituted most of the population.

The population composition of the age group 65 and older in the Jurisdiction showed a slight fluctuation over the decades. In 1990, they formed a notable portion of the population. However, there was a marginal decline in their representation in the next two decades, reaching its lowest in 2010. Interestingly, the trend reversed in 2020, with their proportion bouncing back to surpass the 1990 level.

In the Region, the population under the age of 18 saw an increase in numbers from 1990 to 2000, and a slight decrease in their population percentage. The numbers and percentage remained stable from 2010 to 2020. The working-age population showed a consistent growth in numbers from 1990 to 2010. The population percentage saw a slight decrease from 1990 to 2000, and then a slight increase from 2000 to 2010. The numbers and percentage remained stable in 2020.

The elderly population, those aged 65 and older, demonstrated a remarkable consistency within the Region. Starting from 1990, their numbers grew steadily, reaching a peak in 2010. Despite the increase in absolute numbers, their proportion in the total population remained almost unchanged. Notably, the elderly population maintained its size and proportion into 2020, reflecting the Region’s stable demographic structure.

In Figures 3-8, maps from US Census provide an understanding of how the three different age categories are distributed throughout the Jurisdiction and Region. In the County, the population under 18 are concentrated in Districts 1 through 5. Ages 18-64 are heavily concentrated in District 4, and those over 65 years are mostly in the east side of the District 3, west side of District 4, and all of District 5. The region shows under 18 population gravitate towards the north side, whereas ages 18-64 are in the East and South and over 65 years are evenly spread out throughout the region.

**Table 2: Population by Age (Jurisdiction/Region)**

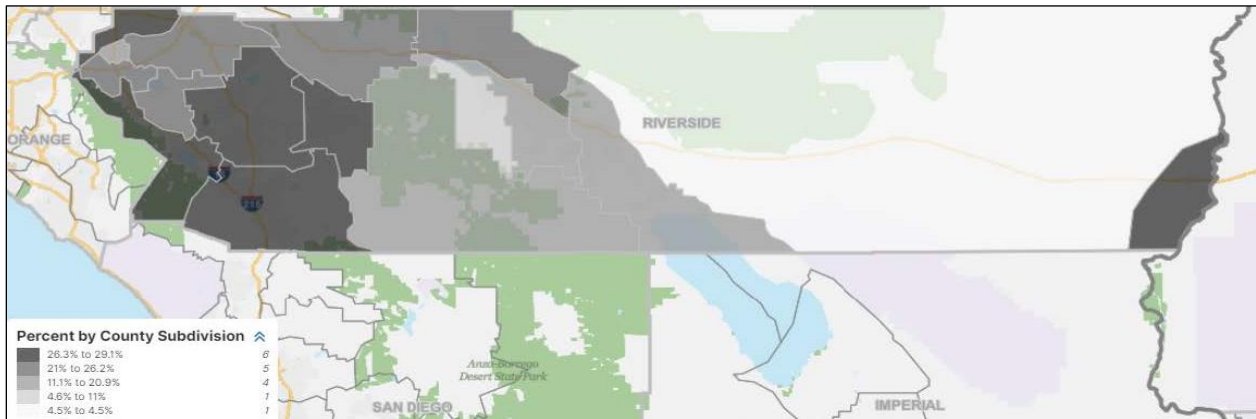
	Number	Percentage
<b>Riverside County (Jurisdiction)</b>		
Under 18	613,823	25.2%
18-64	1,471,666	60.3%
65+	352,375	14.5%
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>		
Under 18	1,214,696	28.75%
18-64	2,570,221	60.84%
65+	439,934	10.41%
<i>Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)</i>		

**Table 3: Population Trends by Age (Jurisdiction/Region)**

	1990 Trend		2000 Trend		2010 Trend		2020 Trend	
	#	%	#	%	#	%	#	%
<b>Riverside County (Jurisdiction)</b>								
Under 18	373,361	31.9%	469,798	30.4%	362,927	16.5%	613,823	25.2%
18-64	644,898	55.1%	879,325	56.9%	1,579,694	71.7%	1,471,666	60.3%
65+	152,154	13%	195,964	12.7%	260,711	11.8%	352,375	14.5%
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>								
Under 18	771,845	29.81%	1,044,686	32.10%	1,214,696	28.75%	1,214,696	28.75%
18-64	1,539,215	59.46%	1,869,817	57.45%	2,570,221	60.84%	2,570,221	60.84%
65+	277,732	10.73%	340,280	10.45%	439,934	10.41%	439,934	10.41%

*Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)*

**Figure 3: Population by Age - Under 18 Years (Jurisdiction)**



**Figure 4: Population by Age - 18-64 Years (Jurisdiction)**

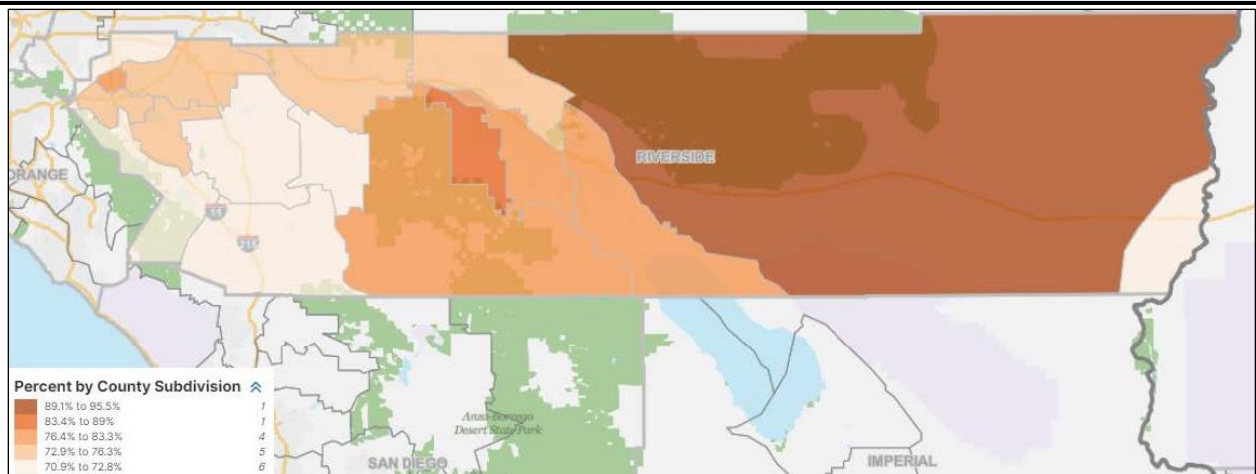


Figure 5: Population by Age - Over 65 Years (Jurisdiction)

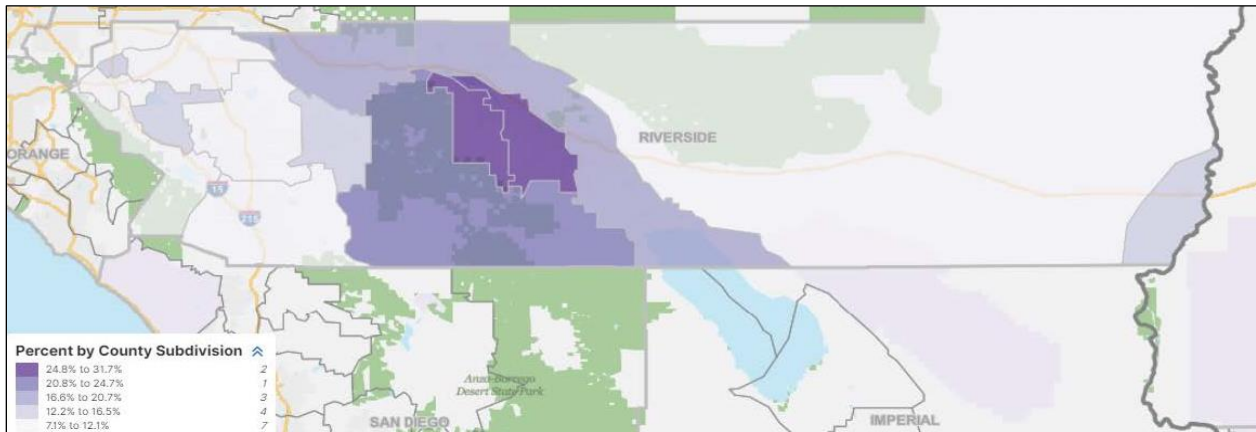


Figure 6: Population by Age - Under 18 Years (Region)

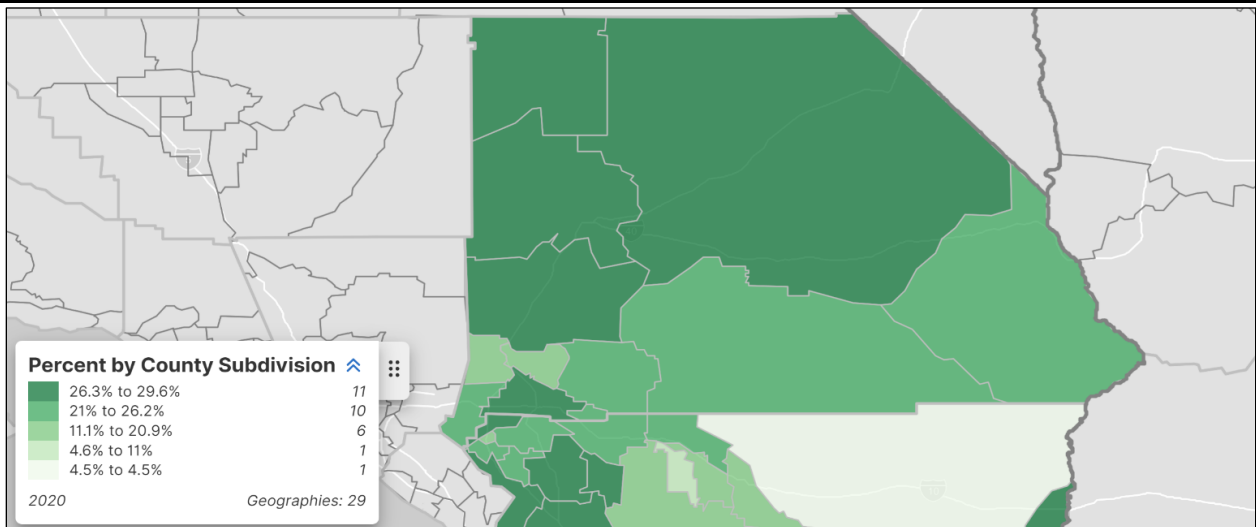
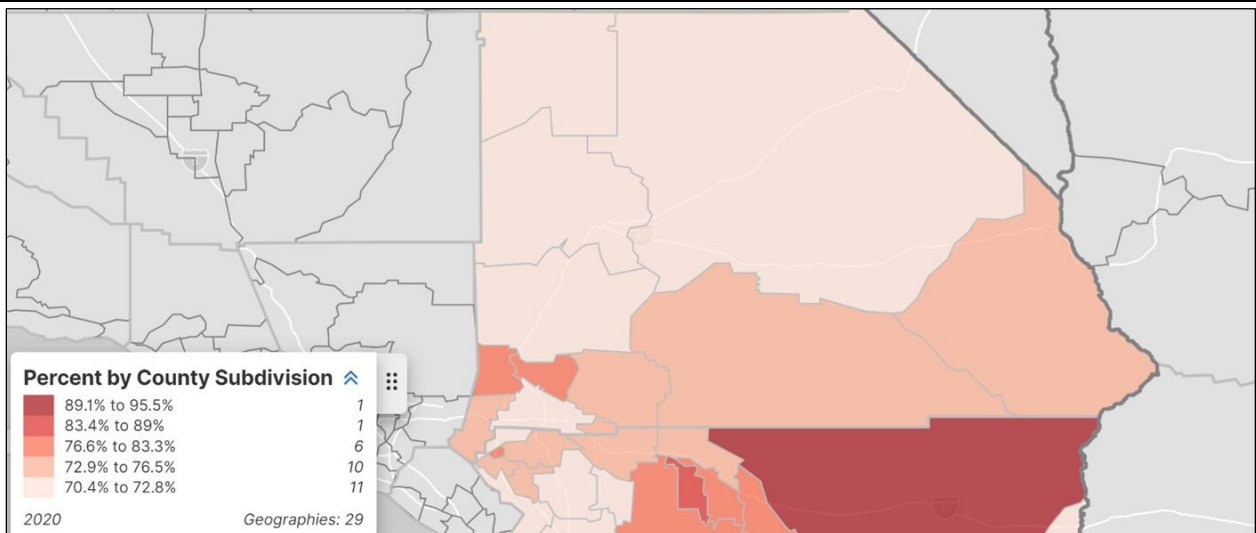
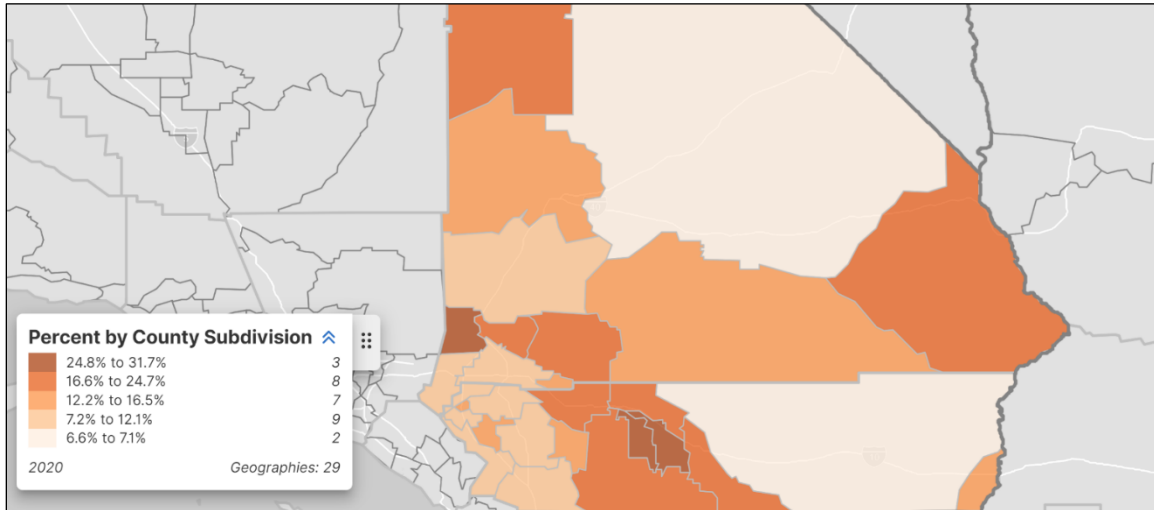


Figure 7: Population by Age - 18-64 Years (Region)



**Figure 8: Population by Age - Over 65 Years (Region)**



**Gender Distribution**

In the Jurisdiction, Riverside County saw a slight shift in its gender balance over the years. In 1990, males slightly outnumbered females, making up 50.5% of the population. However, by 2000, the male percentage had slightly decreased to 49.8%, a figure that remained consistent through to 2020. On the other hand, the female population, which constituted 49.5% of the total in 1990, saw a slight increase over the years, reaching 50.2% by 2020.

The Region maintained a nearly equal gender distribution over the years. In 1990, males made up exactly half of the population. This figure slightly decreased to 49.73% by 2000 and remained consistent through 2010 and 2020. The female population mirrored this trend. In 1990, females also constituted exactly half of the total population. This figure slightly increased to 50.27% by 2000 and remained consistent through 2010 and 2020.

**Table 4: Population by Gender (Jurisdiction/Region)**

	Number	Percentage
<b>Riverside County (Jurisdiction)</b>		
Male	1,215,233	49.8%
Female	1,222,631	50.2%
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>		
Male	2,101,083	49.73%
Female	2,123,768	50.27%

*Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)*



**Table 5: Population Trends by Gender (Jurisdiction/Region)**

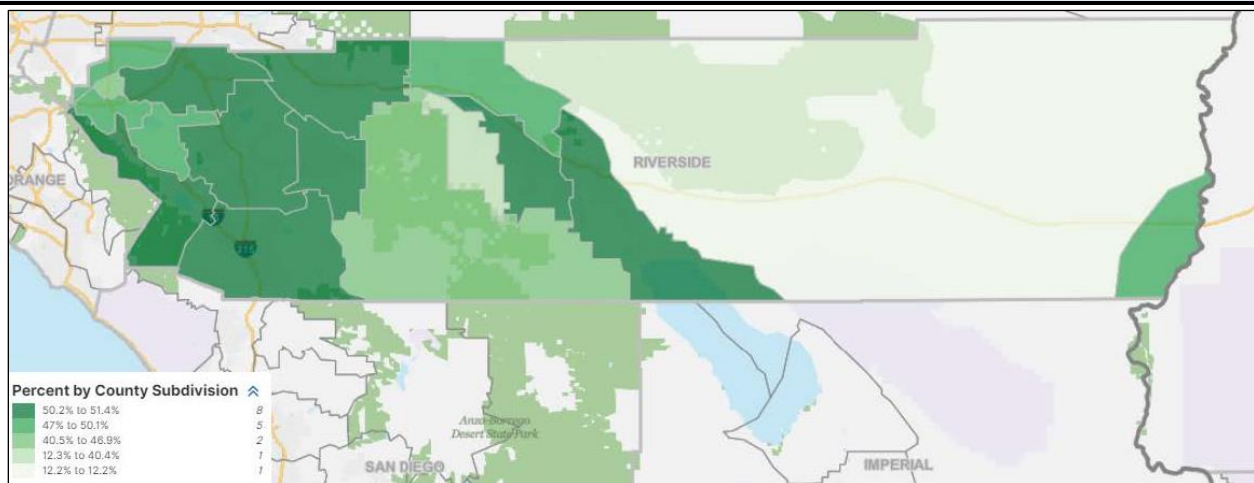
	1990 Trend		2000 Trend		2010 Trend		2020 Trend	
	#	%	#	%	#	%	#	%
<b>Riverside County (Jurisdiction)</b>								
Male	596,866	50.5%	769,456	49.8%	1,097,140	49.8%	1,215,233	49.8%
Female	573,547	49.5%	775,931	50.2%	1,106,192	50.2%	1,222,631	50.2%
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>								
Male	1,294,274	50.00%	1,618,466	49.73%	2,101,083	49.73%	2,101,083	49.73%
Female	1,294,518	50.00%	1,636,316	50.27%	2,123,768	50.27%	2,123,768	50.27%

*Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)*

**Figure 8: Population by Gender - Male (Jurisdiction)**



**Figure 9: Population by Gender - Female (Jurisdiction)**



### Race/Ethnicity and National Origin

Riverside County has seen a significant shift in its demographic makeup over the years, becoming increasingly diverse. The White (non-Hispanic) population, which was once the majority, has been gradually declining in both numbers and proportion from 1990 to 2020. By 2020, this group accounted for 34.4% of the total population, marking a significant shift from previous decades. The Black or African American (non-Hispanic) population has remained a significant part of the demographic landscape, despite some fluctuations over the years. As of 2020, they constitute 6% of the population, showing a slight increase from 5.8% in 2010.

The American Indian/Alaska Native (non-Hispanic) population has seen a decrease over the years, representing 0.4% of the population in 2020. The Asian (non-Hispanic) population, on the other hand, has seen consistent growth over the past three decades, making up 6.5% of the county’s population in 2020. The Native Hawaiian/Pacific Islander (non-Hispanic) population remains a small part of the demographic, constituting 0.3% of the total population in 2020. The Hispanic community has seen remarkable growth over the years. By 2020, they made up 49.4% of the overall population, becoming the largest single racial or ethnic category. The “Other (non-Hispanic) Race” category and the “Two or More Races (non-Hispanic)” group have also seen gradual increases over time. The foreign-born population, also known as National Origin, has consistently grown over the past three decades, accounting for 21.6% of the overall population in 2020. This trend underscores the increasing diversity of Riverside County.

The data provided in table 6-7 also shows the demographic changes for the Region in different racial and ethnic groups over time as well. The White, Non-Hispanic population has seen a decrease in both numbers and proportion over the years, from 1,615,830 (62.41%) to 1,546,666 (36.61%). The Black population has fluctuated over the years, increasing from 168,731 (6.52%) to 336,944 (7.98%), and then slightly decreasing to 301,523 (7.14%). The Hispanic community has experienced significant growth, increasing from 685,672 (26.48%) to 1,996,402 (47.25%). The Asian or Pacific Islander population has also seen consistent growth, increasing from 93,331 (3.60%) to 261,593 (6.19%). The Native American population has fluctuated over the years, peaking at 36,077 (0.85%) before decreasing to 19,454 (0.46%). These trends highlight the increasing diversity of the population over time.

**Table 6: Population by Race/Ethnicity (Jurisdiction/Region)**

	Riverside County		Riverside-San Bernardino-Ontario	
	#	%	#	%
<b>Race/Ethnicity</b>				
White, Non-Hispanic	837,847	34.4%	1,546,666	36.61%
Black, Non-Hispanic	148,003	6%	301,523	7.14%
Hispanic	1,204,521	0.4%	1,996,402	47.25%
Asian or Pacific Islander, Non-Hispanic	165,691	6.5%	261,593	6.19%
Native American, Non-Hispanic	9,079	0.3%	19,454	0.46%
Two or More Races, Non-Hispanic	66,458	49.4%	91,476	2.17%
Other, Non-Hispanic	6,265	0.3%	7,737	0.18%
<b>National Origin</b>				
Foreign Born	523,352	21.6%	812,088	13.73%

*Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)*

**Table 7: Population Trends by Race/Ethnicity (Jurisdiction/Region)**

	1990 Trend		2000 Trend		2010 Trend		2020 Trend	
	#	%	#	%	#	%	#	%

<b>Riverside County (Jurisdiction)</b>								
White, Non-Hispanic	254,439	65.51%	291,729	55.19%	378,002	43.34%	378,002	43.34%
Black	15,480	3.99%	23,236	4.40%	47,712	5.47%	41,347	4.74%
Hispanic	105,569	27.18%	188,287	35.62%	374,154	42.90%	374,154	42.90%
Asian or Pacific Islander	38,349	3%	58,483	3.80%	135,183	6.10%	165,691	6.80%
Native American	8,393	0.7%	10,135	0.7%	9,566	0.4%	9,079	0.4%
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>								
White, Non-Hispanic	1,615,830	62.41%	1,540,776	47.33%	1,546,666	36.61%	1,546,666	36.61%
Black	168,731	6.52%	263,322	8.09%	336,944	7.98%	301,523	7.14%
Hispanic	685,672	26.48%	1,228,683	37.75%	1,996,402	47.25%	1,996,402	47.25%
Asian or Pacific Islander	93,331	3.60%	164,035	5.04%	298,585	7.07%	261,593	6.19%
Native American	18,007	0.70%	36,061	1.11%	36,077	0.85%	19,454	0.46%

*Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)*

Table 8 and Figure 13 below, show how the race/ethnicity demographics of the Jurisdiction are also broken down by the five districts in the county. Starting with District 1, it has a total population of 487,008. The Hispanic community forms the majority here, with 299,379 individuals, followed by the White and Black communities with 109,769 and 30,750 individuals respectively. Moving on to District 2, it has a slightly higher total population of 488,527. The White community is the majority here, with 153,891 individuals. The Hispanic community follows with 228,192 individuals, and the Asian or Pacific Islander community has 58,834 individuals.

In District 3, the total population is 488,901. The White community is the majority here as well, with 224,349 individuals. The Hispanic and Asian or Pacific Islander communities follow with 163,667 and 43,488 individuals respectively. District 4 has a total population of 465,027. The Hispanic community forms the majority here, with 249,662 individuals. The White and Black communities follow with 174,359 and 11,628 individuals respectively. Finally, in District 5, the total population is 487,975. The Hispanic community is the majority here, with 260,429 individuals. The White and Black communities follow with 126,361 and 52,924 individuals respectively.

The maps for both the Jurisdiction and Region below show the areas with highest and lowest concentrations of population based on Race/Ethnicity, National Origin (**National origin** refers to the nation where a person was born or where their ancestors came from), and Limited English Proficiency.

**Table 8: Race/Ethnicity Population by Districts (Jurisdiction)**

	<b>District 1</b>	<b>District 2</b>	<b>District 3</b>	<b>District 4</b>	<b>District 5</b>
White	109,769	153,891	224,349	174,359	126,361
Black	30,750	26,132	25,094	11,628	52,924
Hispanic	299,379	228,192	163,667	249,662	260,429
Asian or Pacific Islander	29,228	58,834	43,488	14,342	25,700
Native American	1,653	1,417	3,246	2,022	3,621
Two or More Races	13,607	17,423	26,419	10,888	16,390
Other	2,622	2,638	2,638	2,126	2,550

*Data Sources: 2021 Redistricting of Riverside County's Supervisorial Districts*

Figure 10: Riverside County Supervisorial District Boundaries 2021

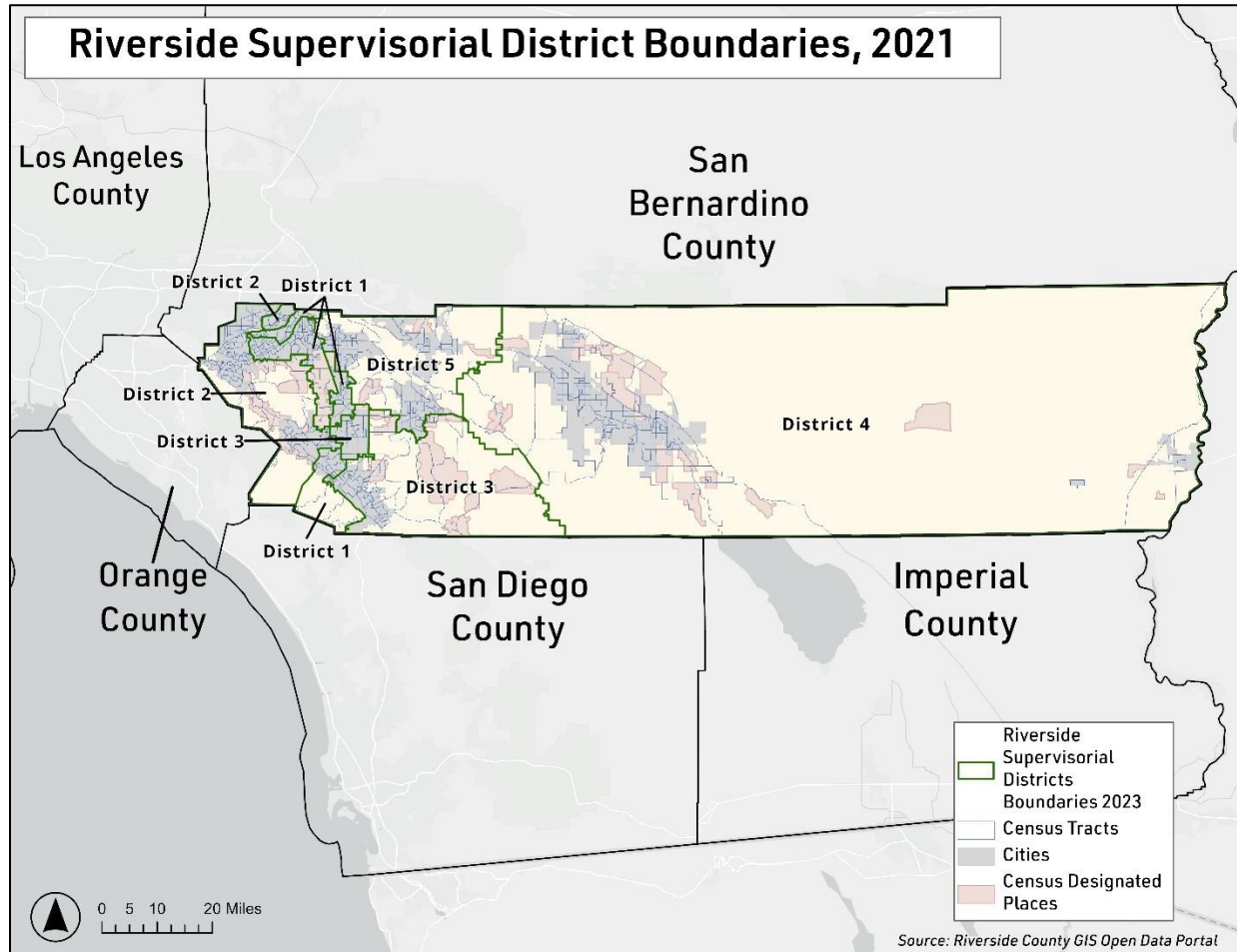


Figure 13: Minority Population (Jurisdiction)

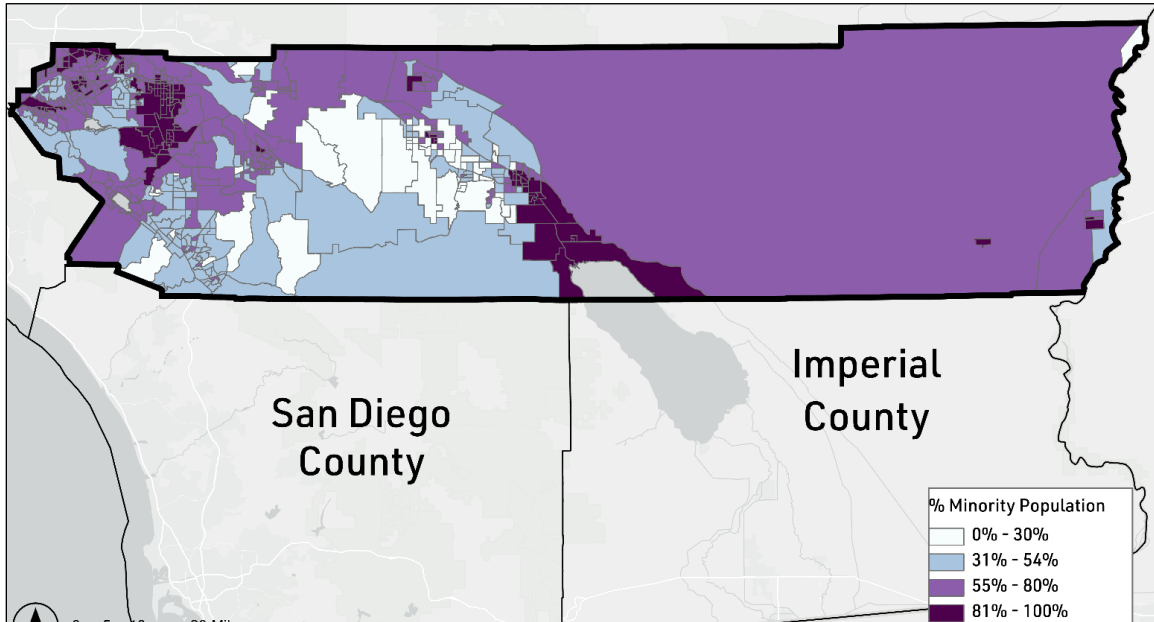


Figure 11: Predominant Race/Ethnicity (Jurisdiction)

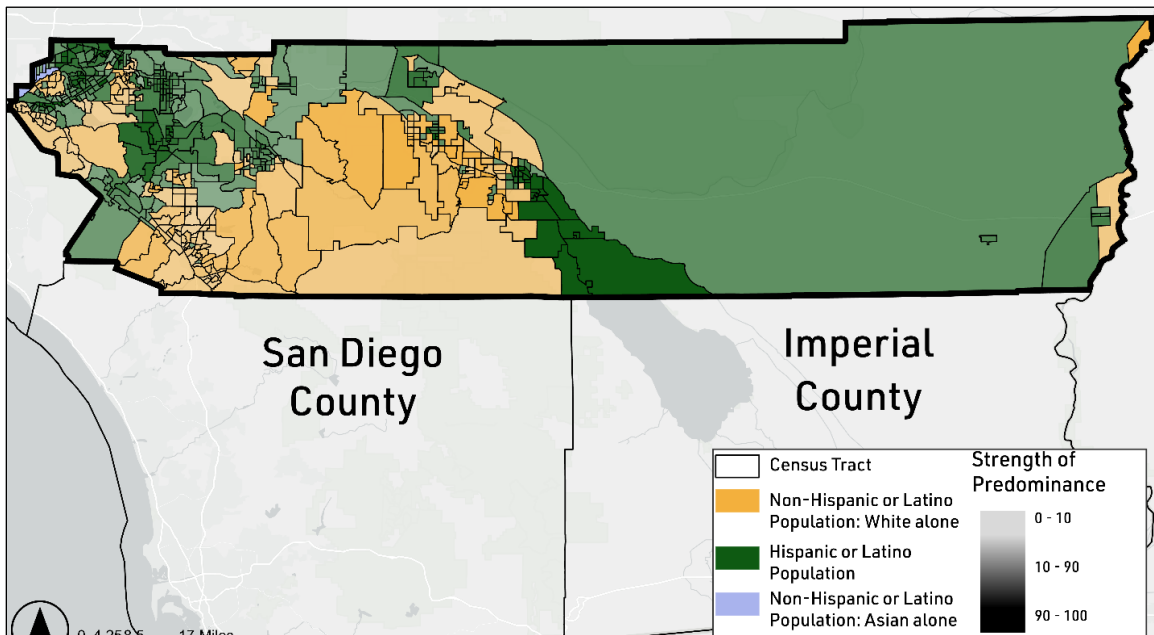


Figure 12: Predominant Race/Ethnicity by Census Tract

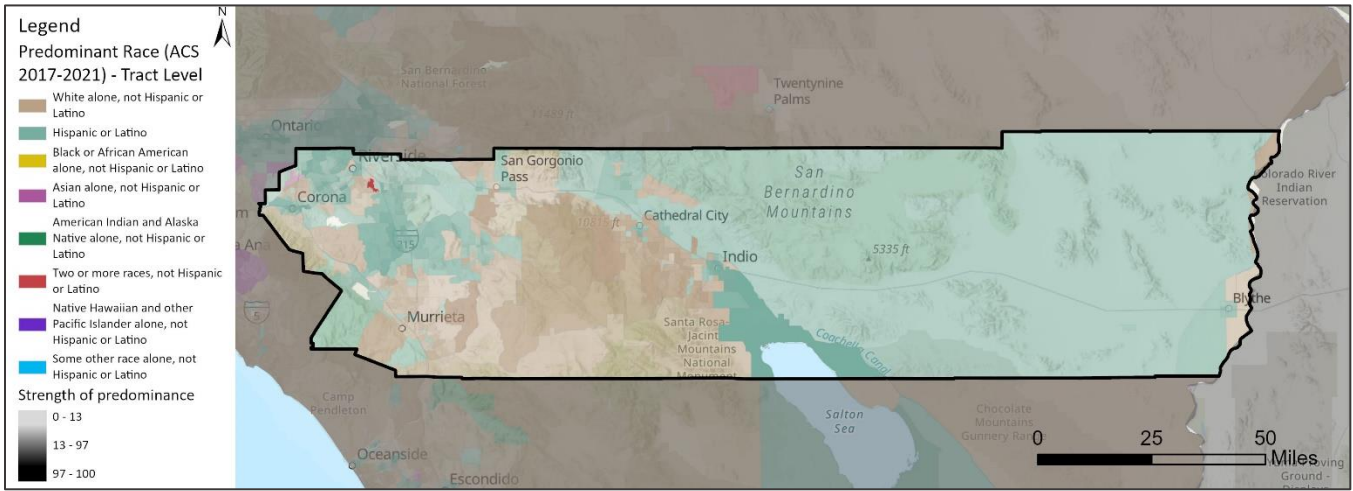


Figure 13: Limited English Proficiency (LEP) Dot Density (Jurisdiction)

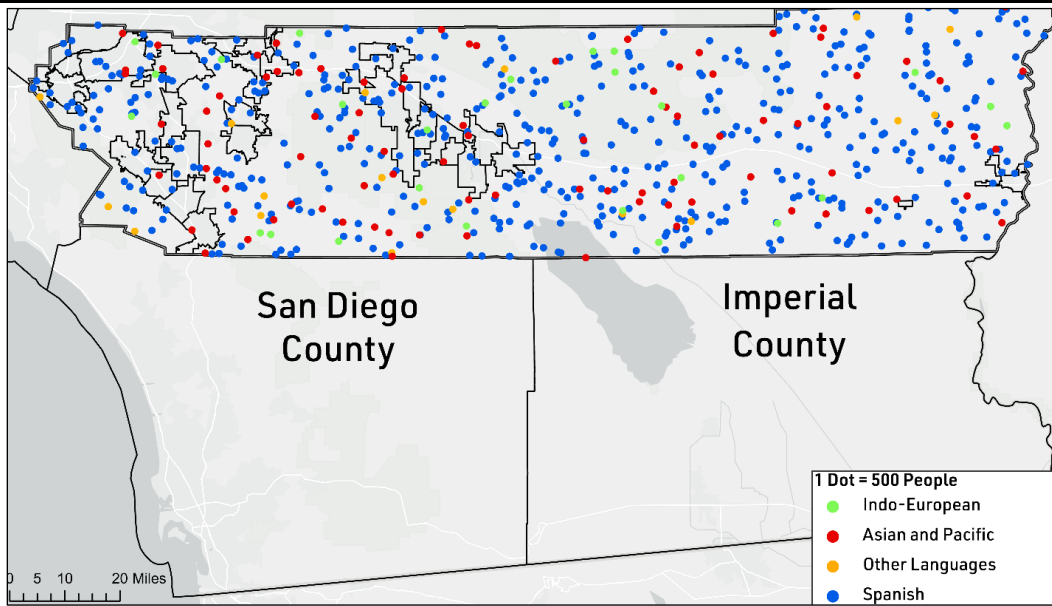
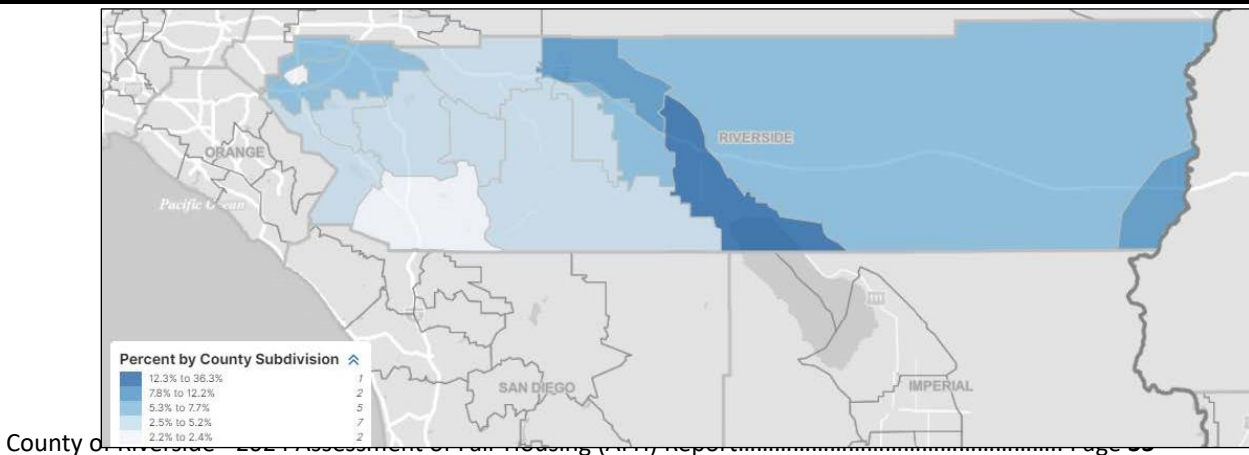


Figure 14: Residents with LEP - All Households (Jurisdiction)



County of

Figure 15: Residents with LEP - Spanish

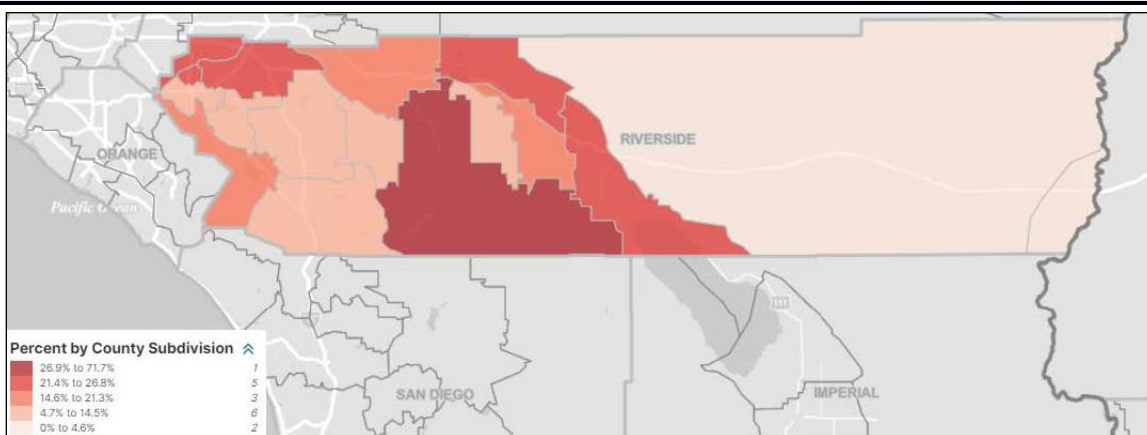
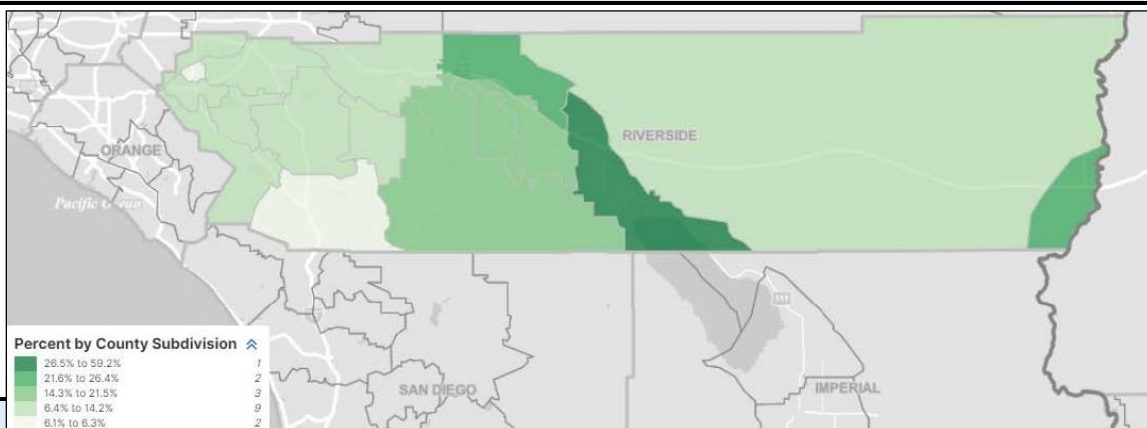
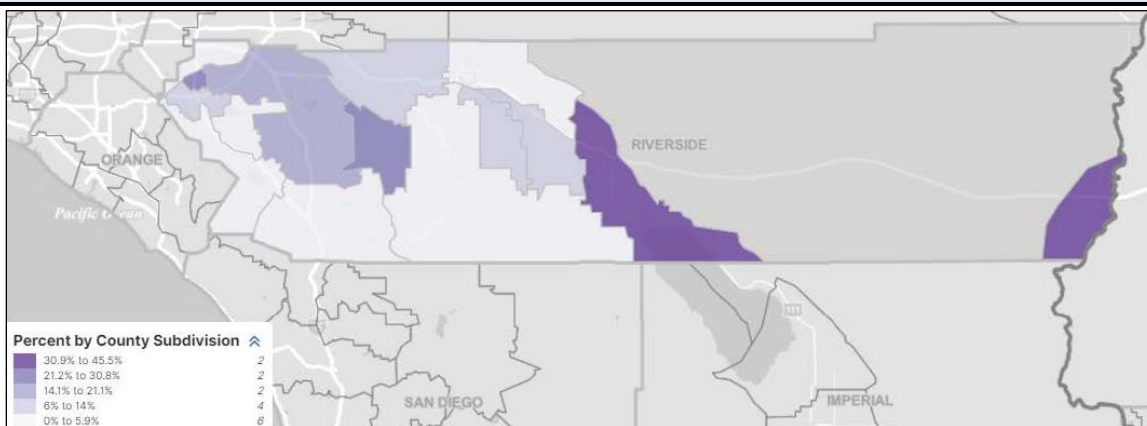


Figure 17: Resident with LEP - Other Languages (Jurisdiction)



## 2. Segregation/Integration

Riverside County stands out in the state for its significant non-White, Hispanic population. It forms one of the largest areas within the Southern California Association of Governments (SCAG) Region where most of the population identifies as Hispanic or Latino. This demographic trend has been prominent since the early 1900s, aligning with the growth of the county’s agricultural economy.

The county’s diversity index, which measures the probability that two individuals chosen at random will be of different races or ethnicities, is over 95 in much of the county. This score is quite high, with 100 representing perfect diversity. This level of diversity has remained relatively steady in recent years, indicating a stable multicultural environment.

The southern part of Riverside County is the most diverse, while the least diverse areas are found in the southeast. Despite the high levels of diversity seen across most of the SCAG Region, Riverside County stands out for its even distribution of diversity across the entire county. This suggests a broad-based multicultural presence rather than pockets of ethnic or racial groups.

**Dissimilarity Index**

The “dissimilarity index” provides a quantitative measure of segregation in an area, based on the demographic composition of smaller geographic units within that area. One way of understanding the index is that it indicates how evenly two demographic groups are distributed throughout an area. The higher the dissimilarity index value, the higher the level of segregation in an area.

**Table 9: Dissimilarity Index Values**

Values	Description
<40	Low Segregation
40-55	Moderate Segregation
>55	High Segregation
<i>Data Source: HUD Exchange</i>	

**Segregation Levels**

For Riverside County, the Dissimilarity Index shows a moderate level of segregation between the racial or ethnics groups presented (see Table 10 below). In 2020, Non-White populations show the lowest race-specific levels of segregation with Whites with an index of 41.29.

Blacks have the highest levels of segregation with Whites with an index of 47.66, while Hispanics can be shown to have the next-highest index at 43.96. Asian or Pacific Islander populations and White populations show a segregation index of 43.07, indicating a moderate level of segregation within the county.

For the Region, the Dissimilarity Index also shows a moderate level of segregation between the racial or ethnics groups presented. In 2020, Non-White populations show the lowest race-specific levels of segregation with Whites at an index of 36.33. Asians or Pacific Islander populations have the highest levels of segregation with Whites at an index of 44.76, while Blacks can be shown to have the next-highest index at 40.13. Hispanic populations and White populations show a segregation index of 39.48, indicating a moderate level of segregation within the Region.



**Table 10: Racial/Ethnic Dissimilarity Trends (Jurisdiction/Region)**

	1990	2000	2010	2020
<b>Riverside County (Jurisdiction)</b>				
Non-White/White	32.92	38.90	38.95	41.29
Black/White	43.8	45.5	44	41.8
Hispanic/White	35.8	42.5	42.4	42.2
Asian or Pacific Islander/White	33.3	37	38.2	38
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>				
Non-White/White	38.41	38.70	33.14	36.33
Black/White	55.54	44.17	35.34	40.13
Hispanic/White	40.15	41.99	37.78	39.48
Asian or Pacific Islander/White	32.23	26.27	39.67	44.76
<i>Data Source: 2020 HUD AFFH Online Mapping Tool</i>				

**Segregation Trends Since 1990 - Jurisdiction**

**Non-White/White Dissimilarity.** In 1990, the dissimilarity index between Non-White and White populations was 32.92. By 2000, this index increased to 38.90, indicating a growing separation. In 2010, the trend continued with a dissimilarity index of 38.95. As of 2020, the dissimilarity index stands at 41.29, suggesting an ongoing divergence between Non-White and White residents.

**Black/White Dissimilarity.** The dissimilarity index between Black and White populations was 43.74 in 1990. By 2000, it rose slightly to 45.48. In 2010, there was a slight decline to 43.96. As of 2020, the index has increased to 47.66, indicating persistent segregation.

**Hispanic/White Dissimilarity.** The dissimilarity index between Hispanic and White populations was 35.57 in 1990. By 2000, it grew significantly to 42.40. In 2010, the trend continued with an index of 42.36. As of 2020, the dissimilarity index stands at 43.96, reflecting ongoing disparities.

**Asian or Pacific/White Dissimilarity.** In 1990, the dissimilarity index between Asian or Pacific Islander and White populations was 33.17. By 2000, it increased to 37.31. In 2010, the trend continued with an index of 38.31. As of 2020, the index has risen to 43.07, highlighting distinct residential patterns.

See Figures 37-39 below for racial/ethnic population dot densities in Riverside County from 1990, 2000, and 2010, respectively.

Figure 18: Race/Ethnicity Dot Density - 1990 (Jurisdiction)

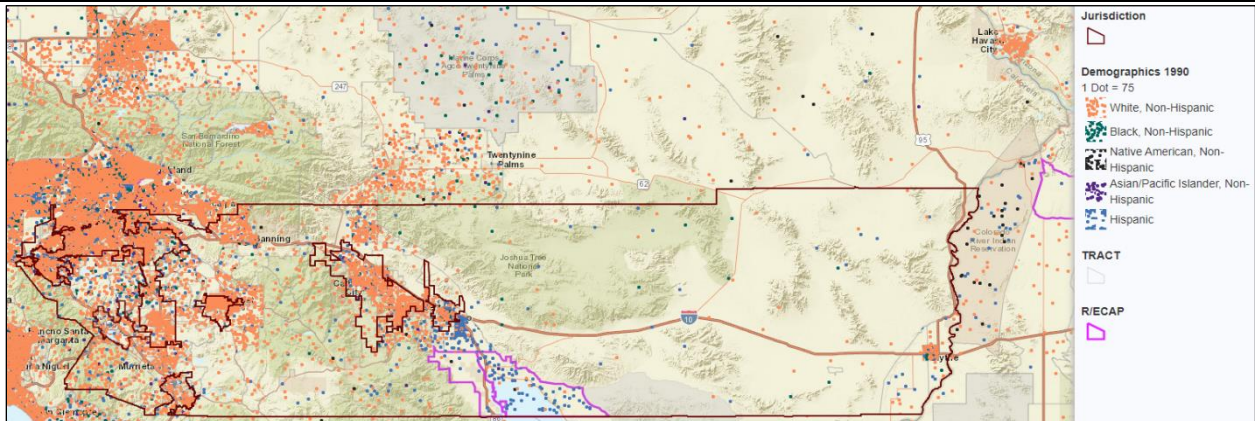


Figure 19: Race/Ethnicity Dot Density - 2000 (Jurisdiction)

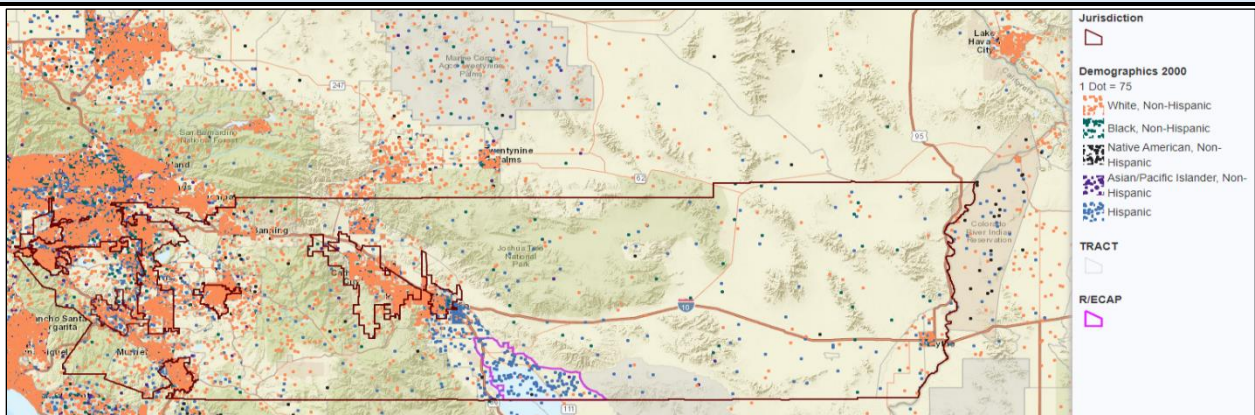
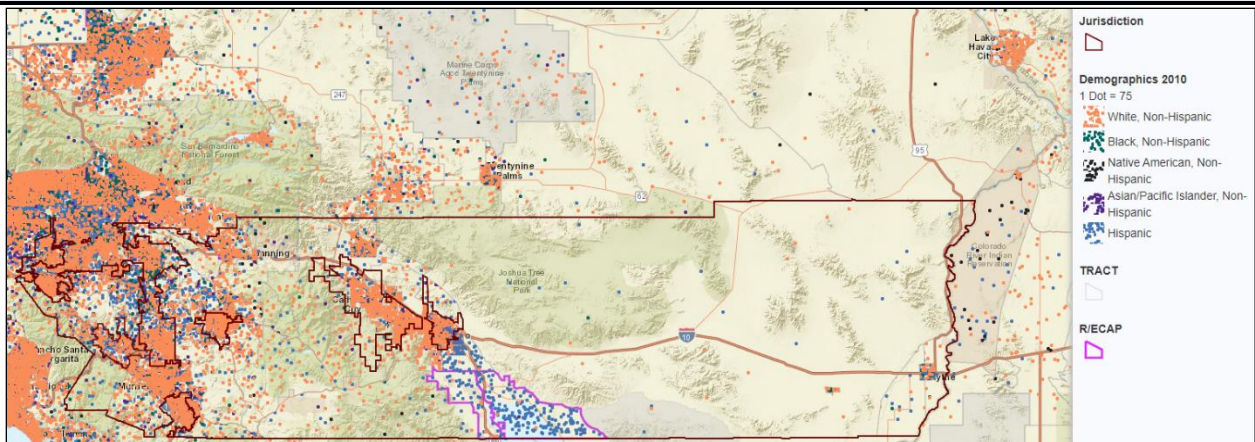


Figure 20: Race/Ethnicity Dot Density - 2010 (Jurisdiction)



**Segregation Trends Since 1990 - Region**

**Non-White/White Dissimilarity.** In 1990, the dissimilarity index between non-White and White populations was 38.41. By 2000, it increased slightly to 38.70. In 2010, there was a notable decline to 33.14. However, by 2020, the index rose again to 36.33.

**Black/White Dissimilarity.** The dissimilarity index showed the following trends: in 1990, it was at its highest index of 55.54. Through 2000 and 2010, this number dropped to 35.34 before rising again in 2020 to 40.13.

**Hispanic/White Dissimilarity.** The dissimilarity index reveals the following patterns: In 1990, The dissimilarity index stood at 40.15. This indicates a moderate level of segregation or dissimilarity between the two groups. The index increased slightly to 41.99 in 2000 and there was a notable decline in the dissimilarity index in 2010, reaching 37.7. As of 2020, the index rose to 39.48.

**Asian or Pacific/White Dissimilarity.** In 1990, the dissimilarity index was 32.23. The index decreased significantly to 26.27 in 2000. In 2010, there was a notable increase in the dissimilarity index, reaching 39.67 and rose further in 2020 to 44.76.

See Figures 40-42 below show the racial/ethnic population dot densities in the Region from 1990, 2000, and 2010, respectively.

Figure 21: Race/Ethnicity Dot Density - 1990 (Region)

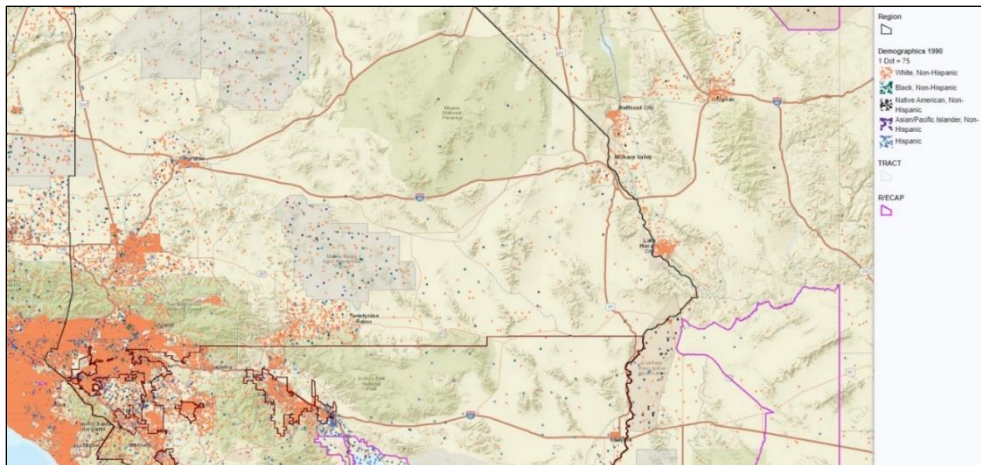


Figure 22: Race/Ethnicity Dot Density - 2000 (Region)

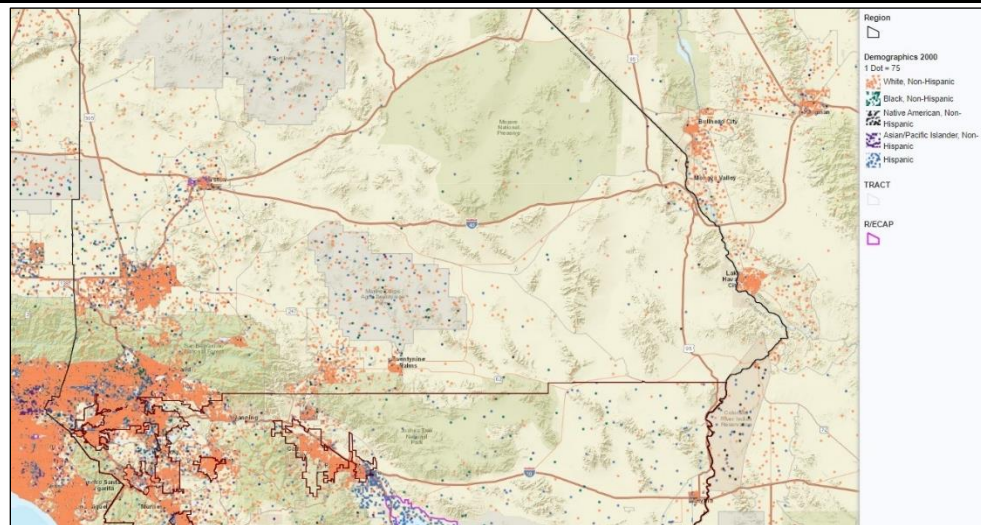
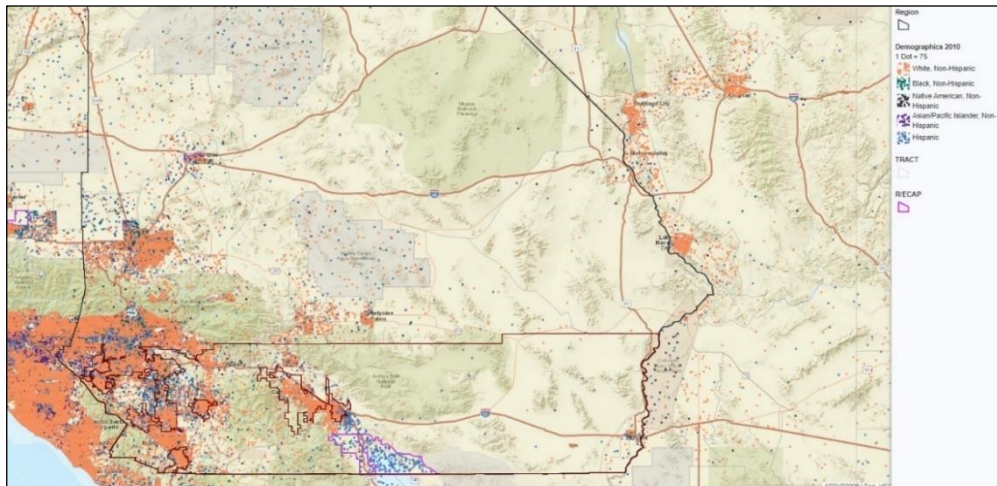


Figure 23: Race/Ethnicity Dot Density - 2010 (Region)



### 3. Racially/Ethnically Concentrated Areas of Poverty

In Riverside County, there are numerous census tracts that are recognized as racially and ethnically concentrated areas of poverty (R/ECAPs), as depicted in Figure 39 and 40. These areas, as defined by the Department of Housing and Urban Development (HUD), are characterized by a population where at least half identify as non-White and a minimum of 40 percent live below the poverty line.

The R/ECAPs in Riverside County encompass several distinct Regions. These include the tracts immediately bordering the Salton Sea, the Region southwest of Desert Hot Springs, Meadowbrook, the communities southwest of Hemet, and certain sections of the cities of Riverside and Moreno Valley.

The unincorporated areas of Riverside County that are R/ECAPs have a combined population of roughly 35,047. These areas are notable for having the highest concentration of individuals who identify as Hispanic. See Figure 43 and 44 below for groupings of R/ECAPs in the county and Region.

Figure 24: R/ECAPS (Jurisdiction)

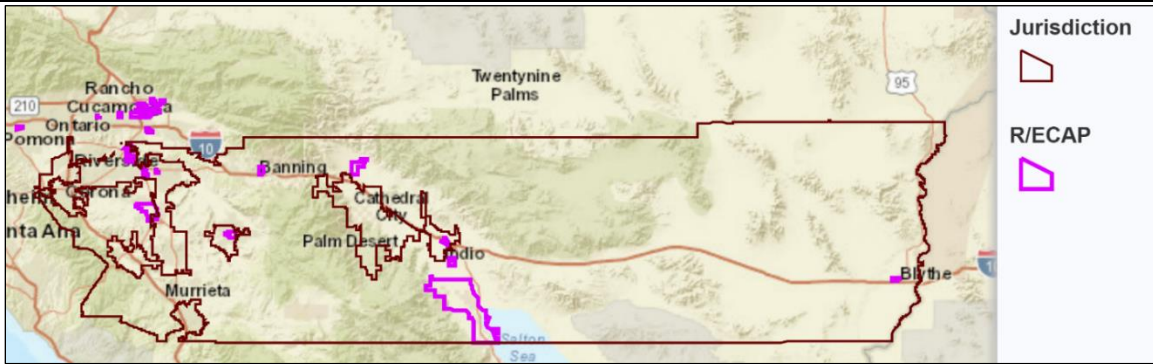
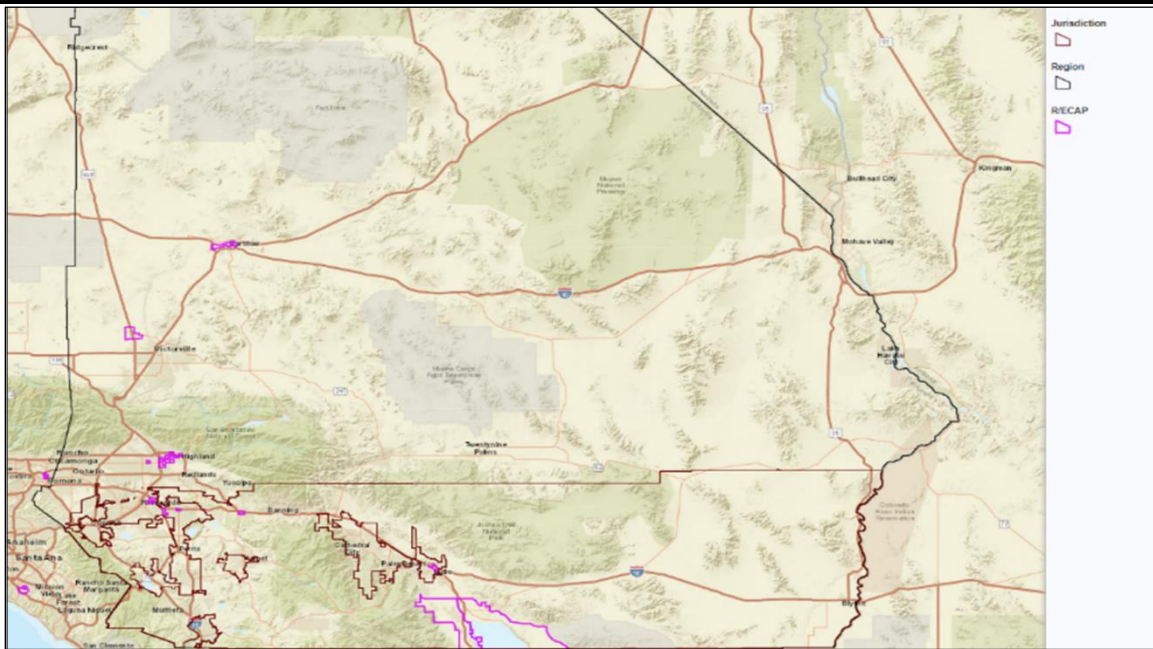


Figure 25: R/ECAPS (Region)



### R/ECAPs by Protected Class

This section reviews the representation of various protected classes in R/ECAPS in the County and the Region.

#### The protected classes are as follows:

1. Race/Ethnicity
2. National Origin
3. Family Status

In the Jurisdiction, over 44,000 individuals reside within the City’s R/ECAPs, comprising nearly 10 percent of the County’s overall population. Of those residing within the Jurisdiction’s R/ECAP boundaries, Hispanic residents account for over half (75.04%), compared to only.

An additional 15.66% percent are White, 5.73% percent are Black, and only 1.69% are Asian or Pacific Islander. Additionally, there are 9,431 families in R/ECAPs, with 61.63% of them being families with children. The top countries of origin for the population include Mexico, Other Central America, El Salvador, and others.

For the Region, the total population in R/ECAPs is 209,235. At 63.30%, Hispanics forms the majority with White residents second at 17.17% of R/ECAPs. 12.02% are Black and 4.89% are Asian or Pacific Islander. This follows the same lead as the Jurisdiction.

There are also a total of 41,495 families in R/ECAPs of which families with children constitute 61.94%. The top countries of origin for the R/ECAP population include Mexico, Other Central America, El Salvador, and Other Southeastern Asia.

**Table 11: R/ECAP by Protected Class (Jurisdiction)**

	Number	Percentage
<b>R/ECAP Race/Ethnicity</b>		
White, Non-Hispanic	6,903	15.66%
Black, Non-Hispanic	2,524	5.73%
Hispanic	33,070	75.04%
Asian or Pacific Islander, Non-Hispanic	745	1.69%
Native American, Non-Hispanic	308	0.70%
Other, Non-Hispanic	39	0.09%
<b>R/ECAP Family Type</b>		
Total Families in R/ECAPs	9,431	100.00%
Families with children	5,812	61.63%
<b>R/ECAP National Origin</b>		
<i>Mexico</i>	13,489	30.61%
<i>Other Central America</i>	620	1.41%
<i>El Salvador</i>	507	1.15%
<i>Other Southeastern Asia</i>	254	0.58%
<i>Canada</i>	156	0.35%
<i>Philippines</i>	112	0.25%
<i>Other Western Asia</i>	108	0.25%
<i>England</i>	47	0.11%
<i>Other South America</i>	26	0.06%
<i>Other Western Europe</i>	26	0.06%
<i>Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool</i>		

**Table 12: R/ECAP by Protected Class (Region)**

	Number	Percentage
<b>R/ECAP Race/Ethnicity</b>		
White, Non-Hispanic	35,928	17.17%
Black, Non-Hispanic	25,140	12.02%
Hispanic	132,437	63.30%
Asian or Pacific Islander, Non-Hispanic	10,225	4.89%
Native American, Non-Hispanic	1,057	0.51%
Other, Non-Hispanic	390	0.19%
<b>R/ECAP Family Type</b>		
Total Families in R/ECAPs	41,495	-
Families with children	25,702	61.94%
<b>R/ECAP National Origin</b>		
<i>Mexico</i>	42,229	20.18%
<i>Other Central America</i>	2,440	1.17%

<i>El Salvador</i>	1,975	0.94%
<i>Other Southeastern Asia</i>	1,150	0.55%
<i>Canada</i>	990	0.47%
<i>Philippines</i>	837	0.40%
<i>Other Western Asia</i>	701	0.34%
<i>England</i>	529	0.25%
<i>Other South America</i>	502	0.24%
<i>Other Western Europe</i>	466	0.22%
<i>Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool</i>		

## 4. Disparities in Access to Opportunity

HUD has developed a series of indices to help inform communities about segregation and disparities in access to opportunity in their Jurisdiction and Region.

These indices are as follows:

- Low Poverty Index;
- School Proficiency Index;
- Jobs Proximity Index;
- Labor Market Engagement Index;
- Low Transportation Cost Index;
- Transit Trips Index; and
- Environmental Health Index.

A summarized analysis of these indices shows that, apart from their ability to access a low transportation costs and proximity to jobs, residents of the County of Riverside enjoy relative access to opportunity at levels in par with or slightly higher than residents of the Region generally. Higher index scores nearly across the board indicate greater access for Riverside residents to opportunity in the important areas of education and employment, and lower exposure to poverty.

To facilitate the Access to Opportunity analysis, HUD provides a table that measures access to opportunity by each index. This table is shown below. The index allows comparison of opportunity indicators by race and ethnicity, for households below and above the poverty line, among Jurisdictions, and to the Region. These tables are referenced in the opportunity indicators discussions that follow.

**Table 13: Opportunity Indicators by Race/Ethnicity (Jurisdiction/Region)**

	Low Poverty	School Proficiency	Labor Market	Transit Trip	Low Transportation Cost	Jobs Proximity	Environmental Health
<b>Jurisdiction (Riverside County)</b>							
<b>Total Population</b>							
White	55.42	50.59	32.21	42.95	36.27	35.59	51.35
Black	53.05	48.56	28.83	43.34	35.68	36.13	45.38
Hispanic	38.72	37.59	23.26	46.71	39.19	31.93	50.77
Asian or Pacific Islander	66.75	61.81	42.07	48.13	31.22	37.62	39.79
Native American	41.33	36.49	22.15	40.93	37.76	32.05	59.71

	Low Poverty	School Proficiency	Labor Market	Transit Trip	Low Transportation Cost	Jobs Proximity	Environmental Health
<b>Below Federal Poverty Line</b>							
White	43.49	39.50	24.61	43.08	39.64	32.15	55.33
Black	32.37	33.01	20.20	41.20	39.83	26.04	54.93
Hispanic	24.54	28.02	15.14	49.53	42.62	29.52	53.26
Asian or Pacific Islander	54.59	51.62	32.00	44.78	35.62	41.21	45.47
Native American	34.71	30.52	17.33	39.34	41.01	40.69	56.10
<b>Region (San Bernardino-Riverside-Ontario, CA)</b>							
<b>Total Population</b>							
White	50.83	46.43	33.94	48.57	42.13	45.92	48.02
Black	41.38	35.44	26.46	53.65	45.13	45.67	38.89
Hispanic	36.39	33.26	24.37	55.76	46.31	46.90	37.84
Asian or Pacific Islander	58.83	51.51	42.31	55.92	42.65	53.56	35.12
Native American	39.48	35.90	24.58	47.70	43.26	43.36	49.90
<b>Below Federal Poverty Line</b>							
White	37.75	37.30	25.07	48.70	45.70	43.28	51.53
Black	26.43	25.68	16.85	53.16	48.28	41.83	42.21
Hispanic	24.29	26.74	16.85	57.51	49.70	45.50	39.29
Asian or Pacific Islander	41.94	35.76	29.56	58.72	49.53	57.38	34.87
Native American	29.25	30.43	19.72	50.03	46.34	44.62	44.78
<i>Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)</i>							

## Education

In a statewide ranking of 2016 California Assessment of Student Performance and Progress (CAASP) test scores listed on School-Ratings.com, which includes public and charter schools (private schools are not required to participate), of 16 ranked schools in the unincorporated areas of Riverside County, only one ranked in the 80th percentile or higher (James Monroe Elementary in Bermuda Dunes ranked in the 84th percentile), compared to similar schools in the state. Six more schools ranked between the 50th and 79th percentiles.

Several other schools that were not included in the ranking system exist in unincorporated Riverside County; however, there are fewer educational facilities in eastern Riverside County than in western. In the eastern area, there are no schools in the communities of Desert Edge, Desert Palms, Garnet, Indio Hills, Mesa Verde, North Shore, Ripley, Sky Valley, and Whitewater, that is, in 9 of the 16 communities in this portion of the county.

In contrast, only 3 out of 29 unincorporated communities in the western portion of the county lack schools in their communities—Green Acres, Lake Riverside, and Temescal Valley. Additionally, TCAC and HCD determined that there are more indicators for positive educational outcomes for students in western Riverside County than in eastern, based on access to proficient schools. For communities without a school, students must commute to a neighboring community or Jurisdiction or be home schooled, both of which put additional strain on their parent(s) and present disproportionate access to an education for students in these areas.

There are 23 school districts in the county. The Alvord Unified School District is located in Riverside, California, and serves the western portion of the City of Riverside, the eastern portion of the City of Corona, and segments of unincorporated parts of Riverside County. The Banning Unified School District is in the central part of Riverside County in California and services the city of Banning and the unincorporated area of Cabazon.

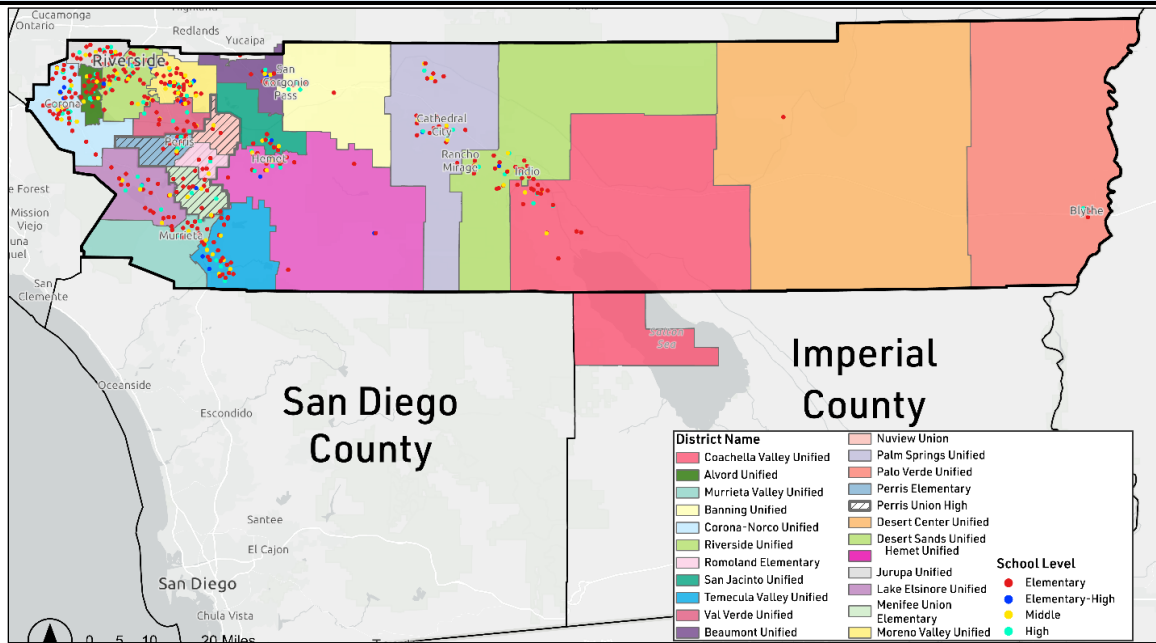


The Beaumont Unified School District is in the central part of Riverside County in California and services the City of Beaumont and the unincorporated area of Cherry Valley. The Coachella Valley Unified School District is a public school district with main offices located in Thermal, California. The Corona-Norco Unified School District is a school district in Riverside County, California, and it serves the cities of Corona, Norco, and Eastvale. The Desert Center Unified School District is a school district in Riverside County, California.

The Desert Sands Unified School District is a public school district with main offices located in La Quinta, California. The Hemet Unified School District is a school district in Hemet, California, which covers Hemet, East Hemet, Valle Vista, Anza, Winchester, and Idyllwild. The Jurupa Unified School District is a grade K-12 school district in Riverside County, California. The Lake Elsinore Unified School District is a public school district located in Lake Elsinore, California, USA.

The Menifee Union School District, Moreno Valley Unified School District, Murrieta Valley Unified School District, Nuvview Union School District, Palm Springs Unified School District, Palo Verde Unified School District, Perris Elementary School District, Perris Union High School District, Riverside Unified School District, Romoland School District, San Jacinto Unified School District, Temecula Valley Unified School District, and Val Verde Unified School District are also important educational institutions in the Region, each with their unique characteristics and contributions to the community.

**Figure 26: School Districts in Riverside County**



**The School Proficiency Index** measures the average level of proficiency in schools for each racial and ethnic group, presents a diverse picture. In the County, the White population exhibits a proficiency index of 50.59, indicating a moderate level of school performance. The Black community follows closely with an index of 48.56. The Hispanic community, however, has a lower index of 37.59, suggesting room for improvement in their educational outcomes. The Asian or Pacific Islander community outperforms all with an impressive index of 61.81, while the Native American community has the lowest index at 36.49.

When considering individuals living below the federal poverty line within the Jurisdiction, the proficiency indices

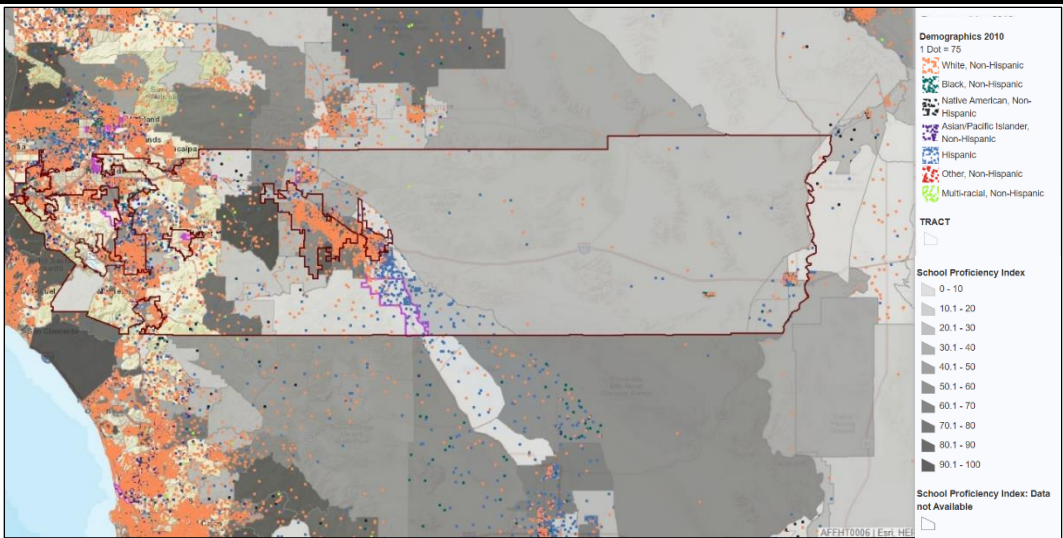
generally decrease. The White population has an index of 39.50, the Black population 33.01, and the Hispanic population 28.02. The Asian or Pacific Islander community maintains a relatively high index of 51.62, while the Native American community has an index of 30.52.

Turning to the Region as a whole, the School Proficiency Index shows similar trends. The White population has an index of 46.43, the Black population 35.44, the Hispanic population 33.26, the Asian or Pacific Islander population 51.51, and the Native American population 35.90. For those living below the federal poverty line in the Region, the indices are: White (37.30), Black (25.68), Hispanic (26.74), Asian or Pacific Islander (35.76), and Native American (30.43).

These indices serve as a barometer of school performance for each group, with higher numbers indicating better performance. However, it's important to remember that these numbers are averages and may not reflect the individual experiences of all students within these groups. They highlight the disparities in educational outcomes among different racial and ethnic groups and between those above and below the poverty line, underscoring the need for targeted interventions to improve school proficiency where it is most needed.

The maps below provide an understanding on the School Proficiency Index data for both the Jurisdiction and Region by race/ethnicity, national origin, and family status.

**Figure 27: School Proficiency and Race/Ethnicity (Jurisdiction)**



**Figure 53: School Proficiency and National Origin (Jurisdiction)**

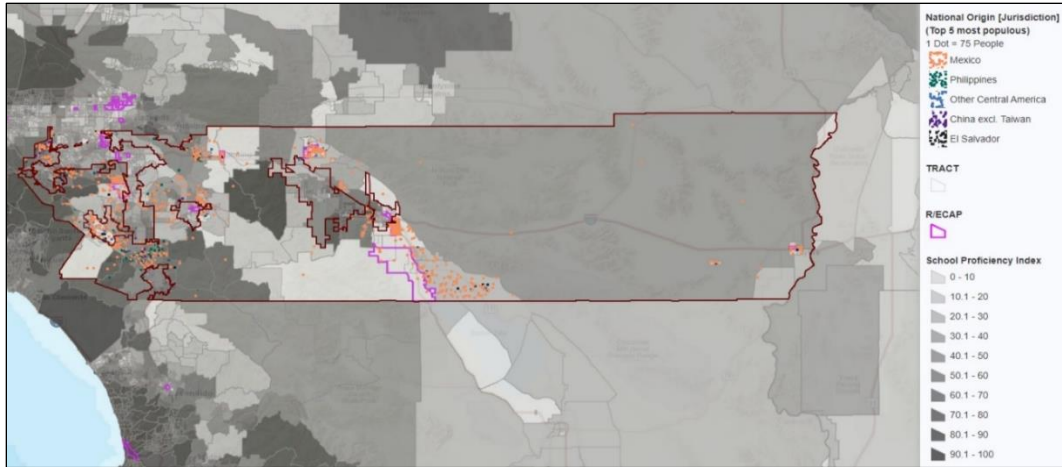


Figure 28: School Proficiency and Family Status (Jurisdiction)



Figure 55: School Proficiency and Race/Ethnicity (Region)

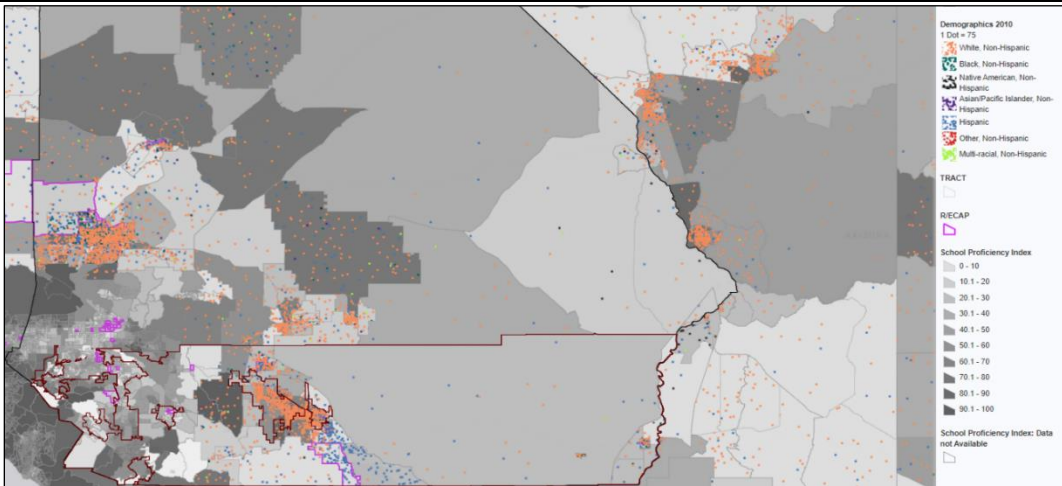


Figure 29: School Proficiency and National Origin (Region)

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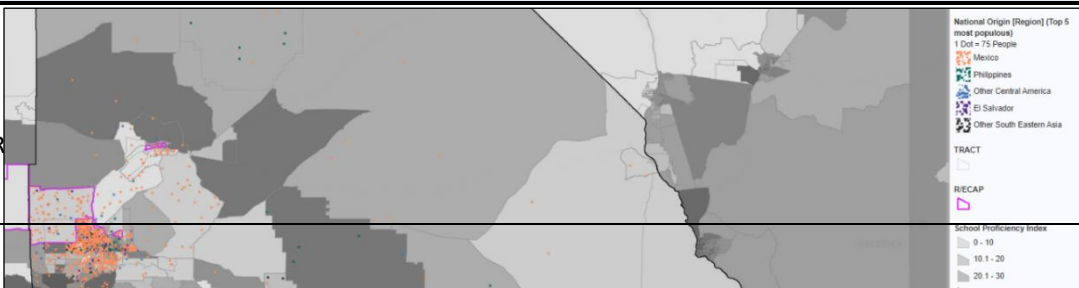
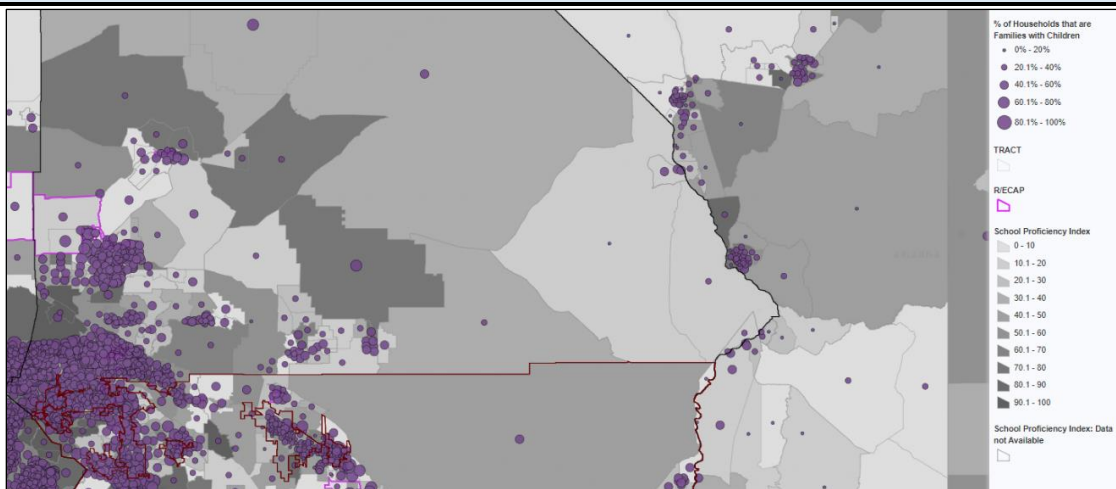


Figure 30 School Proficiency and Family Status (Region)



### Employment

Local economic characteristics impact local housing needs, even though these characteristics may not be directly related to fair housing. These economic characteristics include the types of unemployment rates, and their workforce by industry. This section explores economic trends and characteristics in Riverside County as a means of identifying and understanding local housing needs.

As of 2023, the largest employer in Riverside County was the County of Riverside itself, a public employer in the Government Offices industry, employing 24,290 people. This is followed by March Air Forces Reserve, a public employer in the Military industry, employing 9,600 people.

Among private employers, the largest employer is Kaiser Permanente, a company in the Healthcare industry, employing 5,846 people. The industries employing the most people are Government Offices, Education, and Healthcare. These three industries together employ 73.72% of the total employees in the listed employers.

This data provides valuable insights into the employment landscape of Riverside County, highlighting the key industries and employers in the Jurisdiction.

**Table 14: Top Employers, Riverside County**

	# of Employees	Industry
<b>Private Employers</b>		
Kaiser Permanente	5,846	Healthcare
Riverside Community Hospital	2,200	Healthcare
Cal Baptist University	1,442	Education
Collins Aerospace Systems	1,000	Aircraft Components Manufacturing
Riverside Medical Clinic	985	Healthcare
Stater Bros	845	Grocery Stores
Doctor's Hospital of Riverside	790	Healthcare
J Ginger Masonry	690	Masonry Contractors
Target	600	Department Stores
Mission Inn Hotel and Spa	565	Hotels & Motels
<b>Public Employers</b>		
County of Riverside	24,290	Government Offices
March Air Forces Reserve	9,600	Military
University of California, Riverside	8,593	Education
Riverside University Health Systems	8,000	Medicare
Riverside Unified School District	5,003	Education
City of Riverside	2,336	Government Offices
Riverside Community School District	2,100	Education
Alvord Unified School District	1,898	Education
Riverside County Office of Education	1,700	Education
Riverside Transit Agency	425	Transportation

*Data Source: Riverside County Website, 2023.*

The workforce by industry is made up of over a million individuals. On average, those in the workforces listed in the table below are earning around \$45,991. The largest group in the workforce is 20.8% and is in educational services, healthcare, and social assistance.

These groups are earning above average, with median earnings of \$48,815. The second largest group is retail trade, employing 12.3% of the workforce. Those in this group have earnings are slightly below average, around \$31,268.

Construction and manufacturing are also significant, employing 9.5% and 8.2% of the workforce respectively. They're both earning above average, with construction workers making around \$50,953 and manufacturing workers making around \$51,031.

Interestingly, those in public administration are only 5.2% of the workforce, but they have the highest median earnings of \$77,153. On the other end, those in arts, entertainment, recreation, accommodation, and food services make up 11% of the workforce but have the lowest median earnings of \$24,103.

**Table 15: Workforce by Industry in Riverside County**

Industry	#	%	Median Earnings
Agriculture, forestry, fishing and hunting, and mining	13,820	1.30%	\$27,779
Construction	101,452	9.50%	\$50,953
Manufacturing	87,949	8.20%	\$51,031

Wholesale trade	29,122	2.70%	\$51,531
Retail trade	132,380	12.30%	\$31,268
Transportation and warehousing, and utilities	80,469	7.50%	\$42,945
Information	16,570	1.50%	\$59,910
Finance and insurance, and real estate and rental and leasing	53,207	5%	\$57,865
Professional, scientific, management, administrative and waste services	109,795	10.20%	\$43,496
Educational services, and health care and social assistance	222,758	20.80%	\$48,815
Arts, entertainment, and recreation, and accommodation and food services	117,720	11%	\$24,103
Other services, except public administration	52,551	4.90%	\$31,030
Public administration	55,549	5.20%	\$77,153

*Data Source: US Census/ACS, 2022 ACS Estimate.*

The data provided below in Table 16 gives an insight into the unemployment rates among different racial and ethnic groups.

The average unemployment rate across all these groups is approximately 3.49%. The unemployment rate for White individuals is 2.9%, which is lower than the average. On the other hand, the unemployment rate for Black or African American individuals is 5.4%, which is higher than the average.

Similarly, the unemployment rate for American Indian and Alaska Native individuals is 4.4%, also above the average. Asian individuals have an unemployment rate of 3.0%, slightly below the average, while Filipino individuals have an unemployment rate of 3.2%, slightly below the average.

For those identified as some other race, the unemployment rate is 3.6%, which is above the average. Individuals identifying with two or more races have an unemployment rate of 2.9%, equal to the average. Looking at ethnic groups, Central American individuals have an unemployment rate of 2.3%, which is lower than the average. Mexican individuals have an unemployment rate of 3.7%, which is higher than the average. Lastly, Hispanic individuals have an unemployment rate of 3.5%, which is also above the average.

**Table 16: Unemployment Percentages by Race/Ethnicity**

Race/Ethnicity	Percentage
White	2.90%
Black or African American	5.40%
American Indian and Alaska Native	4.40%
Asian	3.00%
Filipino	3.20%
Some other race	3.60%
2 or more races	2.90%
Central American	2.30%
Mexican	3.70%
Hispanic	3.50%

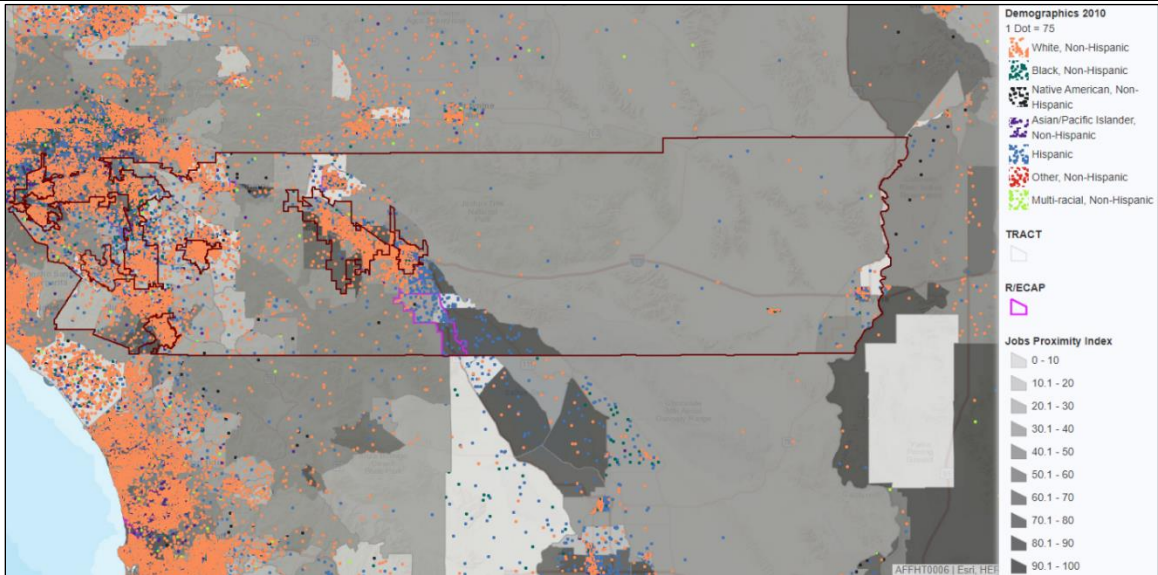
*Data Source: US Census/ACS, 2022 ACS Estimates*

**The Job Proximity Index** measures the physical distances between place of residence and jobs by race or ethnicity. The higher the value, the better the access to employment opportunities for residents in a neighborhood. In the Jurisdiction, the White population exhibits a proximity index of 35.59, indicating a moderate level of job accessibility. The Black community follows closely with an index of 36.13. The Hispanic community, however, has

a lower index of 31.93, suggesting room for improvement in their job accessibility. The Asian or Pacific Islander community outperforms all with an impressive index of 37.62, while the Native American community has the lowest index at 32.05. With individuals living below the federal poverty line within the Jurisdiction, the proximity indices generally decrease.

In the Region, the Jobs Proximity Index shows similar trends but with generally higher scores. The White population has an index of 45.92, the Black population 45.67, the Hispanic population 46.90, the Asian or Pacific Islander population 53.56, and the Native American population 43.36. For those living below the federal poverty line in the Region, the indices are: White (43.28), Black (41.83), Hispanic (45.50), Asian or Pacific Islander (57.38), and Native American (44.62).

**Figure 31: Job Proximity and Race/Ethnicity (Jurisdiction)**



**Figure 32: Job Proximity and National Origin (Jurisdiction)**

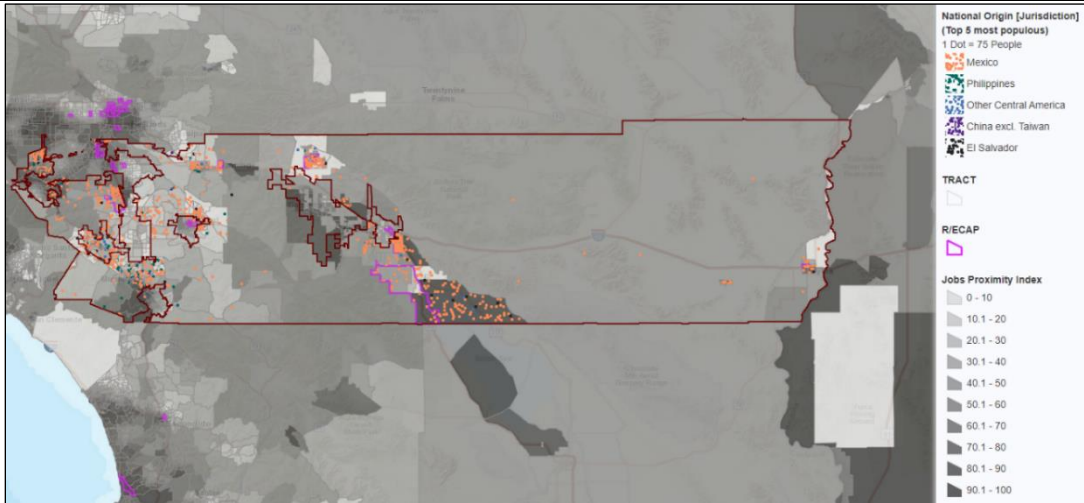


Figure 33: Job Proximity and Family Status (Jurisdiction)

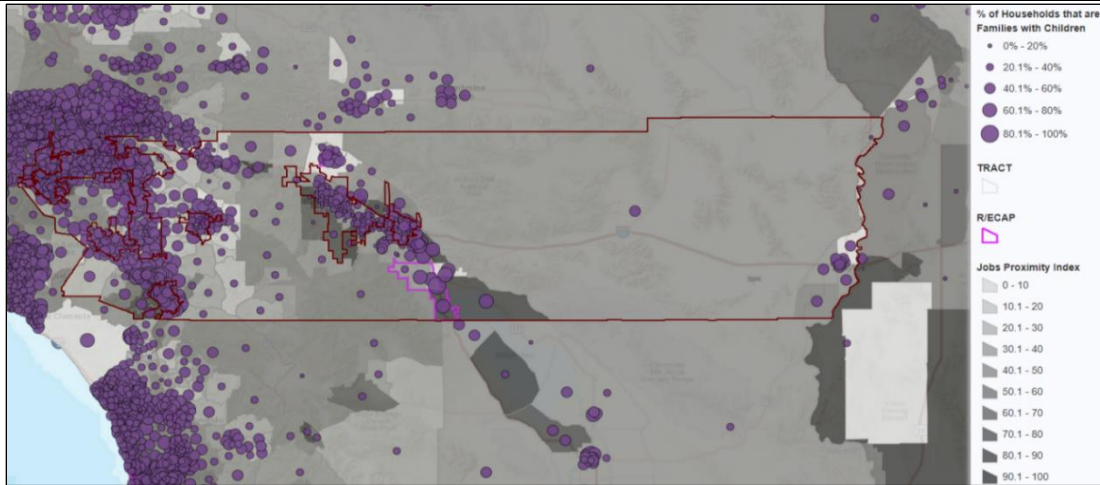


Figure 34: Job Proximity and Race/Ethnicity (Region)

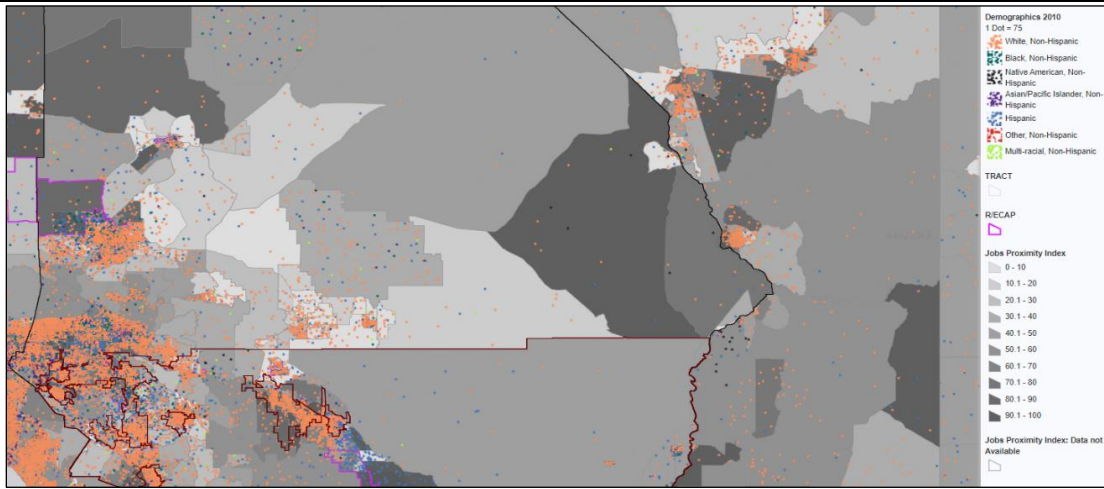


Figure 35: Job Proximity and National Origin (Region)

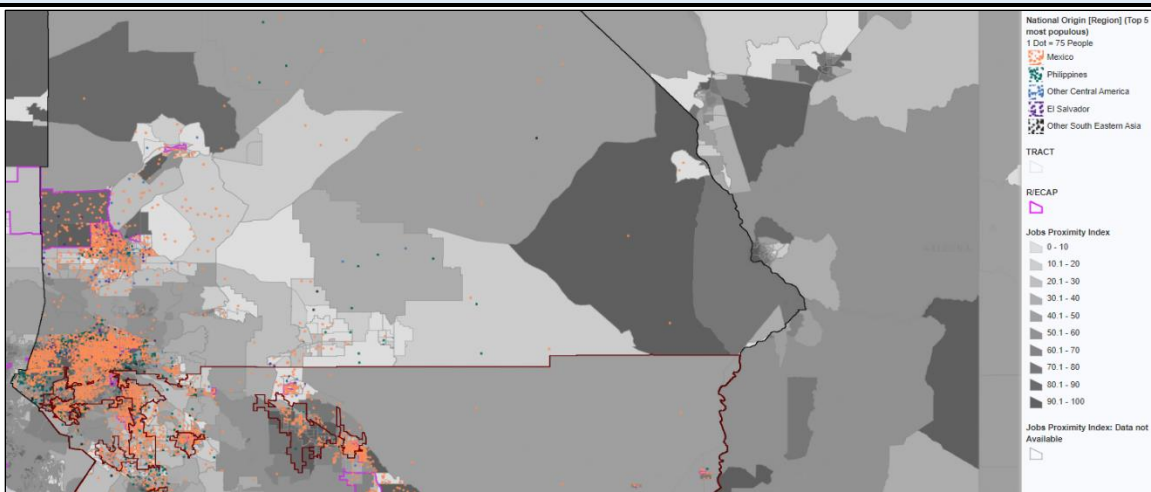
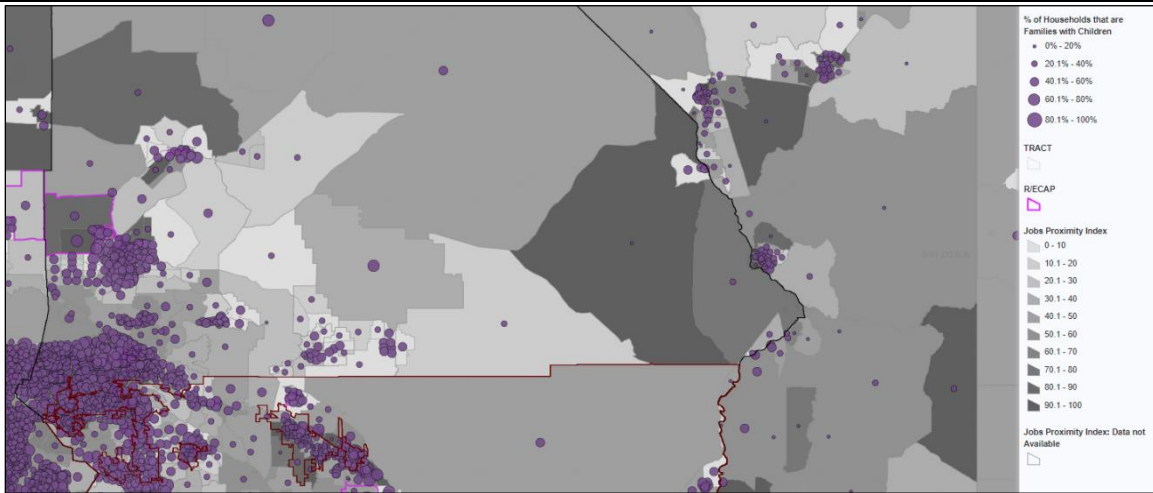




Figure 36: Job Proximity and Family Status (Region)



**The Labor Market Engagement Index** provides a measure of unemployment rate, labor-force participation rate, and percent of the population ages 25 and above with at least a bachelor’s degree, by neighborhood. The higher the score, the higher the labor force participation and human capital in a neighborhood.

In the Jurisdiction, the White population has a Labor Market Index of 32.21, indicating a moderate level of labor market conditions. The Black community has a slightly lower index of 28.83, while the Hispanic community has an index of 23.26, suggesting room for improvement in their labor market conditions. The Asian or Pacific Islander community outperforms all with an impressive index of 42.07, while the Native American community has the lowest index at 22.15.

In the Region, the Labor Market Index shows similar trends but with generally higher scores. The White population has an index of 33.94, the Black population 26.46, the Hispanic population 24.37, the Asian or Pacific Islander population 42.31, and the Native American population 24.58.

Figure 37: Labor Market and Race/Ethnicity (Jurisdiction)

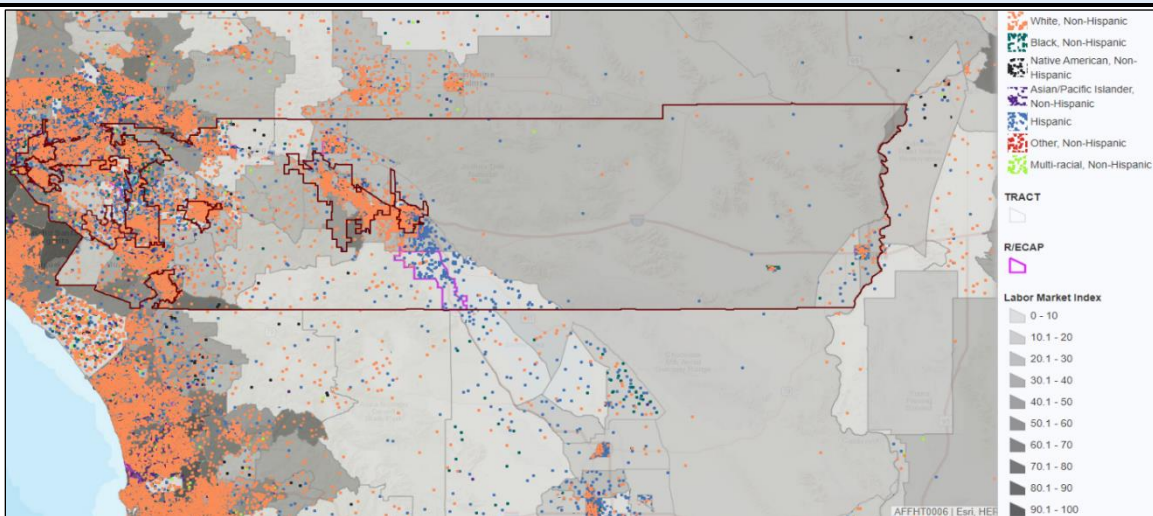


Figure 38: Labor Market and National Origin (Jurisdiction)

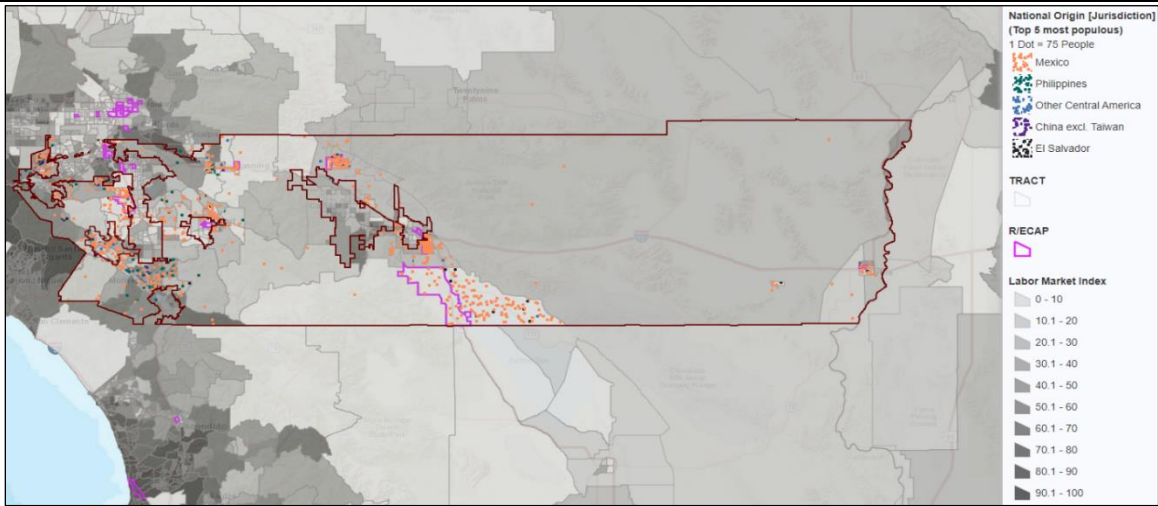


Figure 39: Labor Market and Family Status (Jurisdiction)

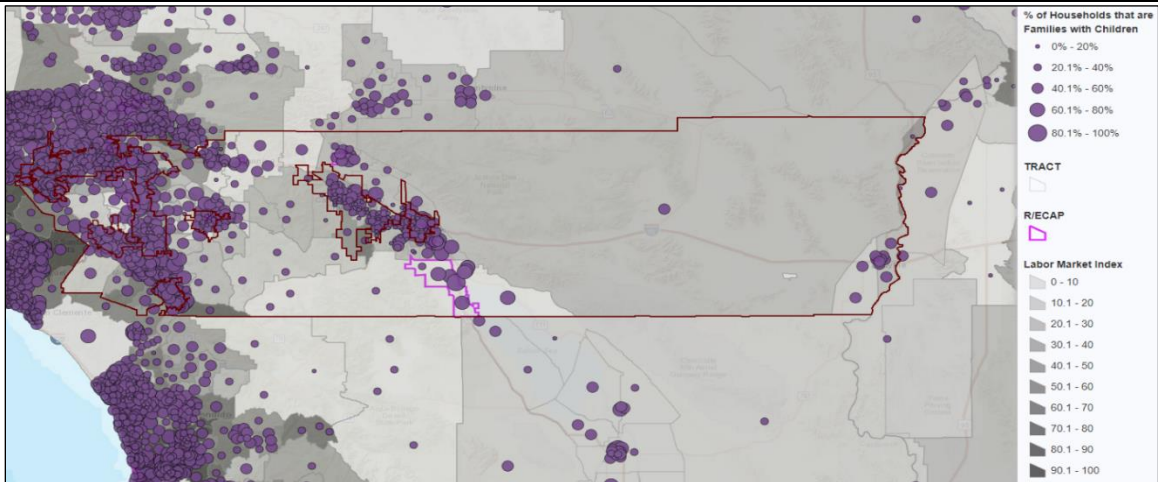


Figure 40: Labor Market and Race/Ethnicity (Region)

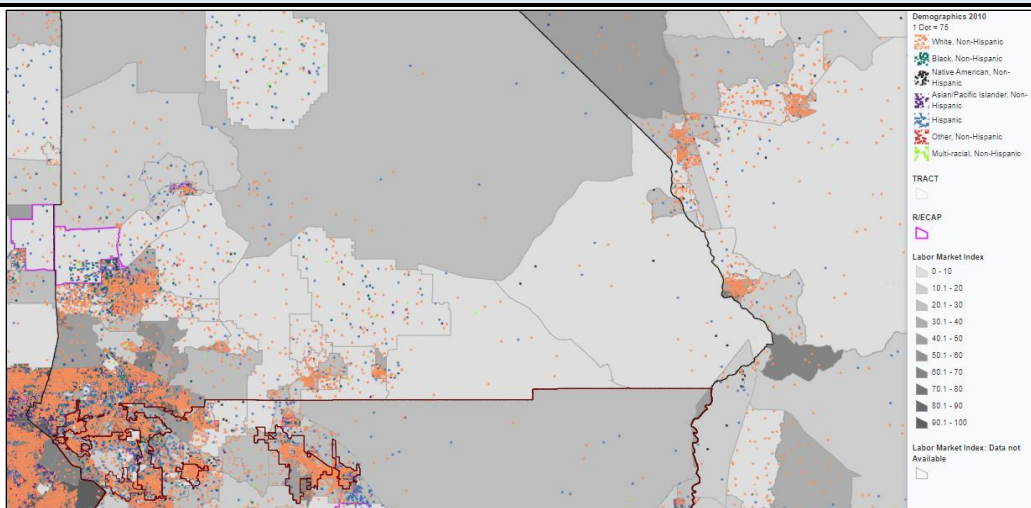


Figure 41: Labor Market and National Origin (Region)

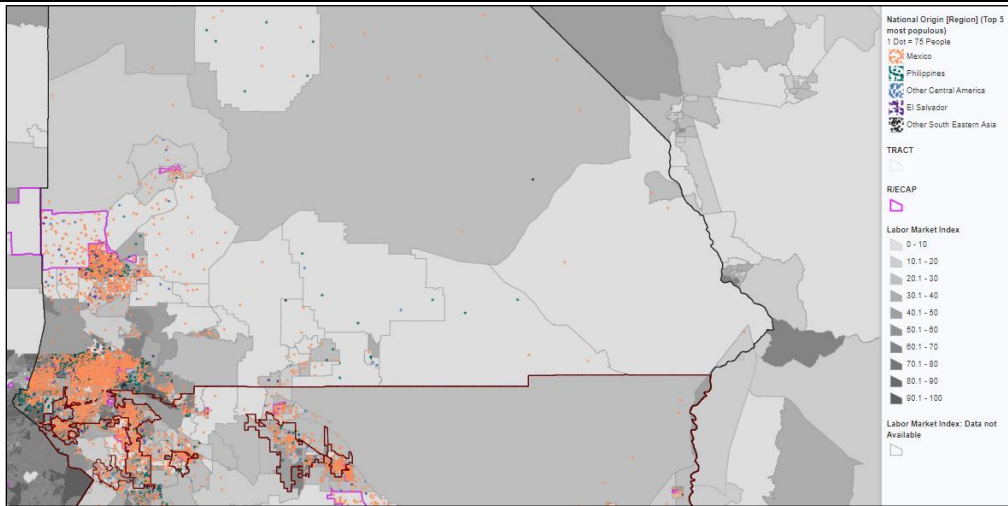
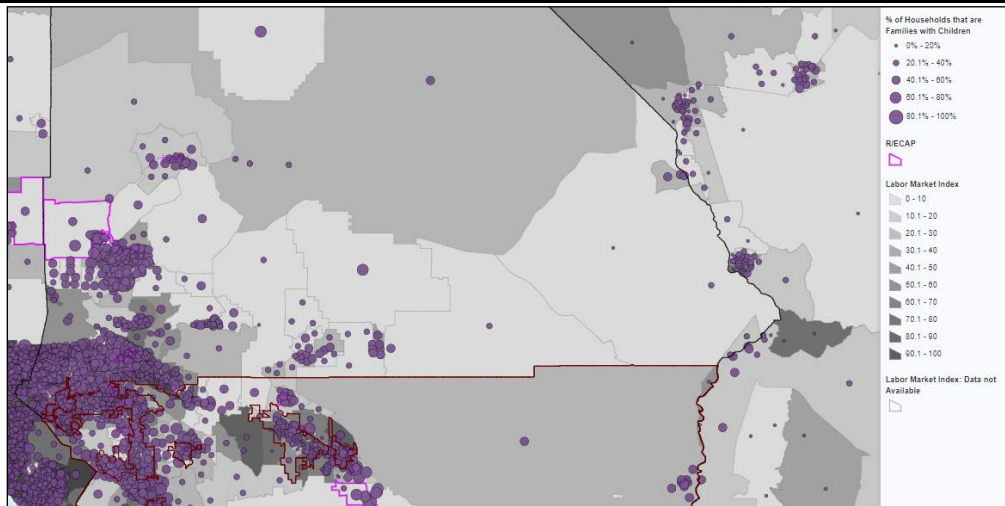


Figure 42: Labor Market and Family Status (Region)



### Transportation

Riverside County residents in urban and suburban areas generally enjoy superior access to transportation infrastructure, which includes the Riverside Transit Agency (RTA) bus system, the Sun Line Transit Agency in the Palm Springs area, Palo Verde Transit Agency in the Blythe area, the Riverside Metrolink Station, with links to San Bernardino County’s Omnitrans system as well as to Amtrak, and the Corona Transit Center and Metrolink station.

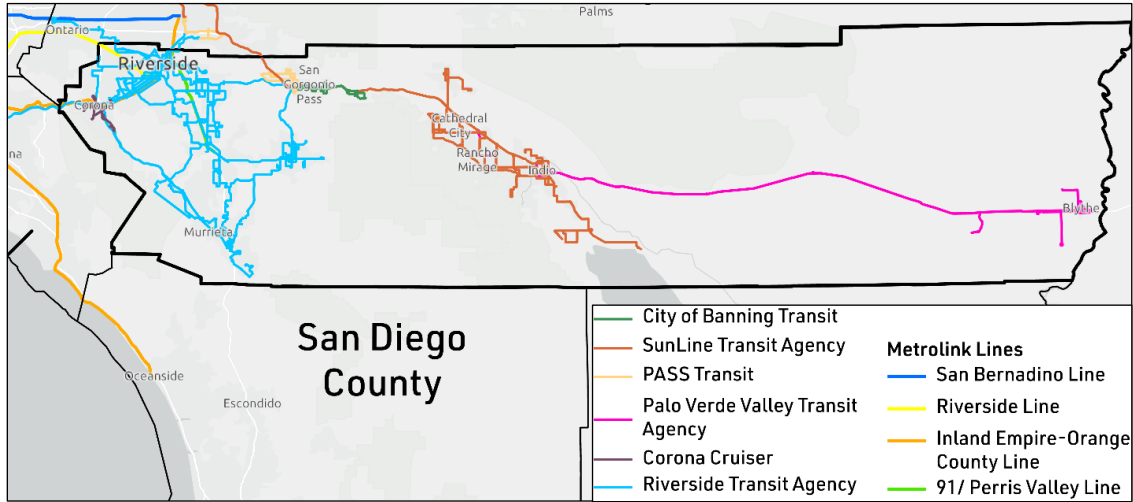
This large County is home to at least four municipal airports, (Banning Muni Airport, Corona Muni Airport AJO, Palm Springs International Airport, Riverside Muni Airport), five County-owned and operated airports (Ciriaco Summit, French Valley, Hemet Ryan, Jacqueline Cochran, and Blythe), and enjoys proximity to Ontario International Airport in nearby San Bernardino County. The County is also traversed by numerous major freeways within its boundaries (Interstates 10, 15, 215 and State Routes 60, 91, 71, 74, 79, 86, and 111).

Each of the public transit operators mentioned in the preceding paragraphs have programs available to incentivize ridership by students, seniors, and persons with disabilities. Each has an ADA plan and each of the bus lines offer a version of dial-a-ride that provides origin-to-destination advanced reservation transportation service for seniors

and persons with disabilities who need to travel to and from destinations generally within ¼ to 1 mile of an existing fixed-route service.

Although it is economically unfeasible to provide fixed-route public transportation in the more rural areas of the County, the major population centers appear to be well-served.

**Figure 43: Public Transit in Riverside County**



**The Transit Trips Index** measures how often low-income families in a neighborhood use public transportation. The index is based on estimates of transit taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters in the Core-Based Statistical Area. The higher the index value, the more likely residents in that neighborhood are to utilize public transit.

In the Jurisdiction, the White population has a Transit Index of 42.95, indicating a moderate level of transit accessibility. The Black community has a slightly higher index of 43.34, while the Hispanic community has an index of 46.71, suggesting better transit accessibility. The Asian or Pacific Islander community outperforms all with an impressive index of 48.13, while the Native American community has the lowest index at 40.93.

Individuals living below the federal poverty line within the Jurisdiction, the Transit Index generally increases. The White population has an index of 43.08, the Black population 41.20, and the Hispanic population 49.53. Interestingly, the Asian or Pacific Islander community maintains a relatively high index of 44.78, while the Native American community has an index of 39.34.

In the Region, the Transit Index shows similar trends. The White population has an index of 48.57, the Black population 53.65, the Hispanic population 55.76, the Asian or Pacific Islander population 55.92, and the Native American population 47.70. For those living below the federal poverty line in the Region, the indices are: White (48.70), Black (53.16), Hispanic (57.51), Asian or Pacific Islander (58.72), and Native American (50.03).

Figure 44: Transit Trip and Race/Ethnicity (Jurisdiction)

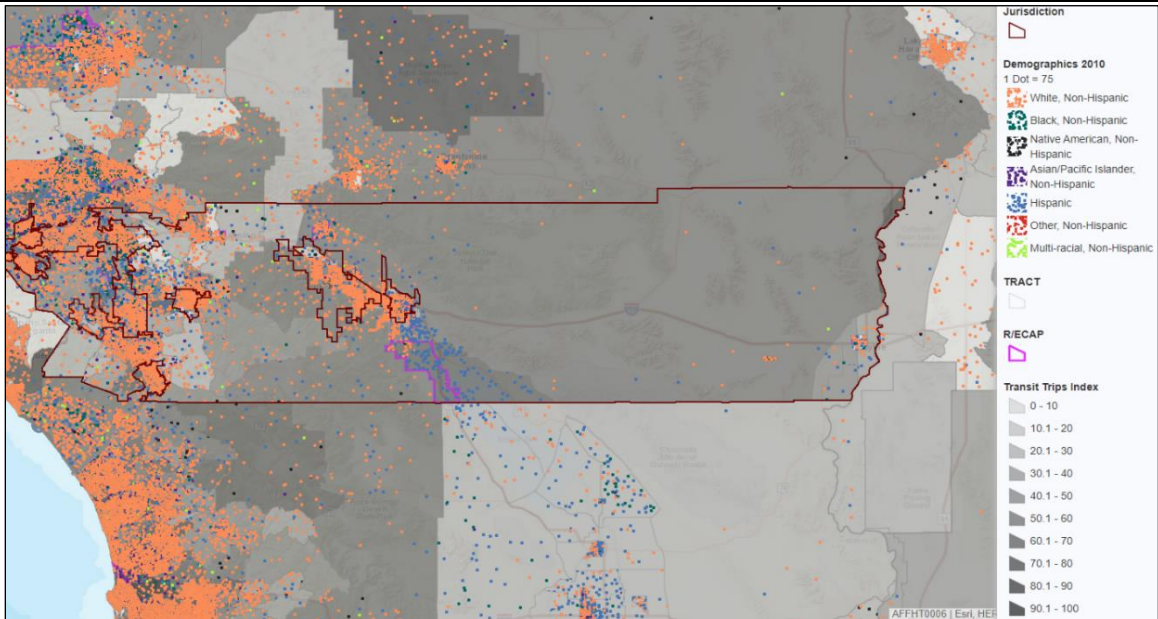


Figure 45: Transit Trip and National Origin (Jurisdiction)

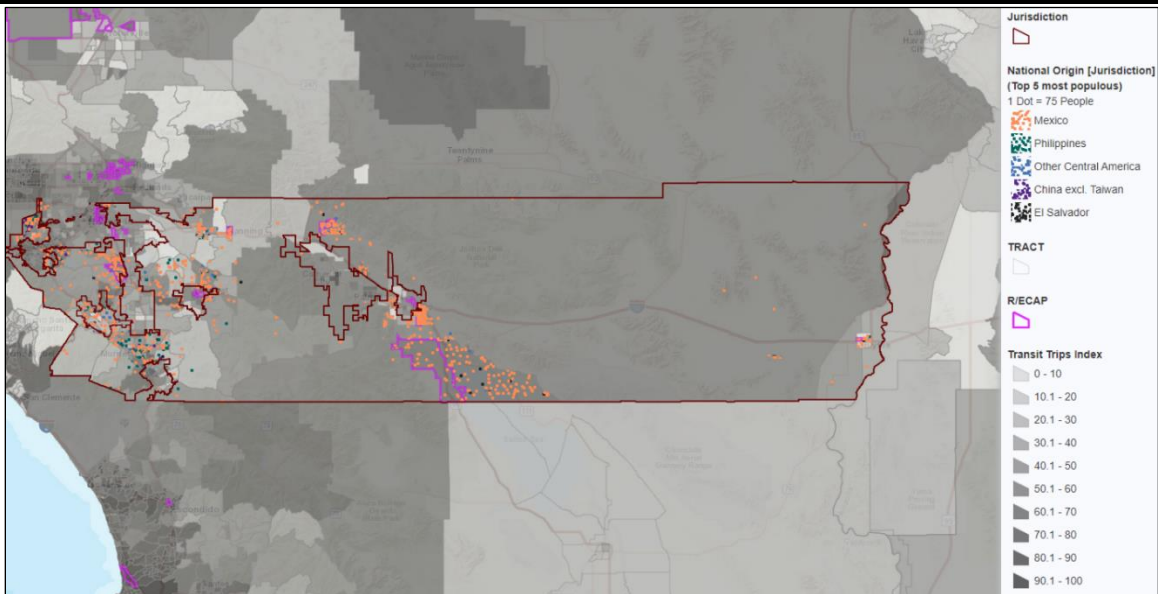


Figure 46: Transit Trip and Family Status (Jurisdiction)

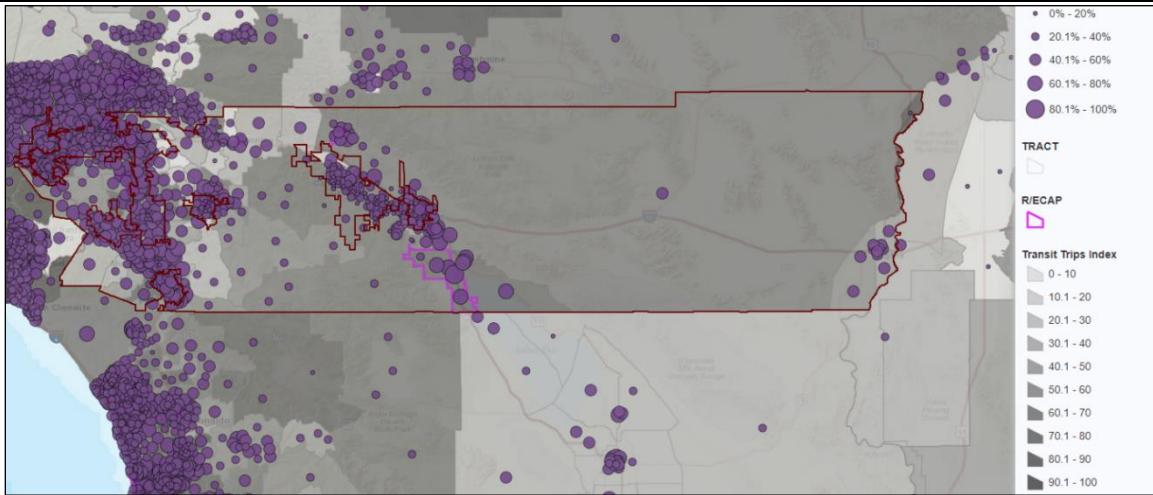


Figure 47: Transit Trip and Race/Ethnicity (Region)

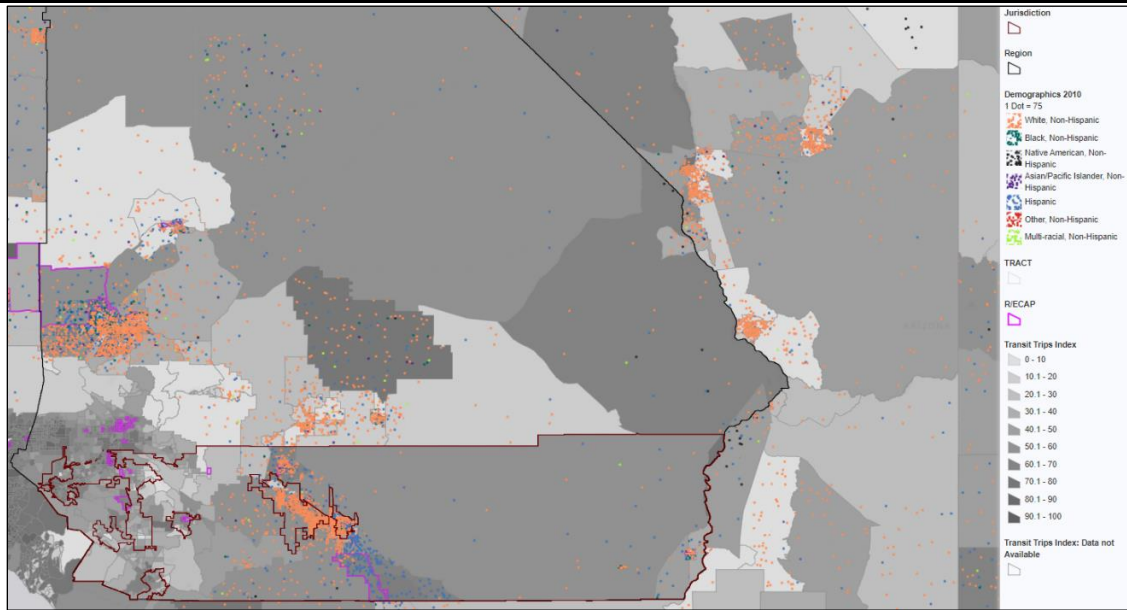
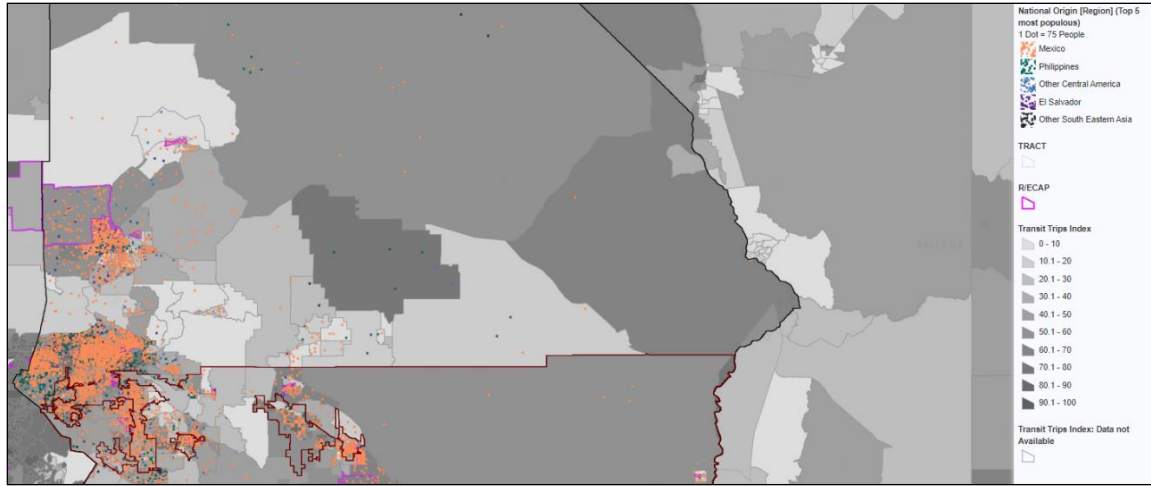
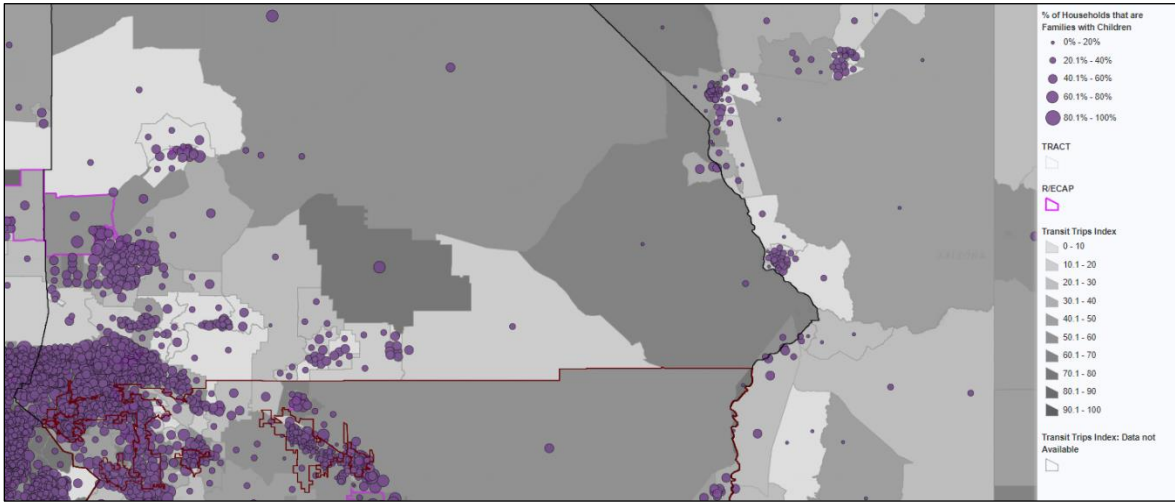


Figure 48: Transit Trip and National Origin (Region)



**Figure 49: Transit Trip and Family Status (Region)**



**The Low Transportation Cost Index** measures cost of transport and proximity to public transportation by neighborhood. The index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the Region. The higher the index value, the lower the cost of transportation in that neighborhood.

In the Jurisdiction, the Low Transportation Cost Index for the total population is highest for the Hispanic group at 39.19, followed by the Native American population at 37.76. The White, Black, and Asian or Pacific Islander populations have lower indices at 36.27, 35.68, and 31.22 respectively.

In the Region, the Low Transportation Cost Index for the total population is highest for the Hispanic group at 46.31, followed by the Black population at 45.13. The White, Asian or Pacific Islander, and Native American populations have lower indices at 42.13, 42.65, and 43.26 respectively.

Figure 50: Low Transportation Cost and Race/Ethnicity (Jurisdiction)

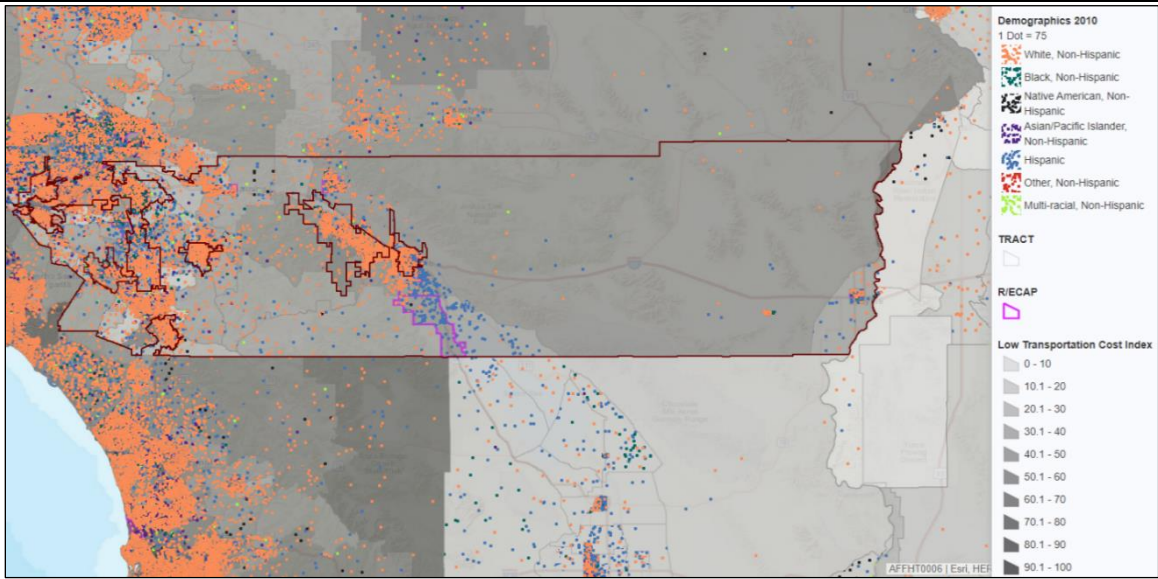


Figure 51: Low Transportation Cost and National Origin (Jurisdiction)

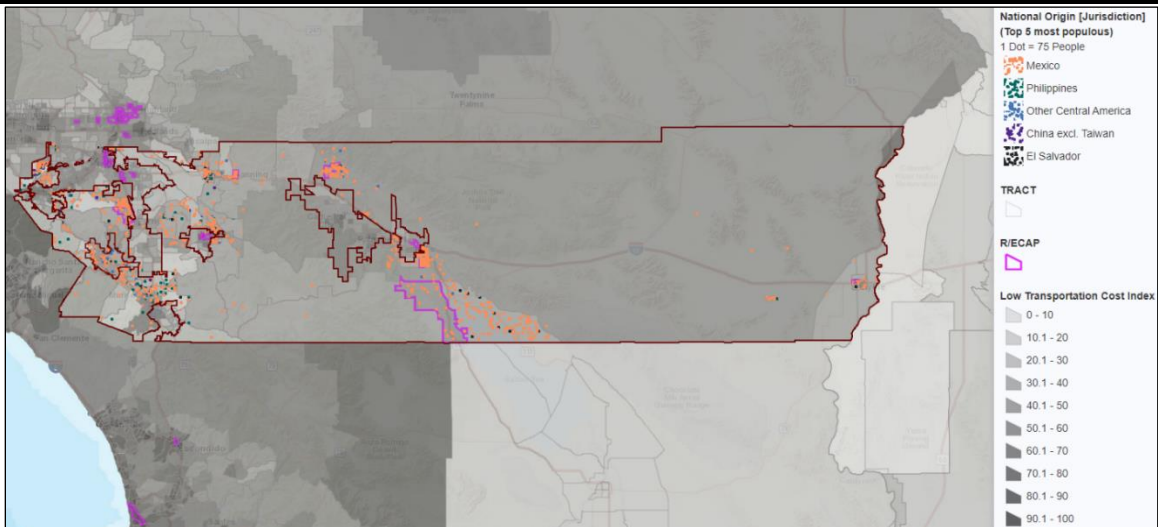




Figure 52: Low Transportation Cost and Family Status (Jurisdiction)

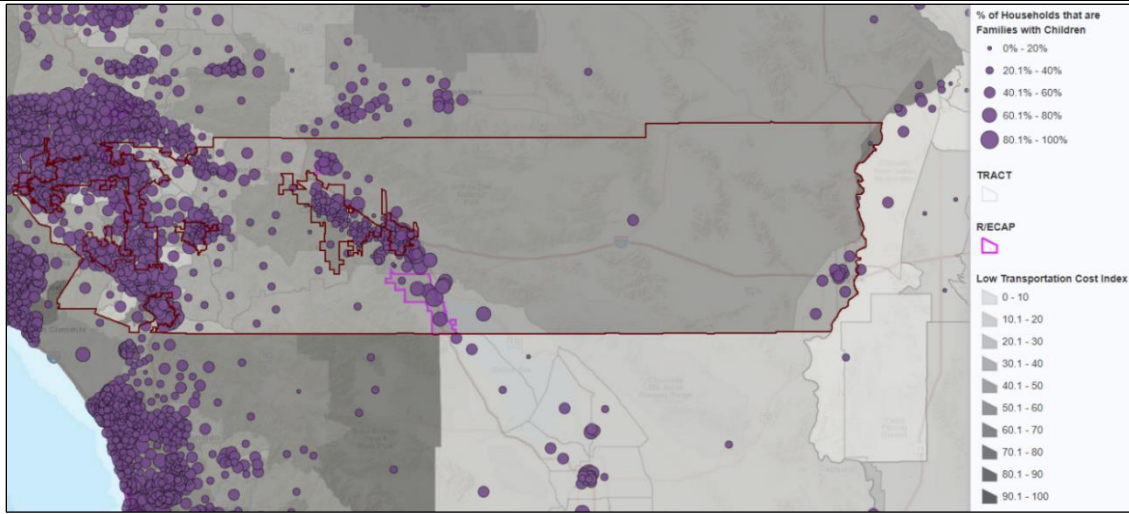


Figure 53: Low Transportation Cost and Race/Ethnicity (Region)

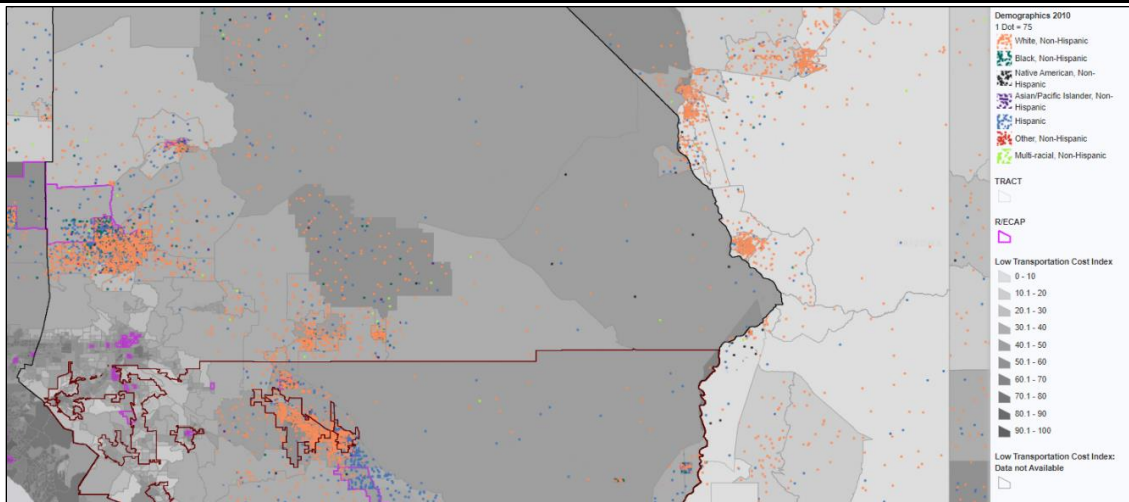


Figure 54: Low Transportation Cost and National Origin (Region)

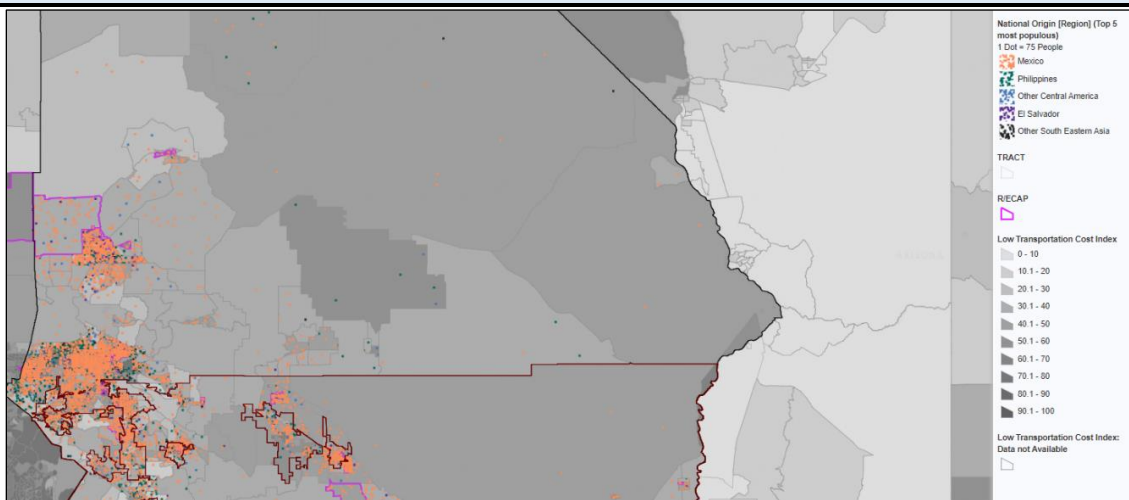
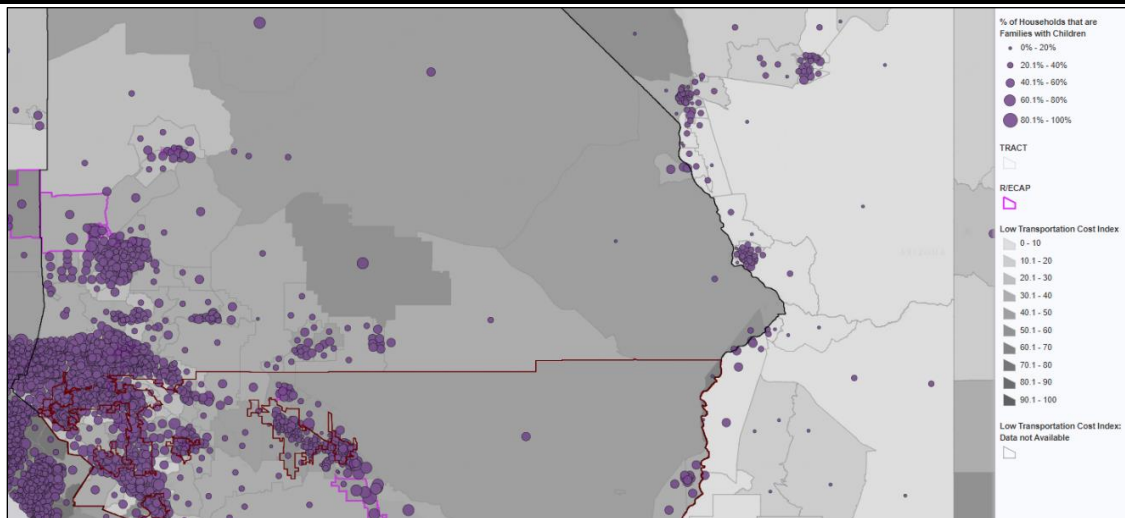


Figure 55: Low Transportation Cost and Family Status (Region)



### Access to Low Poverty Neighborhoods

Access to low poverty neighborhoods refers to the ability of individuals and families to reside in areas where poverty rates are relatively low. These neighborhoods typically offer better living conditions, improved educational opportunities, reduced crime rates, and access to essential services. Residents in low poverty neighborhoods often experience better physical and mental health outcomes compared to those living in areas of concentrated poverty<sup>1</sup>. Efforts to promote access to such neighborhoods aim to break cycles of intergenerational poverty and enhance overall well-being.

**The Low Poverty Index** uses rates of family poverty by household (based on the federal poverty line) to measure exposure to poverty by neighborhood. A higher score indicates less exposure to poverty for a given neighborhood.

In the Jurisdiction, the poverty index for the total population is highest for the Asian or Pacific Islander group at 66.75, followed by the White population at 55.42. The Black, Hispanic, and Native American populations have lower indices at 53.05, 38.72, and 41.33 respectively.

For those below the federal poverty line in the Jurisdiction, the poverty index is again highest for the Asian or Pacific Islander group at 54.59, while the White population follows at 43.49. The indices for the Black, Hispanic, and Native American populations are lower, recorded at 32.37, 24.54, and 34.71 respectively.

In the Region, the poverty index for the total population is highest for the Asian or Pacific Islander group at 58.83, followed by the White population at 50.83. The Black, Hispanic, and Native American populations have lower indices at 41.38, 36.39, and 39.48 respectively. For those below the federal poverty line in the Region, the poverty index is again highest for the Asian or Pacific Islander group at 41.94, while the White population follows at 37.75. The indices for the Black, Hispanic, and Native American populations are lower, recorded at 26.43, 24.29, and 29.25 respectively.

This data provides a snapshot of the poverty situation across different racial and ethnic groups in these two areas, highlighting the disparities that exist within the population. It's important to note that these figures are subject to change and may not represent the current situation.

Figure 56: Low Poverty and Race/Ethnicity (Jurisdiction)

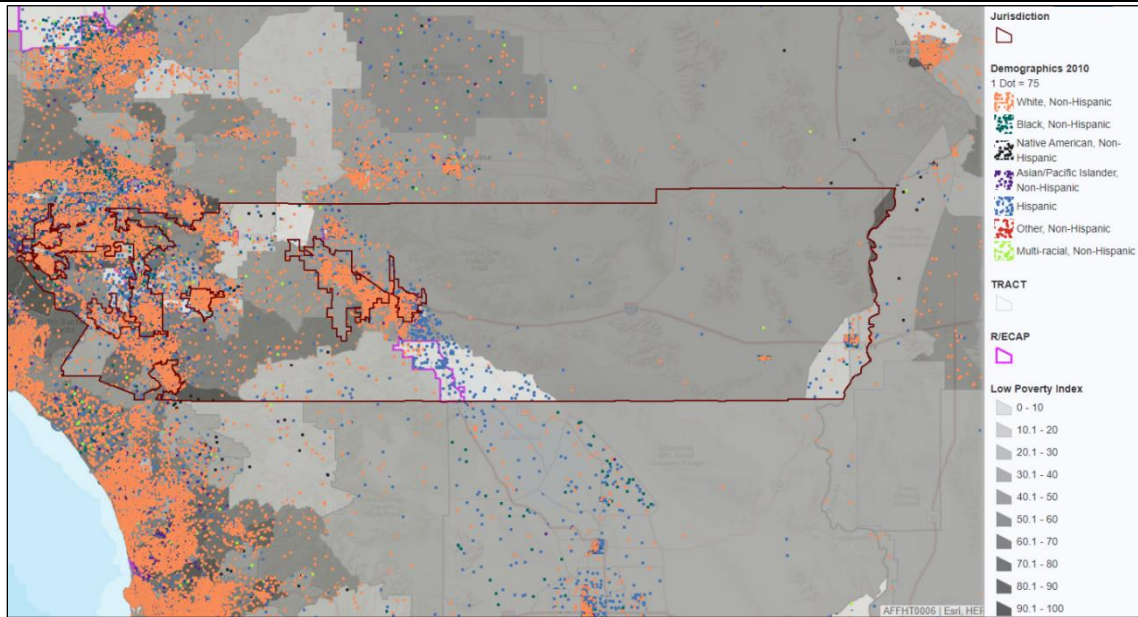


Figure 57: Low Poverty and National Origin (Jurisdiction)

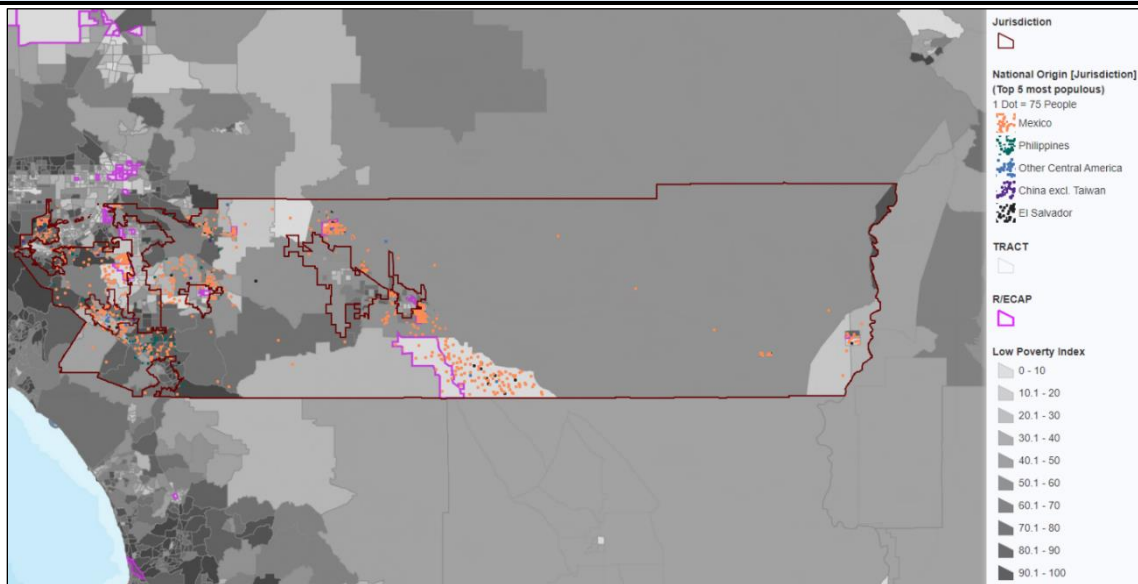


Figure 58: Low Poverty and Family Status (Jurisdiction)

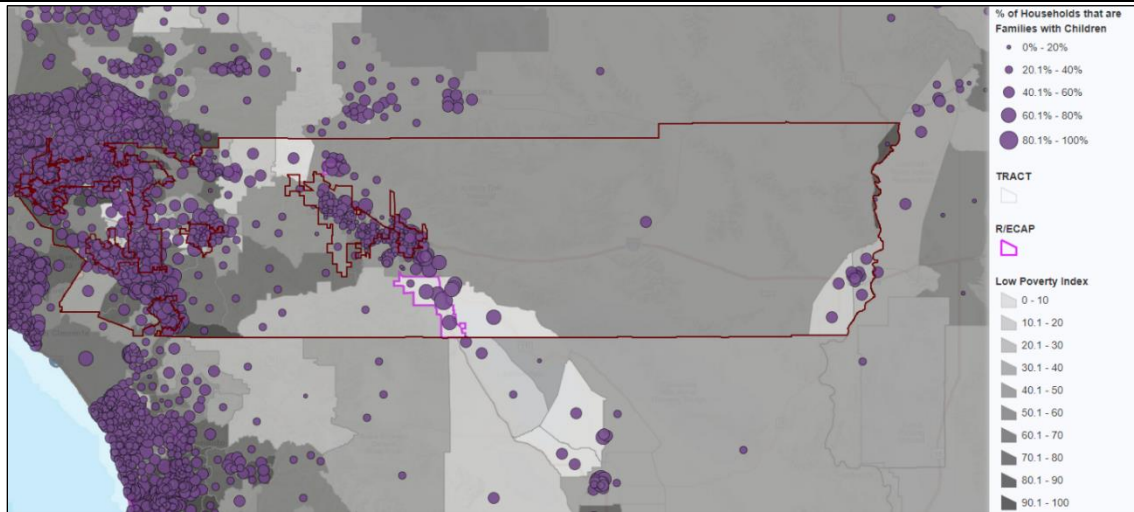


Figure 59: Low Poverty and Race/Ethnicity (Region)

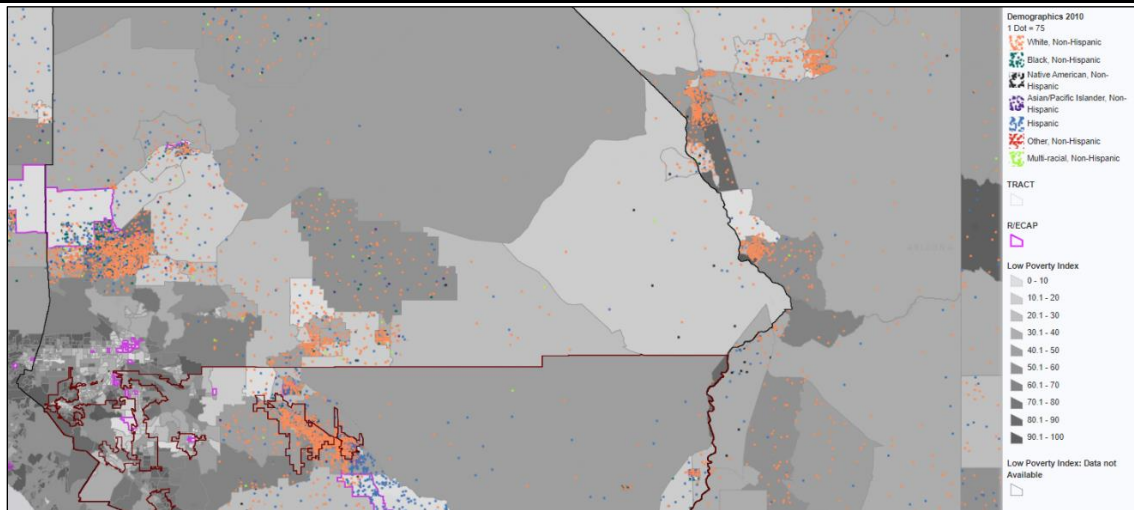


Figure 60: Low Poverty and National Origin (Region)

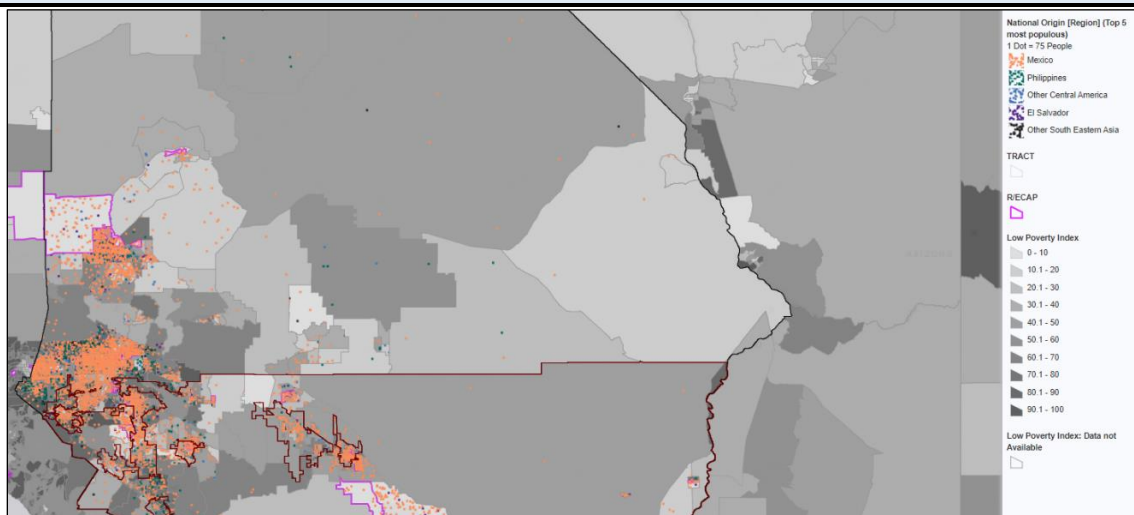
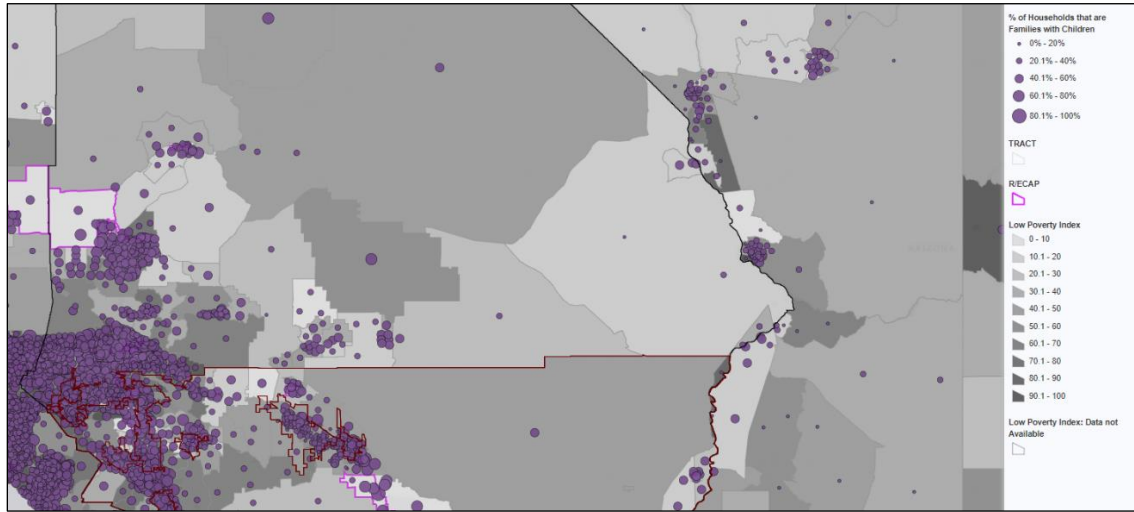


Figure 61: Low Poverty and Family Status (Region)



### *Access to Environmentally Healthy Neighborhoods*

Access to environmentally healthy neighborhoods refers to living in areas that promote well-being and safety. Living in a healthier neighborhood can lead to prosperity, healthier lifestyles, and improved overall well-being.

These neighborhoods typically exhibit the following characteristics:

1. Safety and Social Support:
  - Healthy neighborhoods are safe and socially supportive.
  - They provide a sense of security for residents.
2. Access to Essential Services:
  - Residents have easy access to essential services such as healthcare, healthy food, and social services.
  - Proximity to schools, jobs, and amenities is also important.
3. Green Open Spaces:
  - Access to green spaces (such as parks, gardens, and forests) positively impacts physical and mental health.
  - Neighborhoods with sufficient green space contribute to overall well-being.
4. Public and Active Transportation Options:
  - Healthy neighborhoods offer convenient public transportation and encourage active modes of travel (walking, biking).
  - Accessible transportation options enhance mobility and reduce reliance on cars.

**The Environmental Health Index** summarizes potential exposure to harmful toxins at a neighborhood level. It is based on EPA estimates of air quality carcinogenic, respiratory, and neurological toxins, and the higher the index value, the less exposure to harmful toxins.

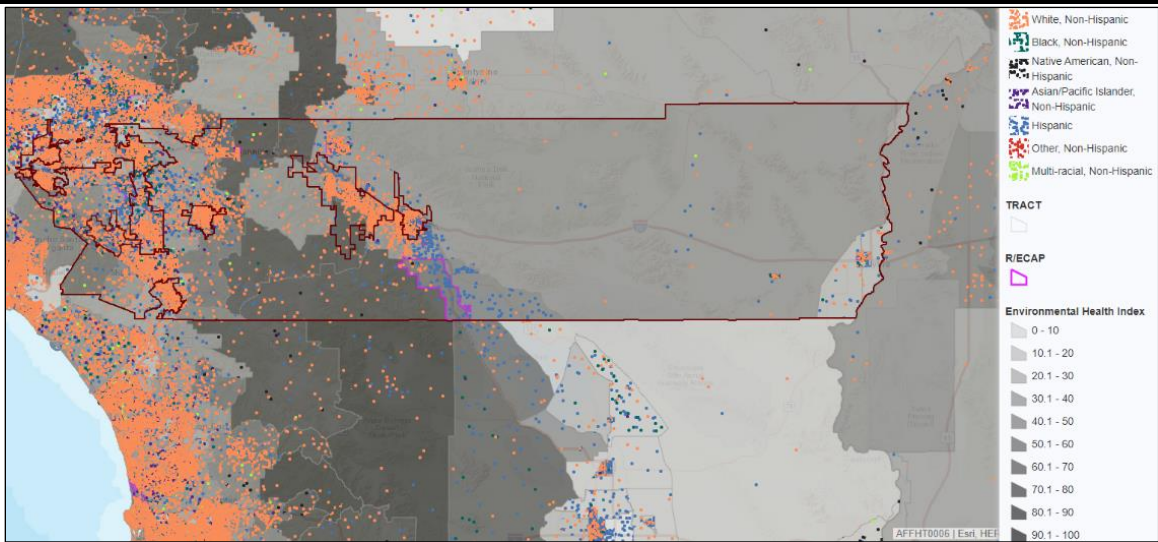
In the Jurisdiction, the Environmental Health Index for the total population is highest for the Native American group at 59.71, followed by the White population at 51.35. The Hispanic, Black, and Asian or Pacific Islander populations have lower indices at 50.77, 45.38, and 39.79 respectively.

For those below the federal poverty line in the Jurisdiction, the Environmental Health Index is highest for the White group at 55.33, while the Native American population follows at 56.10. The indices for the Black, Hispanic, and Asian or Pacific Islander populations are lower, recorded at 54.93, 53.26, and 45.47 respectively.

In the Region, the Environmental Health Index for the total population is highest for the Native American group at 49.90, followed by the White population at 48.02. The Black, Hispanic, and Asian or Pacific Islander populations have lower indices at 38.89, 37.84, and 35.12 respectively.

For those below the federal poverty line in the Region, the Environmental Health Index is highest for the White group at 51.53, while the Black population follows at 42.21. The indices for the Hispanic, Asian or Pacific Islander, and Native American populations are lower, recorded at 39.29, 34.87, and 44.78 respectively.

**Figure 62: Environmental Health and Race/Ethnicity (Jurisdiction)**



**Figure 63: Environmental Health and National Origin (Jurisdiction)**

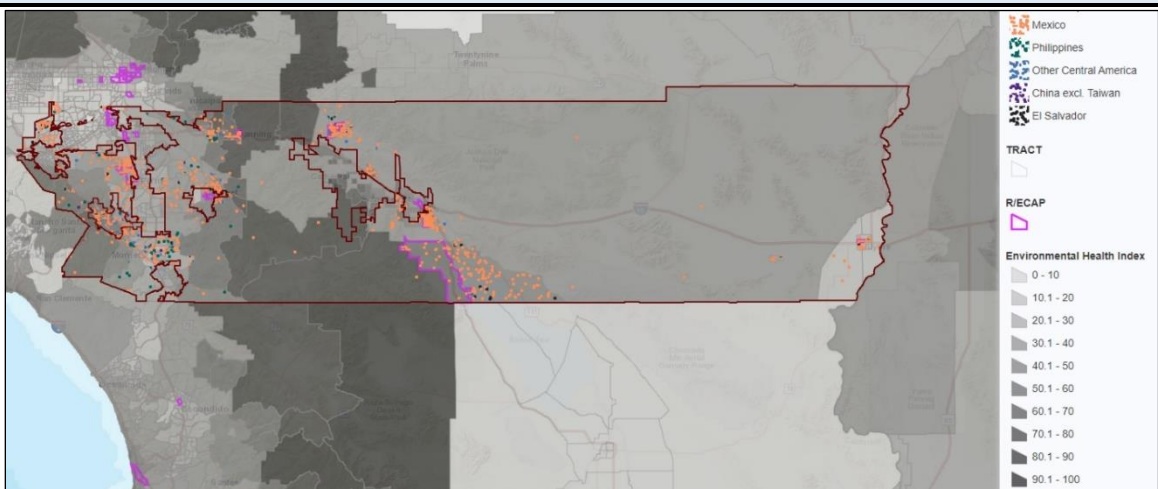


Figure 64: Environmental Health and Family Status (Jurisdiction)

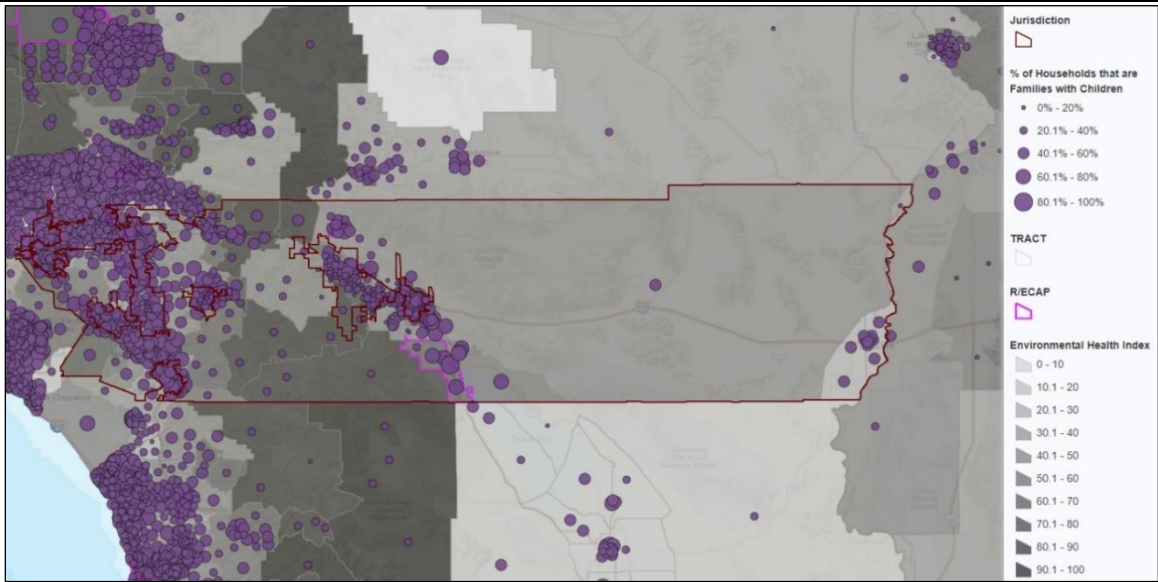


Figure 65: Environmental Health and Race Ethnicity (Region)

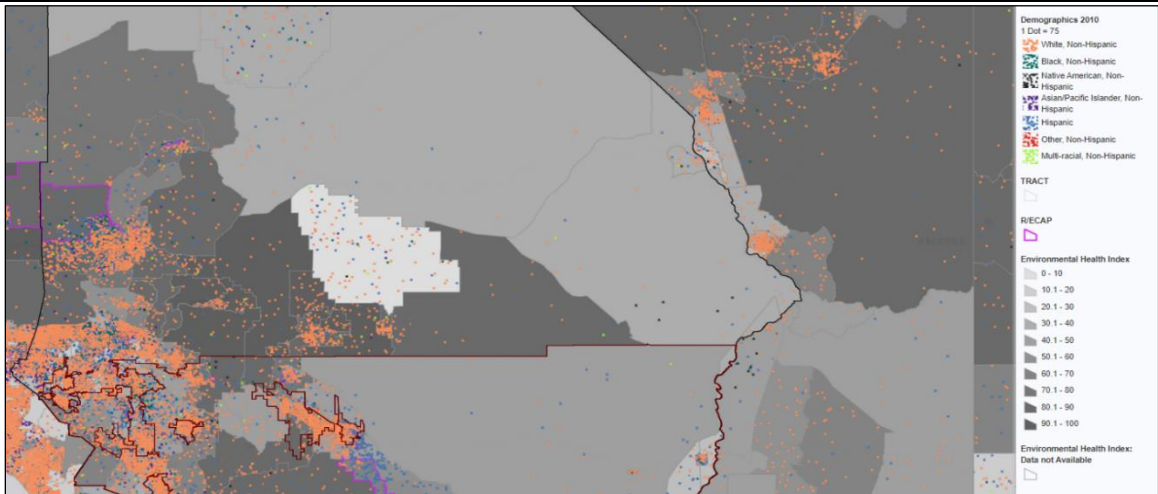


Figure 66: Environmental Health and National Origin (Region)

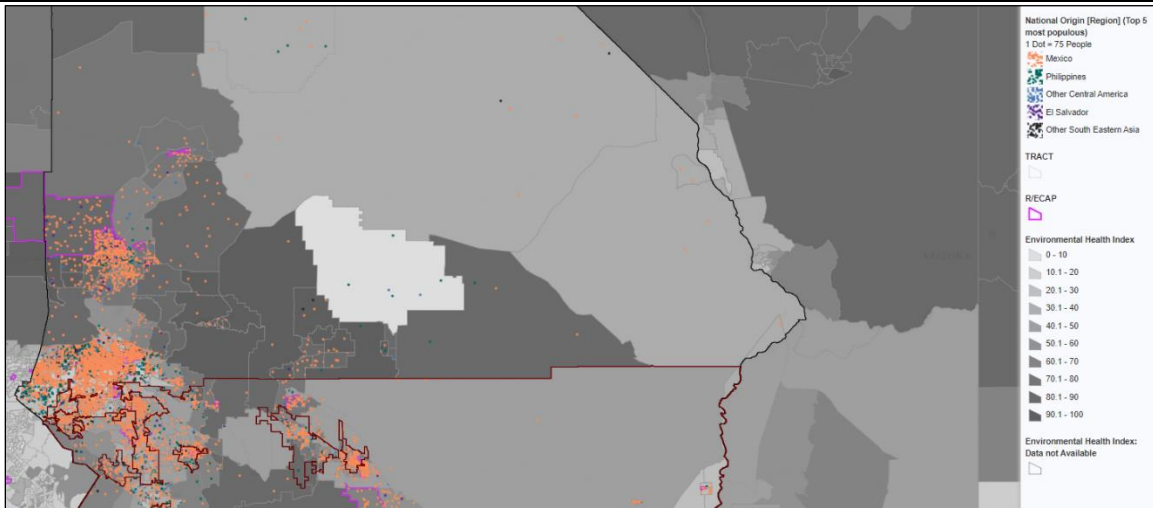
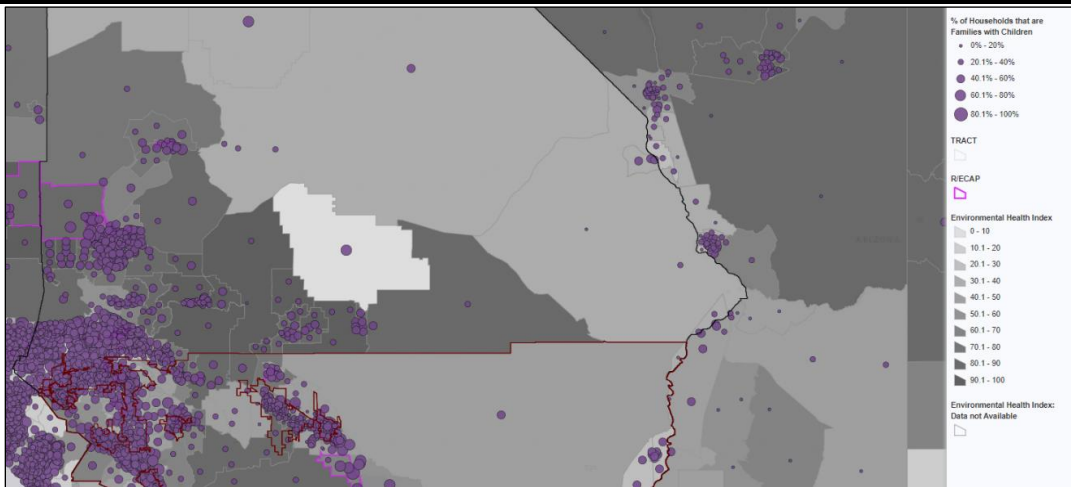


Figure 67: Environmental Health and Family Status (Region)



*Patterns in Access to Opportunity*

In the five areas of opportunity identified by HUD (education, employment, transportation, low poverty, and environmental health), patterns emerge across the county, especially when examining the maps on the preceding pages.

In education, the School Proficiency Index reveals a pattern of unequal access. Hispanic and Native American communities, followed by the Black community, are grappling with lower educational outcomes. This pattern becomes even more pronounced among individuals living below the federal poverty line, underscoring the significant role socioeconomic factors play in shaping educational opportunities. These findings highlight the urgent need for targeted interventions to level the playing field and ensure equitable access to quality education.

Turning to employment, the Job Proximity and Labor Market Indices paint a similar picture of disparity. The Hispanic and Native American communities face challenges in job accessibility, while the Asian or Pacific Islander community appears to have more resilient job networks, maintaining high indices even among those living below the poverty line. This resilience, however, is not enough to offset the overall trend of decreasing labor market



accessibility among those experiencing economic adversity. Addressing these disparities within employment is not just a matter of fairness—it’s a prerequisite for promoting inclusive growth and ensuring equal access to opportunities.

In terms of transit accessibility, the Hispanic community appears to have better access than the White, Black, and particularly the Native American communities. This disparity becomes even more pronounced among individuals living below the federal poverty line, suggesting that public transit systems are especially crucial for lower-income individuals.

When considering the affordability of transportation, measured by the Low Transportation Cost Index, the Hispanic group and the Native American population have the highest indices. Interestingly, the Asian or Pacific Islander populations, who typically have the highest indices in other areas of opportunity, have lower indices in this case. This pattern shifts among those below the federal poverty line, with the Hispanic group maintaining the highest index, but the Native American population now surpassing the White and Asian or Pacific Islander populations. In the context of access to low poverty neighborhoods, the Black, Hispanic, and Native American populations experience less economic hardship overall, as indicated by the lower indices of the Low Poverty Index. However, for those living below the federal poverty line, economic hardship generally increases for all groups, with the Asian or Pacific Islander community experiencing the most hardship.

Finally, when examining access to healthy neighborhoods, measured by the Environmental Health Index, the Native American community has the best environmental conditions among the total population. However, the Hispanic, Black, and Asian or Pacific Islander communities face more challenges in environmental health.

Among those living below the federal poverty line, environmental conditions appear to be particularly impactful, with the White population having the highest index and the Native American community maintaining a relatively high index, suggesting resilience despite economic adversity.

## 5. Disproportionate Housing Needs

Disproportionate housing needs refer to situations where there are significant disparities in the housing requirements experienced by members of a protected class compared to other relevant groups or the total population within a specific geographic area.

Several factors contribute to fair housing issues:

1. Availability of Affordable Units:
  - The presence of affordable housing units in various sizes significantly impacts housing needs.
2. Resident Displacement:
  - Economic pressures can lead to displacement, particularly affecting vulnerable communities.
3. Investment and Disinvestment:
  - Both investment-driven factors (such as gentrification) and disinvestment-driven factors (such as lack of infrastructure) contribute to displacement.
4. Renters’ Protections:
  - The level of renter protections available can exacerbate housing disparities.
5. Market Conditions:
  - Local data on market conditions and planning decisions play a crucial role in understanding the risk of displacement.

### Substandard Housing

In Riverside County, the Hispanic community faces the highest percentage of housing problems (53.48%), followed by the Black community (51.86%). The White community has the lowest percentage of severe housing problems (17.87%). Family households with 5 or more people experience a higher percentage of housing problems (54.66%) compared to smaller family households and non-family households.

In the Region and like the Jurisdiction, the Hispanic community faces the highest percentage of housing problems (54.49%), followed by the Black community (55.33%). The White community has the lowest percentage of severe housing problems (18.69%).

Family households with 5 or more people experience a higher percentage of housing problems (59.26%) compared to smaller family households and non-family households. These patterns suggest that larger family households and certain racial and ethnic groups, particularly the Hispanic and Black communities, are disproportionately affected by housing problems.

**Table 17: Demographics Experiencing Substandard Housing (Jurisdiction/Region)**

<b>(Riverside County, CA CDBG) Jurisdiction</b>			
<b>Experiencing any of the 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
White, Non-Hispanic	54,130	146,344	36.99%
Black, Non-Hispanic	6,845	13,200	51.86%
Hispanic	50,455	94,339	53.48%
Asian or Pacific Islander, Non-Hispanic	6,858	14,947	45.88%
Native American, Non-Hispanic	636	1,399	45.46%
Other, Non-Hispanic	2,319	5,250	44.17%
Total	121,265	275,454	44.02%
<b>Household Type and Size</b>			
Family households, <5 people	61,189	158,633	38.57%
Family households, 5+ people	28,693	52,493	54.66%
Non-family households	31,336	64,326	48.71%
<b>Experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
White, Non-Hispanic	26,157	146,344	17.87%
Black, Non-Hispanic	3,988	13,200	30.21%
Hispanic	30,752	94,339	32.60%
Asian or Pacific Islander, Non-Hispanic	3,784	14,947	25.32%
Native American, Non-Hispanic	429	1,399	30.66%
Other, Non-Hispanic	1,197	5,250	22.80%
Total	66,313	275,454	24.07%
<b>(Riverside-San Bernardino-Ontario, CA) Region</b>			
<b>Experiencing any of the 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
White, Non-Hispanic	223,865	602,650	37.15%
Black, Non-Hispanic	55,330	100,005	55.33%
Hispanic	277,845	509,940	54.49%
Asian or Pacific Islander, Non-Hispanic	35,970	81,445	44.16%
Native American, Non-Hispanic	2,665	5,119	52.06%
Other, Non-Hispanic	12,245	25,460	48.10%

Total	607,925	1,324,635	45.89%
<b>Household Type and Size</b>			
Family households, <5 people	291,945	736,650	39.63%
Family households, 5+ people	149,095	251,595	59.26%
Non-family households	166,885	336,390	49.61%
<b>Experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
White, Non-Hispanic	112,650	602,650	18.69%
Black, Non-Hispanic	33,280	100,005	33.28%
Hispanic	175,300	509,940	34.38%
Asian or Pacific Islander, Non-Hispanic	19,645	81,445	24.12%
Native American, Non-Hispanic	1,660	5,119	32.43%
Other, Non-Hispanic	6,885	25,460	27.04%
Total	349,430	1,324,635	26.38%

Data Sources: 2020 HUD AFFH Online Mapping and Data Tool

### Severe Cost Burden

In the Jurisdiction, there are different racial and ethnic groups experiencing severe housing cost burden. For instance, out of 146,344 White, Non-Hispanic households, 23,144 are facing this issue, which is about 15.81%. Black, Non-Hispanic households seem to be more affected, with 25.87% of the 13,200 households experiencing severe cost burden. Hispanic households are not far behind, with 21.34% of the 94,339 households in the same situation. When analyzing household types and sizes, 16.54% of family households with less than 5 people are severely cost burdened. This percentage slightly decreases to 14.58% for larger family households with 5 or more people. Interestingly, non-family households appear to be the most affected, with 26.47% experiencing severe cost burden.

In the Region, there are similar trends but with some differences. For example, 16.41% of White, Non-Hispanic households are severely cost burdened, which is slightly lower than in the Jurisdiction. However, the situation seems to be more critical for Black, Non-Hispanic households, with 28.83% experiencing severe cost burden. In terms of household types and sizes in the Region, 17.84% of smaller family households and 15.62% of larger family households are severely cost burdened. Just like in the Jurisdiction, non-family households in the Region are the most affected, with 26.69% experiencing severe cost burden.

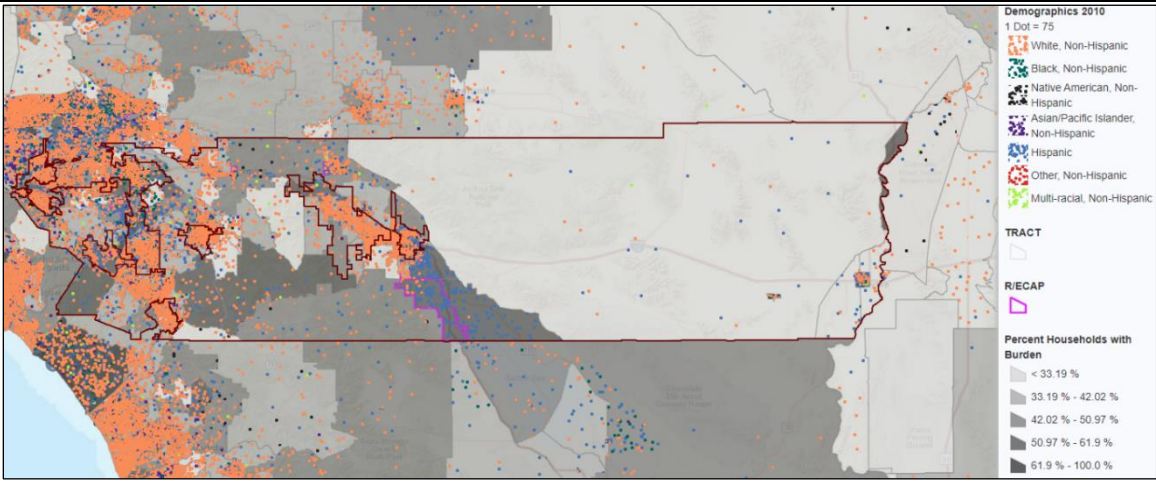
**Table 18: Demographics Experiencing Severe Cost Burden (Jurisdiction/Region)**

<b>Riverside County (Jurisdiction)</b>			
<b>Race/Ethnicity</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
White, Non-Hispanic	23,144	146,344	15.81%
Black, Non-Hispanic	3,415	13,200	25.87%
Hispanic	20,132	94,339	21.34%
Asian or Pacific Islander, Non-Hispanic	3,009	14,947	20.13%
Native American, Non-Hispanic	319	1,399	22.80%
Other, Non-Hispanic	982	5,250	18.70%
Total	51,001	275,454	18.52%
<b>Household Type and Size</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
Family households, <5 people	26,242	158,633	16.54%
Family households, 5+ people	7,651	52,493	14.58%
Non-family households	17,029	64,326	26.47%

<b>(Riverside-San Bernardino-Ontario, CA (Region))</b>			
<b>Race/Ethnicity</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
White, Non-Hispanic	98,880	602,650	16.41%
Black, Non-Hispanic	28,835	100,005	28.83%
Hispanic	110,865	509,940	21.74%
Asian or Pacific Islander, Non-Hispanic	14,960	81,445	18.37%
Native American, Non-Hispanic	1,360	5,119	26.57%
Other, Non-Hispanic	5,615	25,460	22.05%
<b>Total</b>	<b>260,515</b>	<b>1,324,635</b>	<b>19.67%</b>
<b>Household Type and Size</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
Family households, <5 people	131,405	736,650	17.84%
Family households, 5+ people	39,304	251,595	15.62%
Non-family households	89,795	336,390	26.69%

*Data Sources: 2020 HUD AFFH Online Mapping and Data Tool*

**Figure 68: Housing Burden - Race/Ethnicity (Jurisdiction)**



**Figure 69: Housing Burden - National Origin (Jurisdiction)**

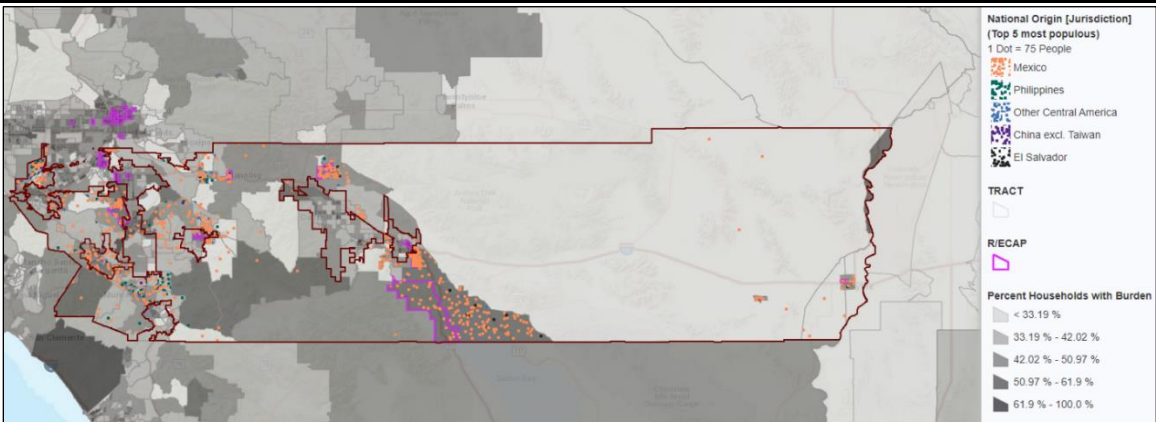


Figure 70: Housing Burden - Race/Ethnicity (Region)

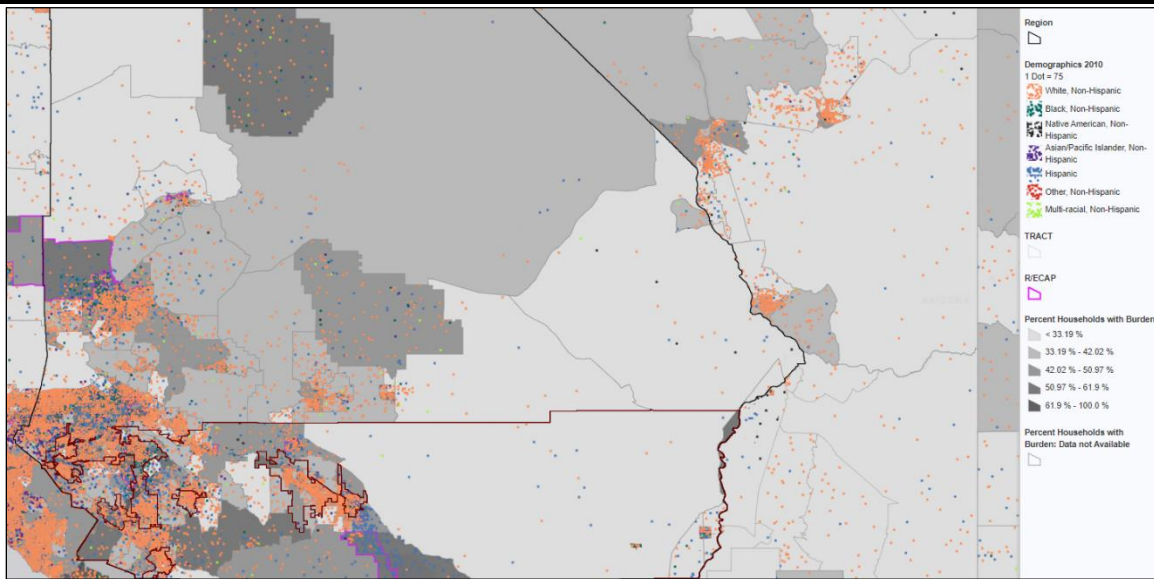
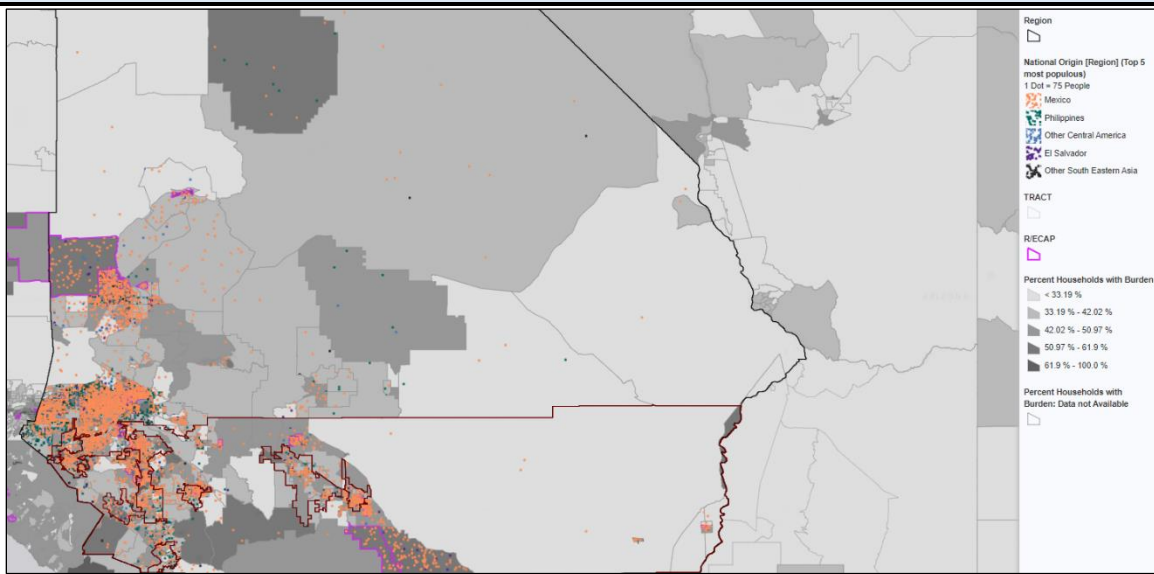


Figure 71: Housing Burden - National Origin (Region)



**Overcrowding**

An overcrowded housing unit is defined by the US Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway, and closet space). Occupancy by more than 1.5 persons per room constitutes severe overcrowding. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock. Additionally, overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or variety of suitable housing units to meet the needs of the community.

In response to higher housing prices, lower-income households must often be satisfied with smaller, less adequate housing for available money. This may result in overcrowding. Overcrowding causes a strain on physical facilities,

does not provide a satisfying environment, and eventually causes conditions which contribute both to deterioration of the housing stock and neighborhoods in general.

A household is overcrowded if there is more than 1.0 person per room. A typical two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if it had more than four occupants.

**Table 19: Overcrowding (Jurisdiction)**

	Household Tenure	
	Owner-Occupied	Renter-Occupied
Occupied Units	513,821	236,155
Overcrowded	20,226	19,006
Severely Overcrowded	6,041	10,225
Percent Overcrowded	5.11%	12.40%

*Data Source: US Census/ACS*

**Overpayment**

Overpayment is defined as households paying more than 30 percent of their gross income on housing-related expenses, including rent or mortgage payments and utilities. Households paying greater than 30 percent of their gross income on housing-related expenses are considered to be cost burdened. Severe overpayment occurs when households pay 50 percent or more of their gross income for housing. Higher costs for housing may contribute to households having a limited ability to cover other everyday living expenses. The impact of housing costs is more apparent for extremely low-, very low-, and low-income households, especially renter households.

Like overcrowding, while overpayment is an issue for both renters and homeowners, it is significantly more common among renters. Approximate 56% of renters and 28% of owners in Riverside County are overpaying for housing. Overpayment among owners and renters in the Region, following a similar trend, has 55% of renters and 27% of owners overpaying for housing.

The areas shaded in darker purple in the maps below represent areas in the County where a higher percentage of renters are overpaying. These areas are primarily located on the west side of the county. For owners overpaying, the southwest side of the county shows the highest percentages of overpayment. In the Region, the southwest location shows the highest percentages of both renters and owners overpaying for housing.

**Figure 72: Overpayments - Renters (Jurisdiction)**

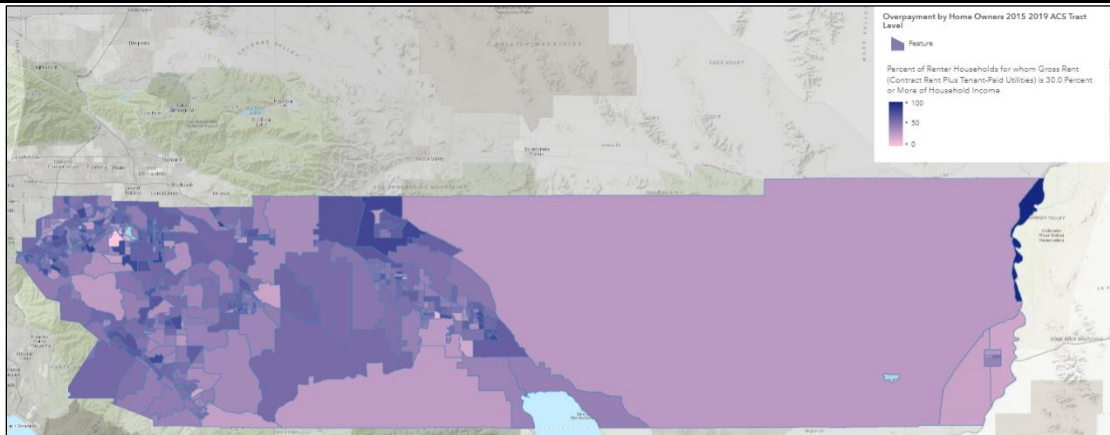


Figure 73: Overpayments - Owners (Jurisdiction)

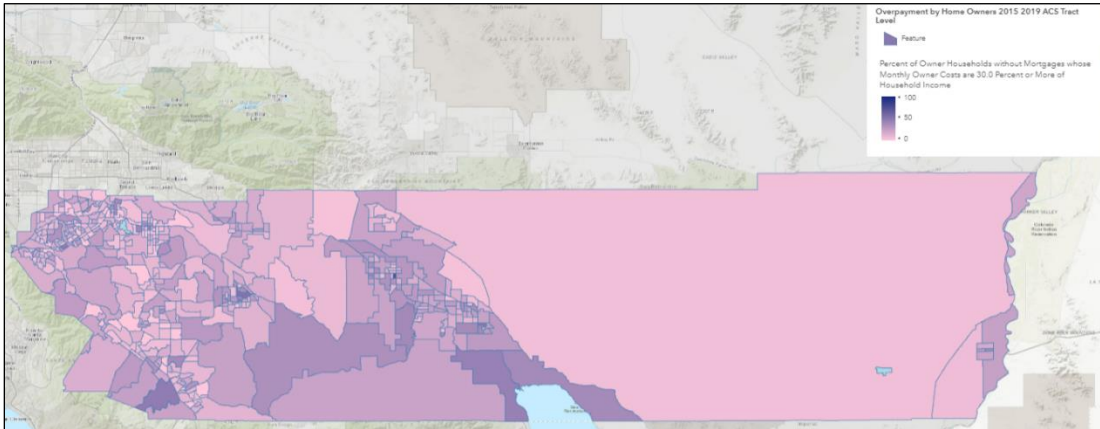


Figure 74: Overpayment - Renters (Region)

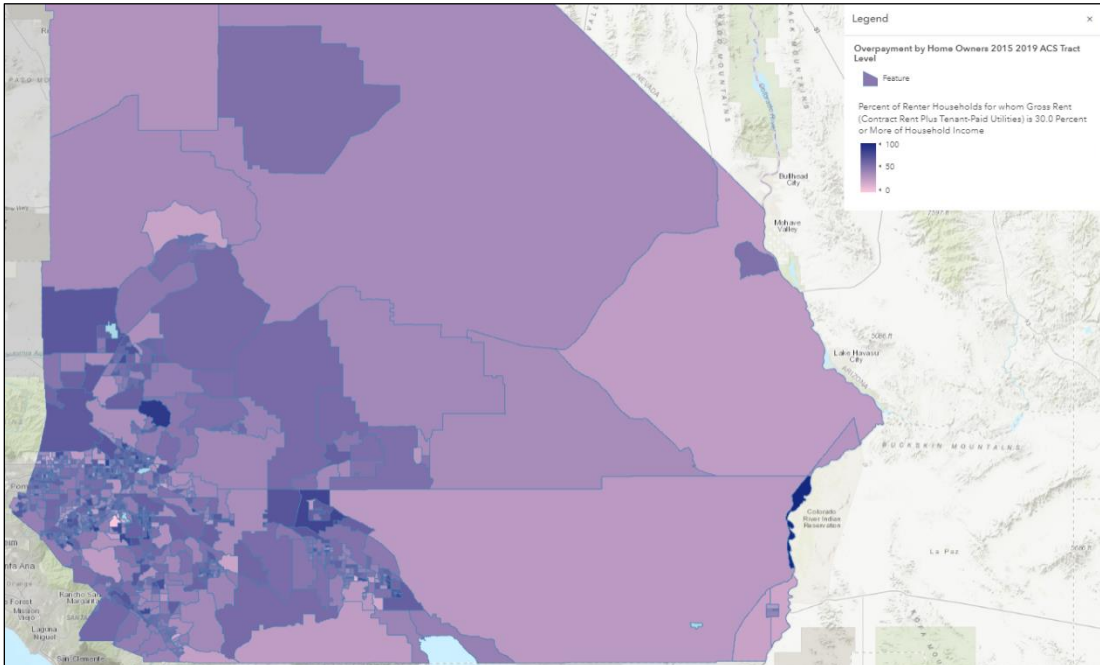
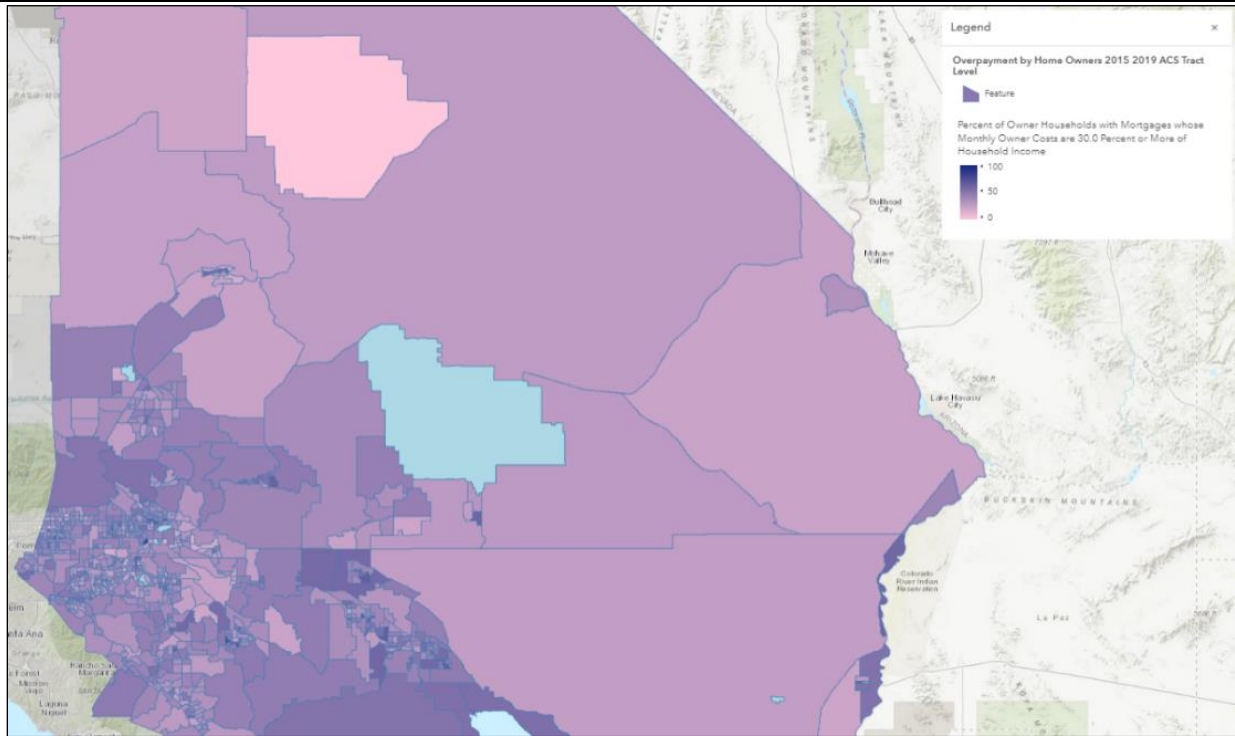


Figure 75: Overpayments - Owner (Region)



## 6. Fair Housing Profile

This chapter provides an overview of the housing market, homeownership and rental trends, private-sector practices and fair housing complaints and enforcement.

### *Homeownership and Rental Trends*

This section offers insights into housing characteristics, demographics, financial aspects, and physical features within both homeownership and rental housing stock. By examining these factors, we gain a deeper understanding of the differences, similarities, advantages, and disadvantages experienced by homeowners and renters. Additionally, we analyze sale prices and rental cost trends to assess the long-term costs and value of the housing stock in Riverside County over time.

### **Housing Characteristics**

Within Riverside County, the total count of housing units stands at 845,066. A significant majority, precisely 87.1%, of these units are occupied. Delving deeper into the occupancy details, it is observed that 67.5% of the occupied units are held by owners, while renters account for the remaining 32.5%. The vacant housing units constitute 12.9% of the total housing units, numbering 108,653.

Transitioning to the Regional perspective (Riverside and San Bernardino Counties), the total housing units amount to 1,566,442. The occupancy rate is marginally higher than the Jurisdiction, with 87.9% of the units being occupied. Among these occupied units, 64.1% are owner-occupied and 35.9% are renter-occupied. The vacant housing units



form 12.1% of the total, numbering 189,939. The homeowner vacancy rate is slightly lower than the Jurisdiction at 1.6%, and the rental vacancy rate is also lower at 4.2%.

**Table 20: Selected Housing Characteristics (Jurisdiction/Region)**

	Riverside County		Riverside and San Bernardino Counties	
	#	%	#	%
Total housing units	845,066	-	1,566,442	
Occupied housing units	736,413	87.1%	1,376,503	87.9%
Owner-Occupied	497,259	67.5%	882,033	64.1%
Renter-Occupied	239,154	32.5%	494,470	35.9%
Vacant housing units	108,653	12.9%	189,939	12.1%
Homeowner vacancy rate	1.7	(X)	1.6	(X)
Rental vacancy rate	4.7	(X)	4.2	(X)
<i>Data Source: US Census/ACS, 2020 Estimates</i>				

**Demographic Characteristics**

The data provided below in table 21 reveals that out of 736,413 total occupied housing units in the Jurisdiction, 67.5% are owner-occupied and 32.5% are renter-occupied. Most of these units are occupied by White individuals (63.1%), followed by individuals of Hispanic or Latino origin (38.7%). The data also shows a nearly equal distribution of Black or African American individuals between owner-occupied (4.9%) and renter-occupied (9.6%) units.

In terms of the age of the householder, the largest group is aged 45 to 54 years, occupying 20.1% of the units, with a higher percentage of owner-occupied units (20.6%) compared to renter-occupied units (19.1%). The least percentage of housing units (3.2%) is occupied by householders aged 85 years and over.

In terms of race/ethnicity for the Region, the majority of the occupied housing units (62.0%) are occupied by White individuals, with 65.6% of these being owner-occupied and 55.6% being renter-occupied. Individuals of Hispanic or Latino origin occupy 41.2% of the housing units, with a higher percentage being renter-occupied (46.9%) than owner-occupied (38.0%).

Regarding the age of the householder, the largest group is aged 45 to 54 years, occupying 20.1% of the units, with a higher percentage of owner-occupied units (21.0%) compared to renter-occupied units (18.6%). The least percentage of housing units (2.7%) is occupied by householders aged 85 years and over.

Table 21: Demographics for Occupied Housing Units (Jurisdiction/Region)

<b>Riverside County (Jurisdiction)</b>						
	<b>Occupied housing units</b>		<b>Owner-occupied</b>		<b>Renter-occupied</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Race/Ethnicity</b>						
White	464,818	63.1%	329,463	66.3%	135,355	56.6%
Black or African American	47,620	6.5%	24,565	4.9%	23,055	9.6%
American Indian and Alaska Native	5,552	0.8%	3,477	0.7%	2,075	0.9%
Asian	44,300	6.0%	33,206	6.7%	11,094	4.6%
Native Hawaiian/Pacific Islander	1,809	0.2%	1,020	0.2%	789	0.3%
Some other race	132,601	18.0%	80,292	16.1%	52,309	21.9%
Two or more races	39,713	5.4%	25,236	5.1%	14,477	6.1%
Hispanic or Latino origin	285,159	38.7%	175,258	35.2%	109,901	46.0%
<b>Age of Householder</b>						
Under 35 years	112,762	15.3%	46,595	9.4%	66,167	27.7%
35 to 44 years	141,396	19.2%	84,863	17.1%	56,533	23.6%
45 to 54 years	147,851	20.1%	102,208	20.6%	45,643	19.1%
55 to 64 years	141,670	19.2%	108,905	21.9%	32,765	13.7%
65 to 74 years	108,998	14.8%	88,607	17.8%	20,391	8.5%
75 to 84 years	60,358	8.2%	48,097	9.7%	12,261	5.1%
85 years and over	23,378	3.2%	17,984	3.6%	5,394	2.3%
<b>Riverside-San Bernardino-Ontario, CA (Region) – Continued</b>						
	<b>Occupied housing units</b>		<b>Owner-occupied</b>		<b>Renter-occupied</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Race/Ethnicity</b>						
White	853,104	62.0%	578,215	65.6%	274,889	55.6%
Black or African American	105,712	7.7%	45,597	5.2%	60,115	12.2%
American Indian and Alaska Native	11,149	0.8%	6,705	0.8%	4,444	0.9%
Asian	92,624	6.7%	67,018	7.6%	25,606	5.2%
Native Hawaiian/Pacific Islander	3,571	0.3%	1,905	0.2%	1,666	0.3%
Some other race	226,225	16.4%	130,495	14.8%	95,730	19.4%
Two or more races	84,118	6.1%	52,098	5.9%	32,020	6.5%
Hispanic or Latino origin	567,439	41.2%	335,520	38.0%	231,919	46.9%
<b>Age of Householder</b>						
Under 35 years	233,857	17.0%	85,389	9.7%	148,468	30.0%
35 to 44 years	268,080	19.5%	152,794	17.3%	115,286	23.3%
45 to 54 years	277,077	20.1%	185,257	21.0%	91,820	18.6%
55 to 64 years	268,112	19.5%	200,229	22.7%	67,883	13.7%
65 to 74 years	192,959	14.0%	152,263	17.3%	40,696	8.2%
75 to 84 years	98,640	7.2%	77,901	8.8%	20,739	4.2%
85 years and over	37,778	2.7%	28,200	3.2%	9,578	1.9%

Data Sources: US Census/ACS

Figure 76: Percent of Households that are Homeowners (Jurisdiction)

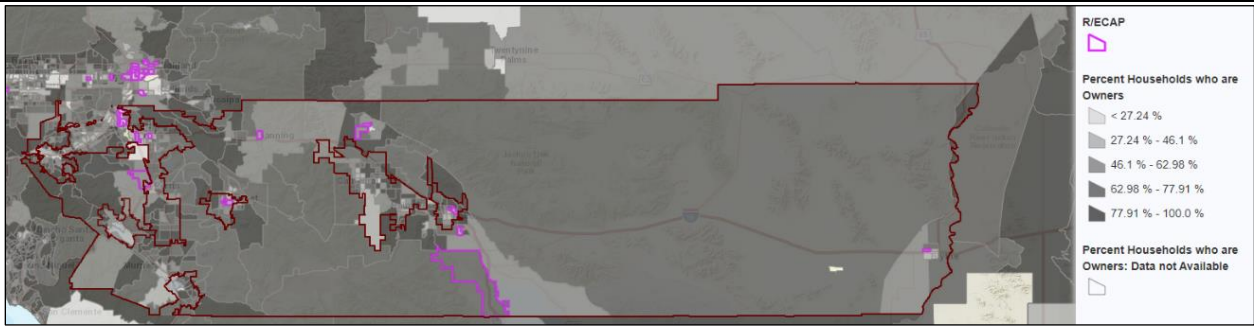


Figure 77: Percent of Households that are Renters (Jurisdiction)

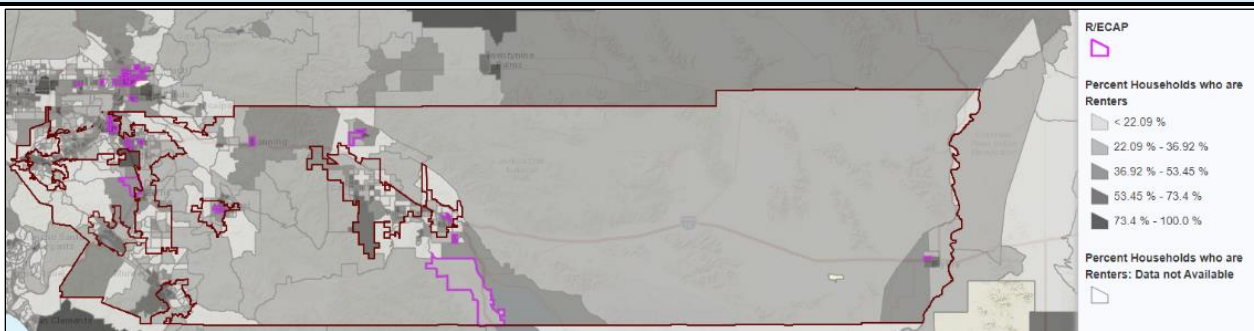


Figure 78: Percent of Households that are Homeowners (Region)

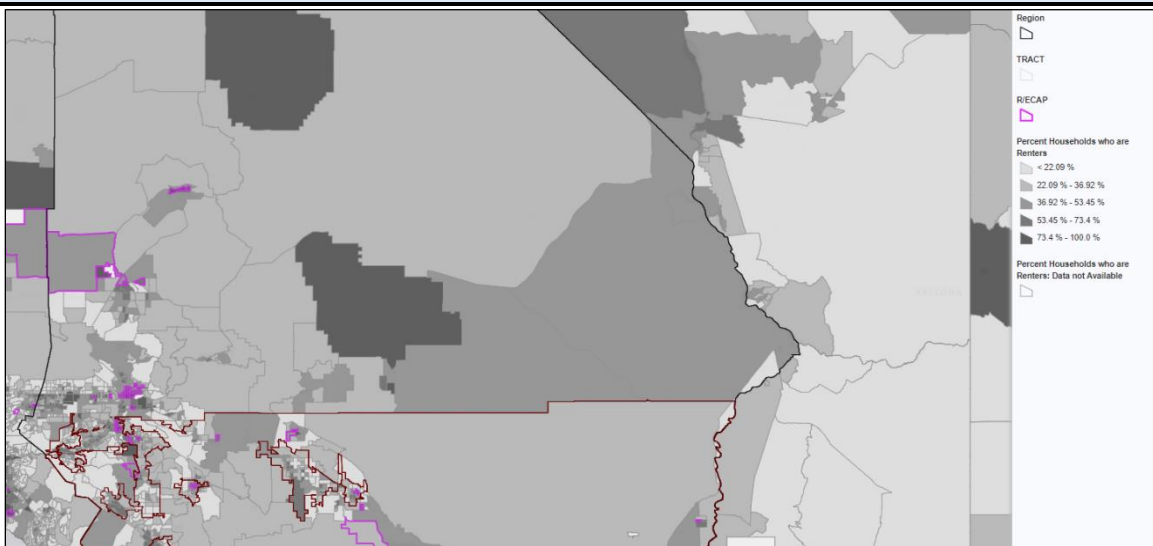
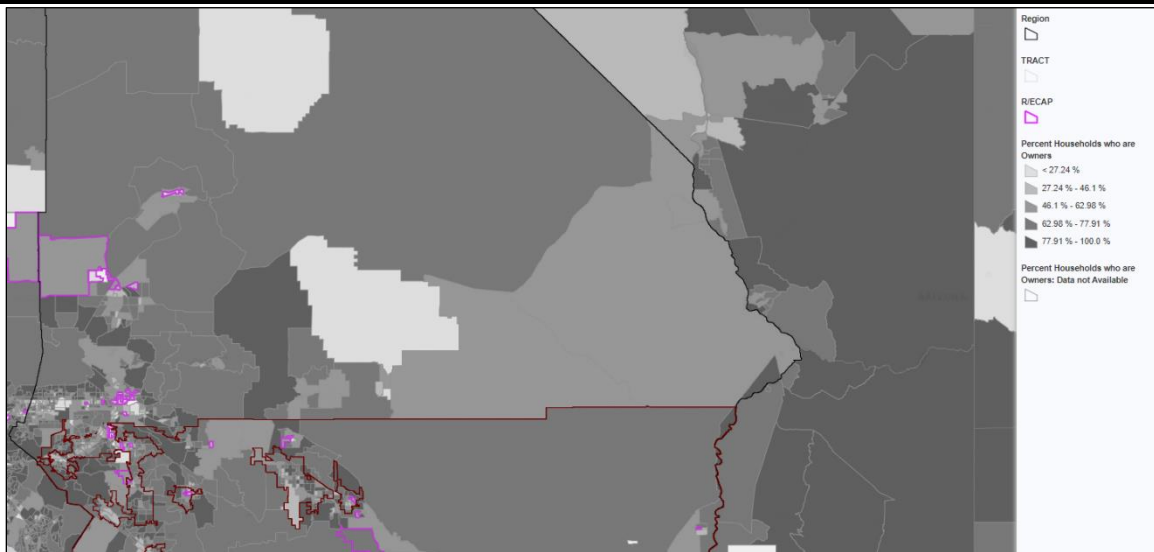


Figure 79: Percent of Households that are Renters (Region)



**Financial Characteristics**

In the Jurisdiction, most households earn between \$50,000 to \$74,999 (17.0%) and \$100,000 to \$149,999 (17.6%), with the median household income being \$70,732. Most households spend \$1,000 to \$1,499 (20.2%) and \$1,500 to \$1,999 (19.7%) on monthly housing costs, with the median cost being \$1,554. A small percentage of households (3.2%) have an income of less than \$5,000, and a similar percentage (3.3%) spend less than \$300 on monthly housing costs.

In the Region, many households earn between \$50,000 to \$74,999 (17.6%) and \$100,000 to \$149,999 (17.0%), with the median household income being \$68,331. Most households spend \$1,000 to \$1,499 (21.9%) and \$1,500 to \$1,999 (20.1%) on monthly housing costs, with the median cost being \$1,482. A small percentage of households (2.9%) have an income of less than \$5,000, and a similar percentage (3.7%) spend less than \$300 on monthly housing costs.

Table 22: Annual Incomes and Costs of Occupied Housing Units

Riverside County (Jurisdiction)						
	Occupied housing units		Owner-occupied		Renter-occupied	
	#	%	#	%	#	%
<b>Household Income</b>						
Less than \$5,000	23,722	3.2%	12,376	2.5%	11,346	4.7%
\$5,000 to \$9,999	14,341	1.9%	6,637	1.3%	7,704	3.2%
\$10,000 to \$14,999	26,825	3.6%	12,328	2.5%	14,497	6.1%
\$15,000 to \$19,999	27,274	3.7%	14,255	2.9%	13,019	5.4%
\$20,000 to \$24,999	30,527	4.1%	15,349	3.1%	15,178	6.3%
\$25,000 to \$34,999	58,461	7.9%	31,185	6.3%	27,276	11.4%
\$35,000 to \$49,999	81,855	11.1%	46,976	9.4%	34,879	14.6%
\$50,000 to \$74,999	124,844	17.0%	80,075	16.1%	44,769	18.7%
\$75,000 to \$99,999	94,677	12.9%	67,042	13.5%	27,635	11.6%
\$100,000 to \$149,999	129,721	17.6%	102,150	20.5%	27,571	11.5%
\$150,000 or more	124,166	16.9%	108,886	21.9%	15,280	6.4%
Median household income	70,732	(X)	85,501	(X)	47,707	(X)

<b>Riverside County (Jurisdiction)</b>						
	<b>Occupied housing units</b>		<b>Owner-occupied</b>		<b>Renter-occupied</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Monthly Housing Costs</b>						
Less than \$300	24,574	3.3%	21,541	4.3%	3,033	1.3%
\$300 to \$499	43,707	5.9%	38,360	7.7%	5,347	2.2%
\$500 to \$799	77,243	10.5%	58,520	11.8%	18,723	7.8%
\$800 to \$999	53,241	7.2%	30,207	6.1%	23,034	9.6%
\$1,000 to \$1,499	148,930	20.2%	76,428	15.4%	72,502	30.3%
\$1,500 to \$1,999	145,240	19.7%	85,035	17.1%	60,205	25.2%
\$2,000 to \$2,499	102,144	13.9%	72,342	14.5%	29,802	12.5%
\$2,500 to \$2,999	65,553	8.9%	54,010	10.9%	11,543	4.8%
\$3,000 or more	67,180	9.1%	60,816	12.2%	6,364	2.7%
No cash rent	8,601	1.2%	(X)	(X)	8,601	3.6%
Median (dollars)	1,554	1,554	1,644	1,644	1,447	1,447
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>						
	<b>Occupied housing units</b>		<b>Owner-occupied</b>		<b>Renter-occupied</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Household Income</b>						
Less than \$5,000	40,404	2.9%	18,943	2.1%	21,461	4.3%
\$5,000 to \$9,999	27,795	2.0%	10,996	1.2%	16,799	3.4%
\$10,000 to \$14,999	53,635	3.9%	21,174	2.4%	32,461	6.6%
\$15,000 to \$19,999	51,556	3.7%	24,251	2.7%	27,305	5.5%
\$20,000 to \$24,999	58,126	4.2%	26,590	3.0%	31,536	6.4%
\$25,000 to \$34,999	112,912	8.2%	55,464	6.3%	57,448	11.6%
\$35,000 to \$49,999	160,185	11.6%	86,315	9.8%	73,870	14.9%
\$50,000 to \$74,999	242,148	17.6%	148,013	16.8%	94,135	19.0%
\$75,000 to \$99,999	182,600	13.3%	125,026	14.2%	57,574	11.6%
\$100,000 to \$149,999	234,080	17.0%	181,761	20.6%	52,319	10.6%
\$150,000 or more	213,062	15.5%	183,500	20.8%	29,562	6.0%
Median household income	\$68,331	(X)	\$84,431	(X)	\$46,776	(X)
<b>Monthly Housing Costs</b>						
Less than \$300	50,358	3.7%	43,552	4.9%	6,806	1.4%
\$300 to \$499	86,653	6.3%	74,772	8.5%	11,881	2.4%
\$500 to \$799	144,725	10.5%	102,925	11.7%	41,800	8.5%
\$800 to \$999	107,743	7.8%	54,592	6.2%	53,151	10.7%
\$1,000 to \$1,499	301,500	21.9%	141,594	16.1%	159,906	32.3%
\$1,500 to \$1,999	276,438	20.1%	155,951	17.7%	120,487	24.4%
\$2,000 to \$2,499	179,175	13.0%	125,248	14.2%	53,927	10.9%
\$2,500 to \$2,999	107,572	7.8%	88,121	10.0%	19,451	3.9%
\$3,000 or more	105,341	7.7%	95,278	10.8%	10,063	2.0%
No cash rent	16,998	1.2%	(X)	(X)	16,998	3.4%
Median (dollars)	1,482	1,482	1,574	1,574	1,387	1,387

*Data Sources: US Census/ACS, 2020 ACS Estimates*

### Physical Housing Characteristics

Most occupied housing units in the Jurisdiction are 1-unit detached structures (71.3%), with a significant majority of these being owner-occupied (84.9%). The most common year of construction for housing units is between 1980 to 1999 (36.3%). Most housing units have 4 or 5 rooms (35.7%) or 6 or 7 rooms (32.1%). Many housing units have 2 or 3 bedrooms (58.4%), followed by 4 or more bedrooms (32.8%).

Like the Jurisdiction, most occupied housing units in the Region are 1-unit detached structures (70.7%), with a significant majority of these being owner-occupied (86.4%). The most common year of construction for housing units is also between 1980 to 1999 (36.3%). Most housing units have 4 or 5 rooms (36.9%), or 6 or 7 rooms (32.6%) and most housing units have 2 or 3 bedrooms (60.1%), followed by 4 or more bedrooms (30.5%).

**Table 23: Physical Characteristics Occupied Housing Units**

<b>Riverside County (Jurisdiction)</b>						
	<b>Occupied housing units</b>		<b>Owner-occupied</b>		<b>Renter-occupied</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Units in Structure</b>						
1, detached	524,955	71.3%	421,930	84.9%	103,025	43.1%
1, attached	34,085	4.6%	22,188	4.5%	11,897	5.0%
2 apartments	8,390	1.1%	1,297	0.3%	7,093	3.0%
3 or 4 apartments	25,129	3.4%	3,014	0.6%	22,115	9.2%
5 to 9 apartments	31,051	4.2%	1,753	0.4%	29,298	12.3%
10 or more apartments	55,376	7.5%	2,708	0.5%	52,668	22.0%
Mobile home or other	57,427	7.8%	44,369	8.9%	13,058	5.5%
<b>Year Built</b>						
2014 or later	24,196	3.3%	19,478	3.9%	4,718	2.0%
2010 to 2013	22,404	3.0%	15,031	3.0%	7,373	3.1%
2000 to 2009	190,505	25.9%	143,159	28.8%	47,346	19.8%
1980 to 1999	267,561	36.3%	175,982	35.4%	91,579	38.3%
1960 to 1979	156,739	21.3%	96,294	19.4%	60,445	25.3%
1940 to 1959	58,318	7.9%	37,874	7.6%	20,444	8.5%
1939 or earlier	16,690	2.3%	9,441	1.9%	7,249	3.0%
<b>Rooms</b>						
1 room	11,763	1.6%	2,496	0.5%	9,267	3.9%
2 or 3 rooms	71,706	9.7%	16,479	3.3%	55,227	23.1%
4 or 5 rooms	262,983	35.7%	156,249	31.4%	106,734	44.6%
6 or 7 rooms	236,024	32.1%	189,734	38.2%	46,290	19.4%
8 or more rooms	153,937	20.9%	132,301	26.6%	21,636	9.0%
<b>Bedrooms</b>						
No bedroom	13,317	1.8%	3,076	0.6%	10,241	4.3%
1 bedroom	51,583	7.0%	8,830	1.8%	42,753	17.9%
2 or 3 bedrooms	429,763	58.4%	281,187	56.5%	148,576	62.1%
4 or more bedrooms	241,750	32.8%	204,166	41.1%	37,584	15.7%
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>						
	<b>Occupied housing units</b>		<b>Owner-occupied</b>		<b>Renter-occupied</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Units in Structure</b>						
1, detached	973,044	70.7%	762,244	86.4%	210,800	42.6%
1, attached	60,819	4.4%	34,602	3.9%	26,217	5.3%
2 apartments	18,927	1.4%	1,872	0.2%	17,055	3.4%
3 or 4 apartments	55,254	4.0%	5,319	0.6%	49,935	10.1%
5 to 9 apartments	55,717	4.0%	3,758	0.4%	51,959	10.5%
10 or more apartments	120,664	8.8%	4,501	0.5%	116,163	23.5%
Mobile home or other	92,078	6.7%	69,737	7.9%	22,341	4.5%
<b>Year Built</b>						

<b>Riverside County (Jurisdiction)</b>						
	<b>Occupied housing units</b>		<b>Owner-occupied</b>		<b>Renter-occupied</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
2014 or later	38,828	2.8%	27,804	3.2%	11,024	2.2%
2010 to 2013	34,403	2.5%	20,794	2.4%	13,609	2.8%
2000 to 2009	283,978	20.6%	204,638	23.2%	79,340	16.0%
1980 to 1999	499,236	36.3%	313,365	35.5%	185,871	37.6%
1960 to 1979	328,759	23.9%	196,606	22.3%	132,153	26.7%
1940 to 1959	153,233	11.1%	97,014	11.0%	56,219	11.4%
1939 or earlier	38,066	2.8%	21,812	2.5%	16,254	3.3%
<b>Rooms</b>						
1 room	22,271	1.6%	4,478	0.5%	17,793	3.6%
2 or 3 rooms	141,186	10.3%	29,208	3.3%	111,978	22.6%
4 or 5 rooms	508,259	36.9%	278,388	31.6%	229,871	46.5%
6 or 7 rooms	449,311	32.6%	352,078	39.9%	97,233	19.7%
8 or more rooms	255,476	18.6%	217,881	24.7%	37,595	7.6%
<b>Bedrooms</b>						
No bedroom	25,205	1.8%	5,956	0.7%	19,249	3.9%
1 bedroom	103,657	7.5%	15,733	1.8%	87,924	17.8%
2 or 3 bedrooms	827,726	60.1%	509,113	57.7%	318,613	64.4%
4 or more bedrooms	419,915	30.5%	351,231	39.8%	68,684	13.9%

*Data Sources: US Census/ACS, 2020 Estimates*

### Sale Prices and Rental Costs

In the Jurisdiction, there has been a noticeable decline in the number of housing units with asking prices under \$10,000 and between \$20,000 to \$24,999 from 2020 to 2022. Conversely, housing units with asking prices ranging from \$50,000 to \$59,999 and \$90,000 to \$99,999 have seen an increase during the same period. The number of housing units with asking prices between \$1,500,000 to \$1,999,999 has remained relatively stable from 2020 to 2022. Similarly, there has been a decrease in the number of housing units in the Region with asking prices under \$10,000 and between \$20,000 to \$24,999 from 2020 to 2022. The number of housing units with asking prices ranging from \$50,000 to \$59,999 has remained stable during the same period. Interestingly, the number of housing units with asking prices between \$1,500,000 to \$1,999,999 has seen an increase from 2020 to 2022.

**Table 24: Asking Prices of Homes for Sale (Jurisdiction/Region)**

	<b>Jurisdiction</b>		<b>Region</b>	
	<b>2020</b>	<b>2022</b>	<b>2020</b>	<b>2022</b>
Less than \$10,000	17	0	68	50
\$10,000 to \$14,999	39	29	68	57
\$15,000 to \$19,999	21	29	68	78
\$20,000 to \$24,999	52	0	182	85
\$25,000 to \$29,999	79	71	115	71
\$30,000 to \$34,999	102	19	102	60
\$35,000 to \$39,999	51	36	159	67
\$40,000 to \$49,999	242	148	269	253
\$50,000 to \$59,999	126	255	140	255
\$60,000 to \$69,999	91	49	427	99
\$70,000 to \$79,999	107	123	545	334
\$80,000 to \$89,999	153	96	196	255
\$90,000 to \$99,999	42	144	194	336

	Jurisdiction		Region	
	2020	2022	2020	2022
\$100,000 to \$124,999	319	85	501	313
\$125,000 to \$149,999	289	71	558	189
\$150,000 to \$174,999	395	364	655	508
\$175,000 to \$199,999	247	201	640	265
\$200,000 to \$249,999	800	512	1,894	1,036
\$250,000 to \$299,999	1,188	531	2,268	1,272
\$300,000 to \$399,999	2,473	1,580	4,485	3,127
\$400,000 to \$499,999	2,380	2,633	3,358	3,845
\$500,000 to \$749,999	1,461	2,902	2,282	4,739
\$750,000 to \$999,999	528	688	796	1,034
\$1,000,000 to \$1,499,999	299	398	517	591
\$1,500,000 to \$1,999,999	150	142	150	221
\$2,000,000 or more	201	303	278	397

*Data Source: US Census/ACS*

In the Jurisdiction, there’s been a downward trend in the number of housing units valued at the lower end of the spectrum, specifically those less than \$10,000, between \$15,000 to \$19,999, and \$20,000 to \$24,999.

On the other hand, there’s been an upward trend for units valued between \$40,000 to \$49,999, \$50,000 to \$59,999, and \$90,000 to \$99,999. Interestingly, the high-end market, specifically units valued at \$1,500,000 to \$1,999,999 and \$2,000,000 or more, has also seen an increase.

Looking at the Region, a similar pattern emerges. There’s been a decrease in the number of housing units valued at the lower end, just like in the Jurisdiction.

However, the Regional market has seen an increase in units valued at \$50,000 to \$59,999. The high-end market in the Region, much like the Jurisdiction, has also seen an increase in units valued at \$1,500,000 to \$1,999,999 and \$2,000,000 or more.

**Table 25: Housing Value - 2020 V. 2022 (Jurisdiction/Region)**

	Jurisdiction		Region	
	2020	2022	2020	2022
Less than \$10,000	5,696	5,126	10,098	9,721
\$10,000 to \$14,999	2,321	1,963	4,045	3,579
\$15,000 to \$19,999	2,272	1,649	4,163	3,106
\$20,000 to \$24,999	2,778	2,545	4,989	4,763
\$25,000 to \$29,999	2,516	2,190	4,339	3,757
\$30,000 to \$34,999	2,155	1,945	3,785	3,435
\$35,000 to \$39,999	1,794	1,664	3,035	2,942
\$40,000 to \$49,999	3,671	4,178	7,082	6,962
\$50,000 to \$59,999	3,286	4,524	6,715	8,128
\$60,000 to \$69,999	2,881	2,312	5,822	4,718
\$70,000 to \$79,999	2,621	2,173	5,372	4,504
\$80,000 to \$89,999	3,414	2,660	6,445	5,106
\$90,000 to \$99,999	2,011	2,302	4,340	4,604



	Jurisdiction		Region	
	2020	2022	2020	2022
\$100,000 to \$124,999	7,995	6,335	16,650	12,080
\$125,000 to \$149,999	6,062	4,341	12,374	8,589
\$150,000 to \$174,999	13,269	6,198	25,362	11,836
\$175,000 to \$199,999	11,498	6,037	23,140	11,391
\$200,000 to \$249,999	36,820	20,820	74,119	41,956
\$250,000 to \$299,999	50,004	28,105	91,369	56,809
\$300,000 to \$399,999	125,663	83,539	212,772	155,138
\$400,000 to \$499,999	96,137	105,478	163,450	181,787
\$500,000 to \$749,999	83,796	154,046	142,796	260,340
\$750,000 to \$999,999	15,826	41,570	30,318	73,832
\$1,000,000 to \$1,499,999	6,896	13,640	10,977	24,819
\$1,500,000 to \$1,999,999	2,411	3,366	3,174	5,138
\$2,000,000 or more	3,466	5,115	5,302	7,886

*Data Source: US Census/ACS, 2020 and 2022 Estimates*

Table 26 provides data over the changes in gross rent from 2020 to 2022. In the Jurisdiction, there’s been a slight decrease in the percentage of occupied units paying less than \$500 and between \$500 to \$999 in rent.

However, there’s been an increase in the percentage of units paying between \$2,000 to \$2,499, \$2,500 to \$2,999, and \$3,000 or more. The median rent has also increased from \$1,447 in 2020 to \$1,711 in 2022.

Looking at the Region, a similar pattern emerges. There’s been a decrease in the percentage of occupied units paying less than \$500 and between \$500 to \$999 in rent.

Conversely, the Regional market has seen an increase in units paying between \$2,000 to \$2,499, \$2,500 to \$2,999, and \$3,000 or more. The median rent has also increased from \$1,387 in 2020 to \$1,643 in 2022.

**Table 26: Gross Rent - 2020 v 2022 (Jurisdiction/Region)**

	Jurisdiction		Region	
	2020	2022	2020	2022
Occupied units paying rent	230,553	227,927	477,472	476,242
Less than \$500	3.6%	2.9%	3.9%	3.0%
\$500 to \$999	18.1%	11.7%	19.9%	12.3%
\$1,000 to \$1,499	31.4%	24.5%	33.5%	27.1%
\$1,500 to \$1,999	26.1%	25.9%	25.2%	26.5%
\$2,000 to \$2,499	12.9%	19.4%	11.3%	17.8%
\$2,500 to \$2,999	5.0%	9.0%	4.1%	7.9%
\$3,000 or more	2.8%	6.6%	2.1%	5.3%
Median (dollars)	1,447	1,711	1,387	1,643
No rent paid	8,601	8,228	16,998	16,736

*Data Source: US Census/ACS*

In the Jurisdiction, the rent for all types of housing units has increased. For instance, the rent for an efficiency unit has increased from \$826 in 2022 to \$875 in 2023. Similarly, the rent for a 1-bedroom unit has risen from \$986 to \$1,030, and so on for 2-bedroom, 3-bedroom, and 4-bedroom units. In the Region, there’s been an increase in the

rent for all types of housing units from 2022 to 2023. For example, the rent for an efficiency unit has increased from \$1,062 in 2022 to \$1,281 in 2023.

**Table 27: Fair Market Rent - 2022 v 2023 (Jurisdiction/Region)**

	Jurisdiction		Region	
	2022	2023	2022	2023
<b>Efficiency</b>	\$826	\$875	\$1,062	\$1,281
<b>1 bedroom</b>	\$986	\$1,030	\$1,202	\$1,389
<b>2 bedroom</b>	\$1,232	\$1,289	\$1,509	\$1,751
<b>3 bedroom</b>	\$1,717	\$1,789	\$2,065	\$2,376
<b>4 bedroom</b>	\$2,132	\$2,216	\$2,542	\$2,922

*Data Source: 2023 HUD Fair Market Rent*

### *Homeownership – Private Sector Practices*

Equal access and choice in housing, or what is commonly known as fair housing opportunity, is covered by federal and State statutes, regulations, and court decisions that prohibit discrimination in the rental, sale, negotiation, advertisement, or occupancy of housing based on one or more protected classes.

The twin goals of nondiscrimination and integration in housing are achieved through the actions of buyers, sellers, landlords, tenants, realtors, apartment associations, homeowner associations, condominium boards, insurers, builders, lenders, appraisers, home inspectors, cities, community benefit organizations, and the courts. This chapter provides an overview of the private sector housing industry in the County of Riverside and its interrelationship with fair housing services.

### **Home Purchase Process**

When purchasing a home, a potential buyer must go through a multi-step process, which can include searching advertisements, obtaining a loan, and working with a real estate agent. One of the main challenges in buying a home is the process by which an individual or family must acquire the property.

The time required to find a home, the major legal and financial implications surrounding the process, the number of steps required and financial issues to be considered can be overwhelming to many home buyers. Throughout this time-consuming and costly process, fair housing issues can surface in many ways.

### **Discriminatory practices in the home buying process can occur through the:**

- Advertisement of homes for sale.
- Lending process.
- Appraisal process.
- Actions of real estate agents and sellers; and
- The issuance of insurance.

**Advertising for Home Purchases** appear in magazines, newspapers, or on the internet. Advertising is a sensitive issue in the real estate and rental housing market because advertisements can intentionally or inadvertently signal preferences for certain buyers or tenants. Recent litigation has held publishers, newspapers, the Multiple Listing Service (MLS), real estate agents and brokers accountable for discriminatory ads.

**Advertising can suggest a preferred buyer or tenant in several ways. Some examples include advertisements or listings that:**

- Suggest a preferred type of buyer or tenant household, e.g. “perfect for a young couple”;
- Use models that indicate a preference or exclusion of a type of resident, e.g. running a series of advertisements that only include photos of nuclear families, or that do not feature persons of color or persons with disabilities;
- Publish advertisements or listings in certain languages, e.g. only advertising homes/apartment complexes in predominately Hispanic neighborhoods on Spanish-language radio stations;
- Restrict publication to certain types of media or locations to indicate a preference.

As a rule of thumb, advertisements cannot include discriminatory references that describe current or potential residents, the neighbors, or the neighborhood in racial or ethnic terms, or terms suggesting preferences for one group over another (e.g., adults preferred, ideal for married couples with kids, or conveniently located near Catholic church).

The table below gives an overview of potentially discriminatory language in listings of for-sale homes. Out of the 20 advertisements reviewed for discriminatory language, all 20 listings did not contain any discriminatory language. Importantly, no listings were found to contain potentially discriminatory language related to income, disability, household size or family status, or religion.

This is a positive indication of adherence to fair housing laws and regulations in these listings. However, it’s crucial to continue monitoring and addressing any form of discrimination to ensure equal housing opportunities for all.

**Table 28: Potentially Discriminatory Language in Listing of for Sale Homes (Jurisdiction)**

Discrimination Type	# of Listings	Potentially Discriminatory Language
No Discriminatory Language	20	N/A
Income Related	0	N/A
Disability Related	0	N/A
Household Size/Family Related	0	N/A
Religion Related	0	N/A
<i>Data Source: Realtor.com</i>		

**Lending.** Initially, buyers must locate a lender who will qualify them for a loan. This part of the process entails an application, credit check, ability to repay, amount eligible for, choosing the type and terms of the loan, etc. Applicants are requested to provide sensitive information including their gender, ethnicity, income level, age, and familial status. This information is required to be gathered by the Community Reinvestment Act and the Home Mortgage Disclosure Act; however, it does not guarantee that individual loan officers or underwriters will not misuse the information.

**A report on mortgage lending discrimination by the Urban Land Institute describes four basic stages in which discrimination can occur:**

- Advertising/outreach stage. Lenders may not have branches in certain locations, not advertise to certain segments of the population, or violate advertising rules with respect to fair housing.
- Pre-application stage. Lenders may not provide applicants of different racial and ethnic backgrounds the same types of information as other preferred groups or may urge some to seek another lender.
- Lending stage. Lenders may treat equally qualified individuals in a different manner, giving different loan terms, preferred rates, or denying a loan based on a factor not related to ability to pay and risk.

- o Loan administration. Lenders may treat minorities in harsher terms, such as initiating foreclosure proceedings if any payment is late, or by making loans at terms that encourage defaults.

**Appraisals.** Banks order appraisal reports to determine whether a property is worth the amount of the loan requested. Generally, appraisals are based on sale prices of comparable properties in the surrounding neighborhood of the subject property. Other factors such as the age of the structure, improvements made, and location are also considered.

Homes in some neighborhoods with higher concentrations of minorities and poverty concentrations may appraise lower than properties of similar size and quality in neighborhoods with lower concentrations of minorities or low-income households.

Taking these factors into consideration when valuing a property in an appraisal causes the arbitrary lowering of property values and restricts the amount of equity and capital available to not only the potential home buyer but also to the current owners in the neighborhood. Disparate treatment in appraisals is difficult to prove since individual appraisers have the latitude within the generally accepted appraisal practices to influence the outcome of the appraisal by factoring in subjective opinions.

**Agents.** Finding a real estate agent is normally the next step in the home buying process. The agent will find the home for the prospective buyer that best fits their needs, desires, and budget based on the amount they are qualified for by the lender.

Real estate agents may also intentionally or unintentionally discriminate by steering a potential buyer to neighborhoods, by encouraging the buyer to investigate certain areas or failing to show the buyer all choices available. Agents may also discriminate by who they agree to represent, who they turn away and the comments they make about their clients.

**Sellers.** Even if a real estate agent is following fair housing practices, the current occupant (seller) may not want to sell his or her home to certain purchasers protected under fair housing laws or they may want to accept offers only from a preferred group. Oftentimes, sellers are present when agents show properties to potential buyers and sellers may develop certain biases based upon this contact.

The Residential Listing Agreement and Seller’s Advisory forms that sellers must sign disclose their understanding of fair housing laws and practices of discrimination. However, preventing this type of discrimination is difficult because a seller may have multiple offers and choose one based on bias.

**Insurance.** Insurance agents have underwriting guidelines that determine whether a company will sell insurance to a particular applicant. Currently, underwriting guidelines are not public information; however, consumers have begun to seek access to these underwriting guidelines to learn if certain companies have discriminatory policies, called redlining. Some states require companies to file the underwriting guidelines with the State Department of Insurance, making the information public.

Many insurance companies have traditionally applied strict guidelines, such as not insuring older homes, that disproportionately affect lower income and minority households that can only afford to buy homes in older neighborhoods. A California Department of Insurance (CDI) survey found that less than one percent of the homeowner’s insurance available in California is currently offered free from tight restrictions. The CDI has also found that many urban areas are underserved by insurance agencies.

**Home Loan Activity.** A key aspect of fair housing choice is equal access to financing for the purchase or improvement of a home. In 1977, the Community Reinvestment Act (CRA) was enacted to improve access to credit for all communities, regardless of the race/ethnic or income makeup of its residents. CRA was intended to encourage financial institutions to help meet the credit needs of communities, including low-moderate income people and neighborhoods. Depending on the type of institution and total assets, a lender may be examined by different supervising agencies for its CRA performance.

In tandem with the Home Mortgage Disclosure Act (HMDA), financial institutions with assets exceeding \$10 million are required to submit detailed information on the disposition of home loans by applicant characteristics. HMDA data can then be evaluated with respect to lending patterns.

**Mortgage Interest Rates and Fees.** A key component to securing a home loan is the interest rate and fees associated with the loan. In July 2015, *The Journal of Real Estate Finance and Economics*<sup>1</sup> published an article authored by Ping Cheng, Zhenguo Lin, and Yingchun Lin that analyzed the “Racial Discrepancy in Mortgage Interest Rates.” Rather than focusing on racial discrimination in loan origination, they chose to focus on whether black applicants were more likely to be charged higher interest rates than their white counterparts.

The authors of this study considered a number of variables, including: race, when the mortgage was originated, type of loan (ARM or fixed), loan-to-value ratios, whether the loan was purchase-money or refinance, debt-to-income ratios of the borrowers, net wealth, liquid worth, whether the borrower had been rejected on a credit application in the last five years, whether the borrower had ever filed for bankruptcy, age of the household head at time of application, education level of borrower, and shopping behavior (whether borrower searched for a lender or relied on a referral from a friend or family member).

According to the authors, the statistics they used suggested clear differences between black and white borrowers in almost every respect. However, when accounting for these differences, the researchers found that “black borrowers on average pay about 29 basis points more than comparable white borrowers.”

Additionally, even amongst African American borrowers, there is disparity based on sex. “The results suggest that, while the racial disparity in mortgage rates is widespread between black and white borrowers, it is the more financially vulnerable black women who suffer the most. The excessive premium this group of women must pay for long term credit is almost certainly going to put them into even more vulnerable financial conditions in the long run.”

**Lending Outcomes.** This section summarizes lending activity in Riverside County – the most recent available dataset from the Community Reinvestment Act (CRA). The Community Reinvestment Act (CRA), enacted in 1977, requires the Federal Reserve and other federal banking regulators to encourage financial institutions to help meet the credit needs of the communities in which they do business, including low- and moderate-income (LMI) neighborhoods. The only bank assessed by the CRA in the most current year was Provident Savings Bank, which was given a score of “Satisfactory.”

Table 29 provides a breakdown of the loan types, purposes of loan applications, actions by the lender, demographics of loan applicants, and income levels of applicants for Provident Savings Bank, FSB in Riverside County.

In terms of loan types, all applicants opted for conventional loans. When we look at the purpose of the loans, most of the applicants, about 65.84%, applied for refinancing, while 34.16% applied for purchase. No applications were submitted for home improvement or other purposes. As for the lender’s actions, more than half of the

applications, precisely 56.58%, were originated. However, about 29.89% of the applications were denied. A small percentage, 12.10%, were withdrawn, and only 1.07% were left incomplete.

Looking at the demographics of the loan applicants, the majority were White, accounting for 38.79% of the applicants. This was followed by Asian applicants at 12.10%, and Hispanic applicants at 11.39%. Only a small percentage, 2.14%, were Black. About 29.54% of the applicants did not disclose their race. In terms of income levels, most of the applicants fell into the 'Unknown/NA' category, accounting for 52.31%. The next largest group was the 'Upper' income level, comprising 42.35% of the applicants. Only a small fraction of applicants fell into the 'Low', 'Moderate', and 'Middle' income levels.

**Table 29: Loan Summary of Provident Savings Bank, FSB (Jurisdiction)**

	# of Applicants	% of Applicants
<b>Loan Type</b>		
Conventional	54	100.00%
FHA	0	0
VA	0	0
FSA/RHS	0	0
Total	54	100.00%
<b>Purpose of Loan Applied For</b>		
Purchase	22	34.16%
Home Improvement	0	0
Refinance	32	65.84%
Other	0	0
NA	0	0
Invalid	0	0
Total	54	100.00%
<b>Action by Lender</b>		
Originated	30	56.58%
Denied	16	29.89%
Rejected by Applicant	0	0
Withdrawn	7	12.10%
Incomplete	1	1.07%
Purchased	0	0
Preapproval Denied	0	0
Preapproval Rejected	0	0
Invalid	0	0.36%
Total	54	100.00%
<b>Demographics of Loan Applicants</b>		
White	21	38.79%
Black	1	2.14%
Hispanic	6	11.39%
Asian	7	12.10%
Native American	0	0
Hawaiian	0	0
Multi Race	0	0
Unknown	3	5.69%
NA	16	29.54%
Invalid	0	0.35%
Total	54	100.00%

	# of Applicants	% of Applicants
<b>Income Level of Applicants</b>		
Low	0.5	0.71%
Moderate	0.5	0.71%
Middle	2	3.91%
Upper	23	42.35%
Unknown/NA	28	52.31%
Invalid	0	0.01%
Total	54	100.00%
<i>Data Sources: LendingPatterns.com</i>		

### Rental Housing Process

When searching for a home to rent, the process is somewhat like home purchase but does not require the same outlay of cash. Renting can involve the following steps, including searching advertisements, viewing rental units, undergoing credit checks, and paying security deposits.

Like the owner-occupied market, a major challenge to ensuring fair housing in the rental market is the complexity of the process. Stages in the process of renting a home include advertising, pre-application inquiries, viewing the apartment, criteria for qualifying for the lease, lease conditions, and administration of the lease. The process becomes even more difficult and subjective in a tight rental market, where the landlord has numerous options for choosing the future tenant based on subjective factors.

While the process of renting an apartment or home may be less expensive and burdensome up front than the home-buying process, it may still be just as time-consuming and potential renters may still face discrimination during various stages of the rental process. Some of the more notable ways in which tenants may face discriminatory treatment are highlighted below.

**Advertising for Rental Units.** The main sources of information on rentals are newspaper advertisements, word of mouth, signs, apartment guides, the Internet, and apartment brokers. Recent litigation has held publishers, newspapers, and others accountable for discriminatory ads. Advertising can suggest a preferred tenant by suggesting preferred residents, using models, publishing in certain languages, or restricting media or locations for advertising. Advertisements cannot include discriminatory references that describe current or potential residents, the neighbors, or the neighborhood in racial or ethnic terms, or other terms suggesting preferences (e.g., adults preferred, ideal for married couples with kids, or conveniently located near a Catholic church).

Discriminatory advertising can be one of the most insidious forms of discrimination based on its widespread dissemination. Marketing is typically broad-based, reaching many people, and as such, can have a chilling effect on the market. This is also particularly true when the discrimination is unintentional or subconscious. Landlords who may never discriminate knowingly against a minority applicant may not be contacted by minority potential renters due to unconscious signaling in the advertisements. This is why, even though there are exceptions in the Fair Housing Act for when it applies, there is no similar exception when it comes to the advertising rules.

Out of the total 20 listings for rental units that were analyzed, 17 were found to contain no discriminatory language, which is a positive sign. However, there were a few instances where potentially discriminatory language was identified.

In two listings, income-related discriminatory language was found. This included phrases like “satisfactory credit and rental history”, “subjecting applicants to credit, criminal, and rental history checks”, “stating that Section 8 is not accepted”, “no bankruptcies allowed in the past 3 years”, and “requiring 3 times the rent in gross income”. These phrases could potentially exclude certain groups of people based on their income or financial status.

One listing contained disability-related discriminatory language, specifically stating “No pets allowed”. This could potentially discriminate against individuals with service animals. Lastly, one listing contained religion-related discriminatory language, stating “Christian home”. This could potentially exclude individuals based on their religious beliefs.

**Table 30: Potentially Discriminatory Language in Rental Listing (Jurisdiction)**

Discrimination Type	# of Listings	Potentially Discriminatory Language
No Discriminatory Language	17	N/A
Income Related	2	Satisfactory credit and rental history, credit, criminal, and rental history checks, Section 8 is not accepted, no bankruptcies allowed in the past 3 years, and requiring 3 times the rent in gross income.
Disability Related	1	Stating "No pets allowed."
Household Size/Family Related	0	N/A
Religion Related	1	Stating "Christian home."

*Data Source: Realtor.com*

**Viewing the Unit.** Viewing the unit is the most obvious, or overt, place where potential renters may encounter discrimination because landlords or managers may discriminate based on race or disability, judge on appearance whether a potential renter is reliable or may violate any rules or make any other subjective judgments. For example, if a student is wearing a T-shirt with a rap artist on the front, a landlord may suspect that the renter could play loud music disturbing to other tenants.

If a prospective tenant arrives with many children, the landlord may be concerned that the children may disturb other renters. In addition, the prospective tenant may also have an accent or wear religious symbols or jewelry which may again play into the decision to rent the unit. The opportunity for the potential renter to view the unit, is also an opportunity for the landlord to view the potential tenant and make value judgments based on their appearance or personal characteristics.

**Qualifying for the Lease.** Landlords may ask potential renters to provide credit references, lists of previous addresses and landlords, and employment history and salary. The criteria for tenant selection, if any, are typically not known to those seeking to rent a home.

An initial payment consisting of first and last months’ rent and security deposit are typically required. To deter “less-than-desirable” tenants, a landlord may ask for an initial payment or security deposit higher than for others. Tenants may also face differential treatment when vacating the unit. The landlord may choose to return a smaller portion of the security deposit to some tenants, claiming excessive wear and tear.

Because the rental market is getting tighter, with more applicants for every available unit than ever before, landlords who wish to do so have more cover when discriminating when choosing whom to rent to. More total applicants means there is a larger quantity of qualified applicants, and the potential for discrimination arises when the landlord must decide between multiple qualified candidates of different demographics.



**The Lease.** Most apartments are rented under either a lease agreement or a month-to-month rental agreement, both of which have advantages and disadvantages for both landlords and tenants. Some tenants see a lease as more favorable for two reasons: the tenant is assured the right to live there for a specific period and the tenant has an established rent during that period. However, some tenants prefer the flexibility that a month-to-month tenancy provides.

The lease agreement usually includes the rental rate, required deposit, length of occupancy, apartment rules, and termination requirements, and there are rights and responsibilities on both sides of the contract. Typically, the rental agreement is a standard form for all units in the same building. However, enforcement of rules contained in the lease agreement may not be standard. A landlord may choose to strictly enforce rules for certain tenants based on their race/ethnicity, children, or a disability – raising fair housing concerns.

**Rental Housing Services.** The County of Riverside has contracted with the Fair Housing Council of Riverside County (FHCRC) to provide fair housing and related services.

Established in 1986, FHCRC is a private, non-profit, and community-based organization which implements the following fair housing programs for communities throughout Riverside County:

- *Fair Housing (Anti-Discrimination) Services:* Provide educational workshops, outreach to the community, and investigation of discrimination complaints from residents. Complainants are ultimately provided with fair housing education, counseling, referral to the State Department of Fair Employment and Housing (DFEH), HUD or a private attorney.
- *Landlord-Tenant Services:* Services including education, counseling, and mediation to both landlords and tenants to resolve disputes concerning a host of common issues impacting the business relationship between tenants and landlords. Common issues to be addressed in this category of service include eviction, occupancy standards, repairs, deposits, lease/rental terms, rental assistance, rent increases, habitability, and notices.
- *Housing Counseling Services:* Pre-purchase workshops, mortgage delinquency and default resolution counseling, pre-purchase counseling, rental housing counseling and services for homeless counseling or referrals.
- *Training for Real Estate Professionals:* Training workshops for landlords, managers, and owners in the following areas: Landlord/Tenant issues, First-Time Homebuyer, Foreclosure Prevention, and Fair Housing Laws.

### *Real Estate Agents*

A real estate agent is a licensed professional who facilitates property transactions, acts as an intermediary between buyers and sellers, and represents their interests during negotiations. Real estate agents typically earn compensation through a commission, which is a percentage of the final sale price. Their income varies based on the volume and size of the deals they successfully close. In many states, real estate agents collaborate with real estate brokers—experienced professionals who have undergone additional training and hold licenses—to enhance their expertise and provide comprehensive services to clients.

**Home Purchases.** Many agencies are involved in overseeing real estate industry practices and the practices of the agents involved. A portion of this oversight involves ensuring that fair housing laws are understood and followed within the home purchasing process.

The following organizations have limited oversight within the real estate market, and some of their policies, practices, and programs are described.

- o **National Association of Realtors (NAR).** The National Association of Realtors (NAR) is a consortium of realtors which represent the real estate industry at the local, state, and national level. As a trade association, members receive a range of membership benefits. However, to become a member, NAR members must subscribe to its Code of Ethics and a Model Affirmative Fair Housing Marketing Plan developed by HUD. The term Realtor thus identifies a licensed real estate professional who pledges to conduct business in keeping with the spirit and letter of the Code of Ethics.

Realtors subscribe the NAR’s Code of Ethics, which imposes obligations upon Realtors regarding their active support for equal housing opportunity. Article 10 of the NAR Code of Ethics provides that “Realtors shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. Realtors shall not be a party to any plan or agreement to discriminate against any person or persons based on race, color, religion, sex, handicap, familial status, or national origin.” Realtors shall not print, display, or circulate any statement or advertisement with respect to the selling or renting of a property that indicates any preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status, or national origin.”

The NAR has created a diversity certification, “At Home with Diversity: One America” to be granted to licensed real estate professionals who meet eligibility requirements and complete the NAR “At Home with Diversity” course. The certification signals to customers that the real estate professional has been trained on working with the diversity of today’s real estate markets. The coursework provides valuable business planning tools to assist real estate professionals in reaching out and marketing to a diverse housing market. The NAR course focuses on diversity awareness, building cross-cultural skills, and developing a business diversity plan. In July 1999, the NAR Diversity Program received the HUD “Best Practices” award.

- o **California Association of Realtors (CAR).** The California Association of Realtors (CAR) is a trade association of 92,000 realtors statewide. As members of CAR, Realtors subscribe to a strict code of ethics. CAR has recently created the position of Equal Opportunity/Cultural Diversity Coordinator. CAR holds three meetings per year for its general membership, and meetings typically include sessions on fair housing issues. They also maintain fair housing and ethics information on their website.

- o **California Department of Real Estate (DRE).** The California Department of Real Estate (DRE) is the licensing authority for real estate brokers and salespersons. DRE has adopted education requirements that include courses in ethics and fair housing. To renew a real estate license, each licensee is required to complete 45 hours of continuing education, including three hours in each of the four mandated areas: Agency, Ethics, Trust Fund, and Fair Housing. The fair housing course contains information that enables an agent to identify and avoid discriminatory practices when providing real estate services.

DRE investigates written complaints received from the public alleging possible violations of the Real Estate Law or the Subdivided Lands Law by licensees or subdividers. DRE also monitors real estate licensees conducting business as mortgage lenders and mortgage brokers. If an inquiry substantiates a violation, DRE may suspend or revoke a license, issue a restricted license, or file an Order to Desist and Refrain. Violations may result in civil injunctions, criminal prosecutions, or substantial fines. The Department publishes monthly a list of names of persons and businesses which have been conducting real estate activities without a license.

DRE reviews Covenants, Conditions, and Restrictions (CC&R’s) for all subdivisions of five or more lots, or condominiums of five or more units. The review includes a wide range of issues, including compliance with fair housing law. CC&Rs are restrictive covenants that involve voluntary agreements, which run with

the land they are associated with. In the past, CC&Rs were used to exclude minorities from equal access to housing. DRE reviews CC&R's and they must be approved before issuing a final subdivision public report. This report is required before a real estate broker or anyone can sell the units, and each prospective buyer must be issued a copy of the report.

- o **The California Organized Investment Network (COIN).** COIN is a collaboration of the California Department of Insurance, the insurance industry, community economic development organizations, and community advocates. This collaboration was formed in 1996 at the request of the insurance industry as an alternative to state legislation that would have required insurance companies to invest in underserved communities, like the federal Community Reinvestment Act (CRA) that applies to the banking industry. COIN is a voluntary program that facilitates insurance industry investments providing profitable returns to investors and economic/social benefits to underserved communities.

**Rentals.** Many agencies oversee the apartment rental process and related practices. This oversight includes ensuring that fair housing laws are understood and complied with.

The following organizations have limited oversight within the rental housing market, and some of their policies are described:

- o **California Apartment Association (CAA).** CAA is the country's largest statewide trade association for rental property owners and managers. Incorporated in 1941 to serve rental property owners and managers throughout California, CAA represents rental housing owners and professionals who manage more than 1.5 million rental units. CAA has developed the California Certified Residential Manager (CCRM) program to provide a comprehensive series of courses geared towards improving the approach, attitude and professional skills of on-site property managers and other interested individuals. The CCRM program consists of 31.5 hours of training that includes fair housing and ethics along with other courses.
- o **National Association of Residential Property Managers (NARPM).** NARPM promotes standards of business ethics, professionalism, and fair housing practices in the residential property management field. NARPM is an association of real estate professionals experienced in managing single-family and small residential properties. In addition, NARPM certifies its members in the standards and practices of the residential property management industry and promotes continuing professional education. NARPM offers three professional designations: Residential Management Professional, RMP®, Master Property Manager, MPM®, and Certified Residential Management Company, CRMC®. These certifications require educational courses in fair housing.

### ***Fair Housing Complaints and Enforcements***

Patterns of complaints and enforcement are useful to assess the nature and level of potentially unfair or discriminatory housing practices in the private sector. Several public and private agencies may receive complaints about unfair housing practices or housing discrimination.

Under the Fair Housing Act, HUD has the authority to investigate, attempt to conciliate, and, if necessary, adjudicate complaints of discrimination involving, among other things, home sales, rentals, advertising, mortgage lending and insurance, property insurance, and environmental justice. HUD also investigates complaints alleging discriminatory zoning and land use; however, these complaints are referred to the U.S. Department of Justice for enforcement.

**Office of Fair Housing and Equal Opportunity (FHEO).** At the federal level, the FHEO, an office of HUD, receives complaints of housing discrimination. The FHEO will attempt to resolve matters informally. However, the FHEO

may act on those complaints if they represent a violation of federal law and the FHEO finds that there is “reasonable cause” to pursue administrative action in federal court.

HUD also shares its authority to investigate housing discrimination complaints with state and local government agencies that participate in the Fair Housing Assistance Program (FHAP). To participate in the FHAP, a Jurisdiction must demonstrate that it enforces a fair housing law that provides rights, remedies, procedures, and opportunities for judicial review that are substantially equivalent to those provided by the federal Fair Housing Act. In other states, county governments, municipal governments and community-based organizations are approved as FHAP agencies. HUD pays FHAP agencies for each complaint they investigate, based on the timeliness and quality of the investigation. In addition, HUD provides funding to FHAP agencies for capacity-building, training, and information systems.

A person who believes that he or she has experienced, or is about to experience, housing discrimination may file a complaint or may have a complaint filed on his or her behalf by someone else, such as a parent, child, spouse, or guardian. HUD and FHAP agencies accept complaints in person, by telephone, through the mail, and through their websites. If HUD receives a housing discrimination complaint where the alleged discriminatory act occurred within the Jurisdiction of one of its FHAP agencies, HUD is required under the Fair Housing Act to refer the complaint to that agency.

If HUD determines there is reasonable cause to believe that a discriminatory housing practice has occurred or is about to occur, it issues a charge of discrimination. The parties may choose to pursue the matter in an administrative proceeding or in federal district court. If a FHAP agency finds reasonable cause to believe that a discriminatory housing practice has occurred or is about to occur, the agency or attorneys for the state or locality litigate that complaint in an administrative proceeding or in civil court.

From FY 2013-2021, in the Jurisdiction, most of the cases were related to disability (79 cases), followed by race (42 cases), and family status (32 cases). There were fewer cases related to sex (21 cases), national origin (23 cases), and retaliation (6 cases). Interestingly, there were no cases related to color or religion.

In the Region, the pattern is similar. Many of the cases were related to disability (143 cases), followed by race (73 cases), and family status (48 cases). There were fewer cases related to sex (36 cases), national origin (54 cases), and retaliation (22 cases). Again, there were no cases related to color or religion.

At the state level, the number of cases is significantly higher across all categories, with the majority being related to disability (1,454 cases), followed by race (496 cases), and retaliation (219 cases). It’s important to note that retaliation, while not one of the seven protected classes of the Fair Housing Act, can still form the basis for a complaint.

The following table illustrates the breadth of HUD and FHAP discrimination complaints from FY 2013-2021 in the Jurisdiction (Riverside County), Region (Riverside-San Bernardino-Ontario, CA), and the state (California).

**Table 31: FHEO CASES From FY 2013-2021 (Jurisdiction/Region)**

<b>Basis of Complaint</b>	<b>Jurisdiction</b>	<b>Region</b>	<b>State</b>
Disability	79	143	1,454
Race	42	73	496
Sex	21	36	198
Retaliation*	6	22	219
National Origin	23	54	328
Family Status	32	48	351
Color.	0	0	0
Religion	0	0	0

*Data Sources: AFFH Data and Mapping Sources*

The Department of Fair Employment and Housing (DFEH) is the State agency responsible for investigating housing discrimination complaints. The Department of Fair Employment and Housing's mission is to protect Californians from employment, housing, and public accommodation discrimination, and hate violence.

In May 2003, DFEH announced a new program for mediating housing discrimination complaints in partnership with state fair housing enforcement agencies. The program provides tenants, landlords, property owners and managers through mediation in a free and timely manner. Mediation takes place within the first 30 days of filing of the complaint, often avoiding the financial and emotional costs resulting from a full DFEH investigation and potential litigation.

## 7. Public Housing and Homelessness

This section explores the critical issues of public housing and homelessness in Riverside County. The goal is to shed light on the current state of these issues, identify underlying factors contributing to them, and propose actionable strategies to address these challenges.

All agencies that administer a Section 8 program are referred to as Public Housing Agencies, or PHAs, by HUD. On average, there are over 50 PHAs administering the Section 8 housing program per state, but the number varies greatly from state to state. For example, the State of Texas has over 200 PHAs while the State of Alaska has two. The sheer number of PHAs administering the Section 8 program makes it even more confusing and difficult for the disability community.

**There are three types of PHAs that administer the Section 8 program:**

- Local public housing authorities
- State housing agencies

Usually, but not always, Section 8 administering agencies are public housing authorities. A public housing authority is a unique governmental body that administers either public housing or Section 8 vouchers — or both — for the federal government at the local level. Public housing authorities are created in each state based on state laws. Public housing authorities have an elected or appointed Board of Commissioners, an Executive Director, and staff who run specific programs.

Public housing authorities are not required to run the Section 8 program; in fact, some housing authorities only administer federal public housing units and do not administer a Section 8 program. Although there are more than

3,000 public housing authorities across the country, at the present time there are approximately 2,600 housing authorities administering the Section 8 program. Over half of these housing authorities administer less than 250 Section 8 vouchers. Since public housing authorities are governmental bodies, they may be influenced by the political agendas or biases of elected or appointed officials. They can also be influenced by political pressure from the disability community.

When people use the term “PHA” they are usually referring to public housing authorities. To be consistent with HUD definitions, however, the term “PHAs” refers to “Public Housing Agencies” and includes any agency under contract with HUD to administer Section 8 housing assistance, including local public housing authorities, state housing agencies, and non-profit organizations that administer the Section 8 Mainstream program.

State Housing Agencies Depending on state laws, many state housing agencies (including state departments of community affairs and some state housing finance agencies) are also eligible to administer the Section 8 program. In some states, the state housing agency may administer the Section 8 program only in the areas of the state where there are no public housing authorities. This model is sometimes referred to as a “balance of state” Section 8 program.

The Housing Authority of Riverside County is the PHA for the county and currently has 38 vouchers. These nonprofit organizations are required to run the Section 8 program in the same manner as other PHAs. Non-profit organizations may also be administering the Section 8 program through a contract with a public housing authority or state housing agency.

Non-Profit Organizations. In 1999, certain non-profit disability organizations became eligible to administer a small “set-aside” of Section 8 programs through eight Regional non-profit organizations. Although the state agency makes all decisions regarding Section 8 policies, the non-profit organizations are responsible for the day-to-day administration and management of the program, including selecting households, determining eligibility for the program, issuing Section 8 vouchers, inspecting housing units, and making rental payments to owners.

The Public Housing Agency Plan, or PHA Plan, is the “master plan” for both a PHA’s Section 8 and public housing resources. Each PHA is required to have a HUD-approved PHA Plan that describes the agency’s overall mission for serving low-income and very low-income individuals and families, and the strategies for using Section 8 and public housing resources to meet the housing needs of these households.

A qualified PHA plan is a PHA that:

- has a combined unit total of 550 or less public housing units and section 8 vouchers; and
- is not designated troubled under section 6(j)(2) of the 1937 Act, the Public Housing Assessment System (PHAS), as troubled during the prior 12 months; and
- does not have a failing score under the Section 8 Management Assessment Program (SEMAP) during the prior 12 months.

HUD provides a The Housing Choice Voucher (HCV) Data Dashboard (dashboard) that shows budget and leasing trends, reserve balances, program admissions and attrition, per-unit cost and leasing potential for the program nationally, and allows the user to drill down to the state and PHA-level.

The image below shares some of the data points related to the Housing Authority of Riverside County. It displays the number of current units under the Annual Contributions Contract (ACC), the number of units reported as leased, and the number of units remaining. Out of 9,971 current units under ACC, 8,864 are reported as leased, leaving 1,107 units remaining.

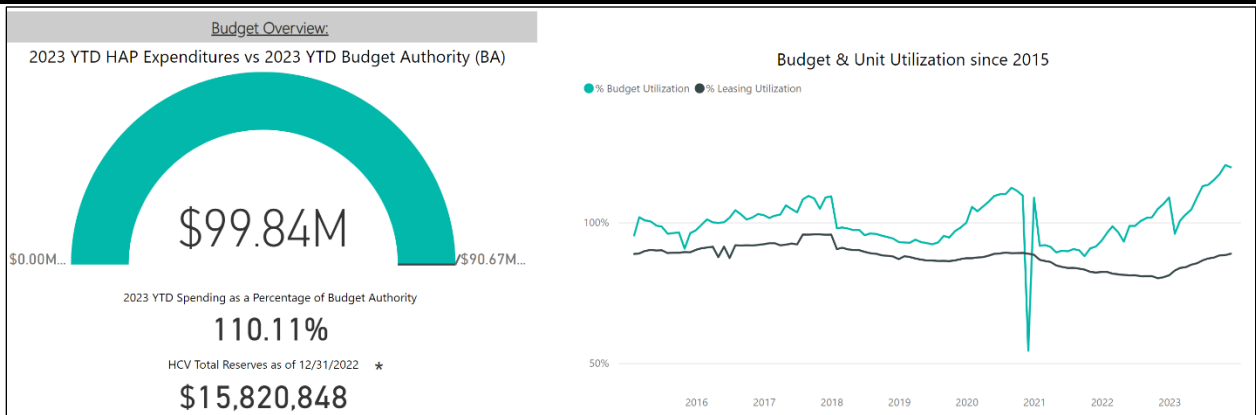
The year-to-date leasing (as of November 2023) percentage for 2023 stands at 86.19%. The average cost per unit is \$1,102.83, which is a consistent increase in the Average Per Unit Cost (PUC) from 2015 to 2023. The current average is \$1,102.83, which signifies a significant growth trend in housing costs over the years.

**Figure 80: HCV Data Dashboard Summary (Jurisdiction)**

Current Units under ACC	Current Reported Leasing	Units Remaining under ACC
<b>9,971</b>	<b>8,864</b>	<b>1,107</b>
2023 YTD Leasing Percentage	Average Per Unit Cost *	Leasing Potential at the End of 2023
<b>86.19%</b>	<b>\$1,102.83</b>	<b>0</b>

In the below figure 33, the data related to the Housing Authority of Riverside County contains data related to the Housing Authority of Riverside County’s budget and unit utilization for the year 2023. The Year-To-Date (YTD) Housing Assistance Payments (HAP) Expenditures for 2023 for HA of Riverside County are \$99.84M. This is 110.11% of the Budget Authority (BA), indicating that the expenditures have exceeded the budget. The total reserves as of 12/31/2022 are reported to be \$15,820,848.

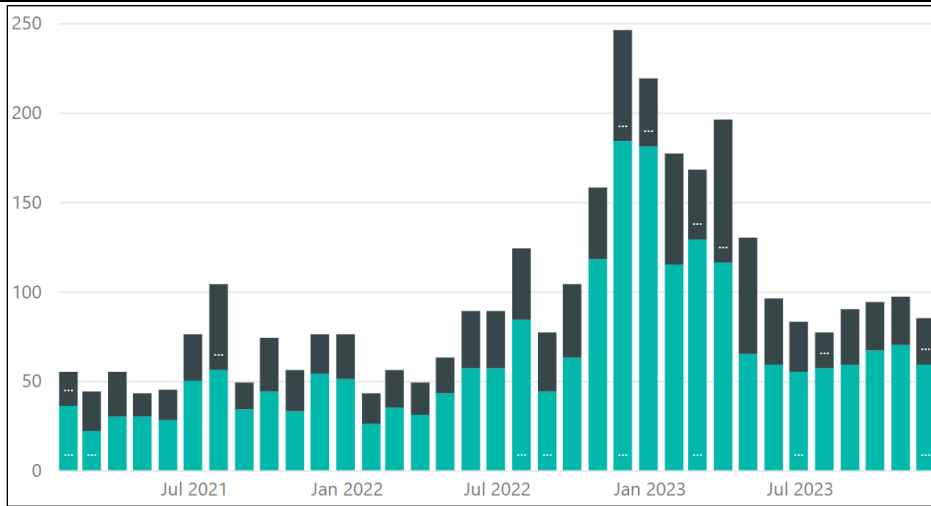
**Figure 81: HCV Data Dashboard Budget Overview (Jurisdiction)**



The line graph below displays data on homeless and non-homeless admissions from July 2021 to July 2023 for the county. The X-axis represents time, specifically months from July 2021 to July 2023. The Y-axis indicates the number of admissions, ranging from 0 to over 250. The teal bars represent non-homeless admissions, and the black bars represent homeless admissions.

These bars are present for each month, showing fluctuations in the number of admissions for both categories. One notable observation is a significant increase in both homeless and non-homeless admissions in January 2023. This could be due to various factors, which would require further investigation to understand fully.

**Figure 82: HCV Data Dashboard New Admissions Trend (Jurisdiction)**

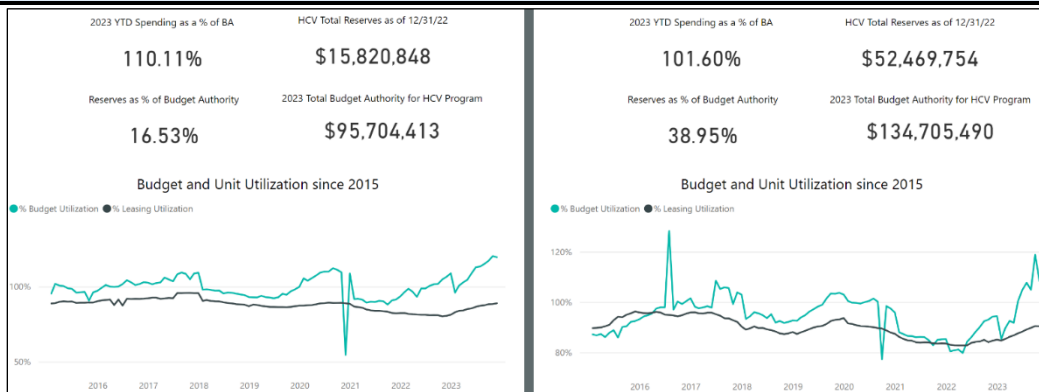


The Housing Authority of San Bernardino County, another county in the Riverside-San Bernardino-Ontario, CA Region that has been used previously for comparative analysis in this report, is below. The figure below compares the financial data and budget utilization trends between Riverside County’s Housing Authority and San Bernardino County’s Housing Authority from 2015 to 2023. This comparison highlights the different financial management strategies and trends between the two housing authorities.

Riverside County’s Housing Authority has been maintaining a steady trend in budget and unit utilization since 2015. As of 2023, they have spent 110.11% of their Budget Authority (BA) year-to-date (YTD). They have total reserves of \$15,820,848, which is 16.53% of their total Budget Authority for the Housing Choice Voucher (HCV) Program, amounting to \$95,704,413.

On the other hand, San Bernardino County’s Housing Authority shows significant fluctuations in budget and unit utilization since 2015. Their 2023 YTD spending as a % of BA is slightly lower at 101.60%. However, they have a larger total reserve of \$52,469,754, which is a substantial 38.95% of their total Budget Authority for the HCV Program, which is \$134,705,490.

**Figure 83: HCV Data Dashboard Comparison Trends (Jurisdiction/Region)**





## Public Housing Demographics

Table 32 and the maps below shows the racial and ethnic makeup of affordable housing residents within the County, as well as the distribution of income levels among these household groups.

Though Blacks make up just 6.65 percent of households earning 0 to 80 percent of AMI, and just 6.19 percent of the Jurisdiction's total households, the group comprises 28.91 percent of Public Housing residents, and receives 36.62 percent of Housing Choice Vouchers. Asians and Pacific Islanders, though only 4.13 percent of households under 80 percent AMI, and 5.39 percent of total households, make up 13.4 percent of households receiving Other Multifamily assistance. Hispanics, meanwhile, who make up only 34.18 percent of the Jurisdiction's households as well as 43.22 percent of low-moderate households, nevertheless occupy 61.94 percent of the Jurisdiction's Project-Based Section 8 Housing.

These tendencies are repeated within the Region. Asians receive 19.69 percent of Other Multifamily assistance. The lion share of Section 8 vouchers, or 61.94% , goes to Hispanic families. Similarly, Blacks comprise 36.62 percent of HCV Program participants, and 28.91% percent of Public Housing residents. These statistical disparities in terms of the distribution of housing assistance within both the Jurisdiction and the Region can be better understood by examining the degree to which these two groups experience extreme poverty.

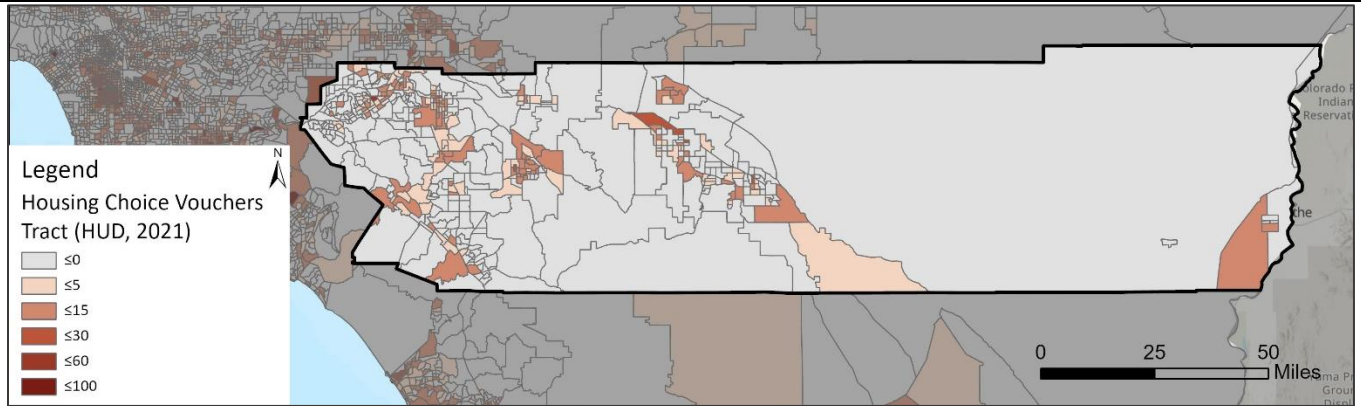
Of the four groups examined, only two, namely Hispanics and Blacks, are more likely to fall within the extremely low-income range, defined as 30 percent of AMI or less. Hispanics, who make up 34.18 percent of all households within the Jurisdiction, comprise 41.67 percent of extremely low-income households. Likewise, Blacks, at only 6.19 percent of households, make up a larger share, 8.67 percent, of extremely low-income households.

**Table 32: Publicly Supported Housing by Race/Ethnicity (Jurisdiction/Region)**

<b>Riverside County (Jurisdiction)</b>								
<b>Housing Type</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian or Pacific Islander</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Public Housing	3,863	33.77%	3,307	28.91%	3,891	34.02%	377	3.30%
Project-Based Section 8	578	24.31%	242	10.18%	1,473	61.94%	77	3.24%
Other Multifamily	449	43.30%	109	10.51%	334	32.21%	139	13.40%
HCV Program	2,836	35.13%	2,956	36.62%	2,084	25.82%	161	1.99%
Total Households	355,015	51.97%	42,285	6.19%	233,470	34.18%	36,805	5.39%
0-30% of AMI	32,465	41.71%	6,750	8.67%	32,435	41.67%	3,770	4.84%
0-50% of AMI	54,330	33.78%	11,895	7.40%	69,565	43.25%	6,890	4.28%
0-80% of AMI	107,290	38.63%	18,460	6.65%	120,050	43.22%	11,465	4.13%
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>								
<b>Housing Type</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian or Pacific Islander</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Public Housing	44	30.14%	19	13.01%	62	42.47%	18	12.33%
Project-Based Section 8	1,140	21.83%	1,029	19.71%	2,555	48.94%	446	8.54%
Other Multifamily	660	30.08%	247	11.26%	840	38.29%	432	19.69%
HCV Program	4,569	23.81%	8,401	43.78%	5,603	29.20%	500	2.61%
Total Households	602,650	45.50%	100,005	7.55%	509,940	38.50%	81,445	6.15%
0-30% of AMI	61,605	36.31%	20,925	12.33%	73,610	43.38%	8,775	5.17%
0-50% of AMI	122,950	37.18%	33,145	10.02%	150,960	45.65%	15,335	4.64%
0-80% of AMI	210,405	37.95%	49,115	8.86%	255,770	46.13%	25,935	4.68%

*Data Sources: 2020 HUD AFFH Online Mapping Tool*

**Figure 84: Housing Choice Voucher Use by Tract**



**Table 33: Income Limits (Jurisdiction)**

Household Size	Annual Income Limit	Monthly Income Limit
<b>Extremely Low-Income Limits (30% of Median)</b>		
1	\$19,600	\$1,633
2	\$22,400	\$1,866
3	\$25,200	\$2,100
4	\$30,000	\$2,500
5	\$35,140	\$2,928
6	\$40,280	\$3,356
7	\$45,420	\$3,785
8	\$50,560	\$4,213
<b>Very Low-Income Limits (50% of Median)</b>		
1	\$32,650	\$2,720
2	\$37,300	\$3,108
3	\$41,950	\$3,495
4	\$46,600	\$3,883
5	\$50,350	\$4,195
6	\$54,100	\$4,508
7	\$57,800	\$4,816
8	\$61,550	\$5,129
<i>Data Sources: Housing Authority of County of Riverside</i>		

In the executive summary of *A Pilot Study of Landlord Acceptance of Housing Choice Vouchers*, August 2018, HUD cites another factor influencing housing choice for low and moderate-income residents, namely discrimination by landlords. The Housing Choice Voucher (HCV) program is the federal government’s largest rental housing assistance program. Apart from seeking to increase access to safe, affordable housing, the HCV program is intended "to provide opportunities for low-income families to obtain rental housing outside areas of poverty or minority concentration (HUD, 2009).

Voucher holders can, in theory, move anywhere in the country where a PHA administers the program, but their housing choices are severely constrained by their ability to navigate the private rental market, find a unit with rent below the payment standard, and identify a landlord who will participate in the program. Landlords decide, for the most part, if they want to accept vouchers as payment for their rental units.”

While it is unlawful for landlords under the Fair Housing Act, to refuse to rent to members of protected classes - which are defined since race, color, national origin, sex, religion, disability, and familial status - voucher holders have no such protection. Therefore, landlords may have a legal right to turn them away. These same classes of people, who include families with children, racial and ethnic minorities, and persons with disabilities, are exactly those whom the HCV program disproportionately serves. Some states and local Jurisdictions have attempted to prohibit discrimination against voucher holders through local ordinances, often referred to as source-of-income protections.

These make discrimination against voucher holders illegal. In addition, fair housing advocates argue that claims under the Fair Housing Act may be justified, because practices such as electing not to accept vouchers result in “disparate impacts,” including residential segregation, for a protected class. For HUD's purposes, discrimination was the term used to describe unequal or differential treatment of voucher holders, regardless of whether such treatment was illegal in the testing site.

Although Riverside was not specifically studied, nearby Los Angeles, California was one of five testing sites for the study. According to the study, "The voucher acceptance tests show clear evidence of outright denial of vouchers, although denial rates varied widely. Denial rates were highest in Fort Worth (78 percent) and Los Angeles (76 percent) and only somewhat lower in Philadelphia (67 percent). Rates were substantially lower in Newark (31 percent) and Washington, D.C. (15 percent). Moreover, across the five sites, between 9 and 25 percent of landlords said vouchers were accepted only under certain conditions or they were unsure of the voucher acceptance policy. Landlords were more likely to deny voucher holders in low-poverty areas compared with high-poverty areas, particularly in the sites with the highest voucher denial rates."

Section 8 applications are only accepted while a PHA’s Section 8 waiting list is “open.” A PHA opens the Section 8 waiting list to increase the number of applicants on its list. HUD requires that PHAs open the Section 8 waiting list if they do not have enough applicants to be able to distribute vouchers, they anticipate will be available. In general,

**PHAs use one of two methods to add applications to the waiting list:**

- Chronological order: based on the date and time received; or
- Randomly ordered: referred to as a “lottery.”

Occasionally, the applications that are put into the lottery are limited to a specific number (e.g., the first 200 received by the PHA) or to those received by a specified date. Technical Assistance Collaborative, Inc. A PHA’s policies about how applications are added to the waiting list should be included in all outreach material and must be described in the Section 8 Administrative Plan.

The demographics of the Housing Choice Vouchers waiting list in Riverside County is primarily composed of extremely low-income households, making up 76% of the list. These are households earning 0-30% of the Area Median Income (AMI). Very low-income households (31-50% AMI) make up 15.23% of the list, and low-income households (51-80% AMI) comprise 6.94%. In terms of household types, families with children represent the majority at 55.77%. Elderly families make up 10.92% of the list, and families with disabilities account for 22.60%. Looking at race and ethnicity, African American households represent the largest group on the waiting list at 47.82%, followed by White households at 44.83%. American Indian, Asian, and Pacific Islander households make up smaller percentages of the list.

**Table 34: Demographics if the HCV Waiting List (Jurisdiction)**

	#	%
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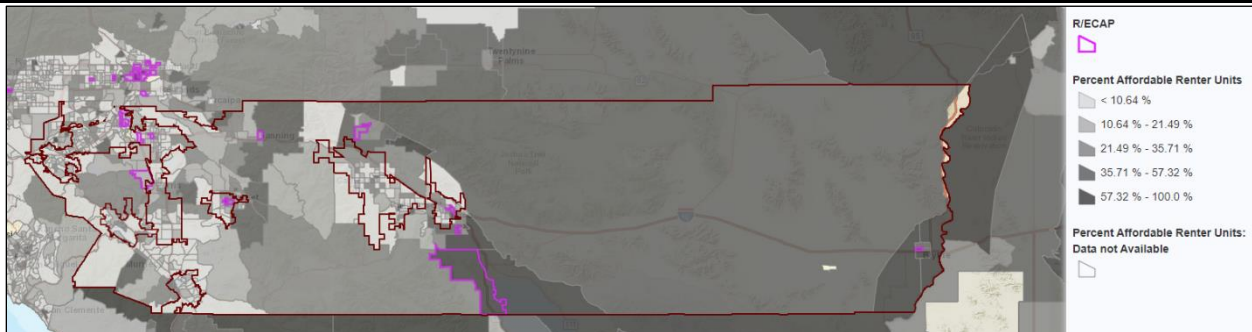
Extremely Low Income (0-30% AMI)	104,524	76%
Very Low Income (31-50% AMI)	21,022	15.23%
Low Income (51-80% AMI)	9,576	6.94%
Families with Children	76,996	55.77%
Elderly Families	15,073	10.92%
Families with Disabilities	31,211	22.60%
White	61,895	44.83%
African American	66,021	47.82%
American Indian	6,325	4.58%
Asian	4,087	2.96%
Pacific Islander	6,125	4.44%
Race Not Given	706	0.51%
Waiting List Total	136,065	100%
<i>Data Source: Housing Authority County of Riverside, 2024.</i>		

### Public Housing Location and Occupancy

An examination of Figure 114 below shows that the tracts with the highest percentages of rental units affordable to residents at 50 percent of AMI are indicated by the darker shaded areas.

These are found north of Lake Elsinore and southwest of Perris, adjacent to R/ECAP areas; south of I-15 below Wildomar; north of I-10 above Beaumont; along I-10 from North Palm Springs to Sky Valley; and in the R/ECAP areas surrounding the Salton Sea.

**Figure 85: Location of Affordable Rental Units (Jurisdiction)**



Following in Table 35 is an inventory of Riverside County’s Housing Authority unit development for any new public housing units planned and/or pending. Currently, the total number of planned or pending projects for public housing stands at 15 projects with a total of 1,325 units – 1,273 of which are to be considered affordable.

This shows that a significant majority of the units in these projects are designated as affordable, which is a positive indicator for the availability of affordable housing in these areas.

**Table 35: Assisted Rental Housing Projects in Riverside County**

Project	Total Units	Affordable Units
Oasis Senior Villas - Riverside	95	95
The Blossom - Beaumont	48	48

Monarch Apartments - Palm Springs	60	60
Las Haciendas Apartments - Temecula	77	77
Vista Sunrise Apartments - Palm Springs	N/A	N/A
Vista La Sierra - Riverside	80	80
Rancho Las Bolas - Temecula	55	55
Entrada - Riverside	64	64
Aspire - Riverside	33	33
Monamas Apartments - Murrieta	139	139
Courtyards at Cottonwood II - Moreno Valley	81	81
Triploi Apartments - Coachella	108	108
Oakview I - Murrieta	200	119
Aloe Palm Canyon - Palm Springs	71	25
Tres Lago - Wildomar	225	225
<i>Data Source: Riverside County Housing Authority</i>		

### Homelessness and HMIS Data

Every January, Riverside County conducts a homeless count; the most recent available data is for the homeless count completed in January 2023. While the size of the homeless population may change throughout the year, the primary purpose of the count is to estimate how many homeless people are in Riverside County in general on any given day and gain demographic information about homelessness in Riverside County.

An interview or observational survey, or both, could be chosen by surveyors, based on the situation during the counts. Ideally, every homeless person would be interviewed, but obviously this was not always possible because of safety concerns, language barriers, refusal, etc.

The Point-in-Time (PIT) count, which is a snapshot of the homeless population taken on a single night, provides a comprehensive view of the homelessness situation in Riverside County. In 2023, the total count of homeless individuals was 3,725, marking a 12% increase from the previous year. Interestingly, while the overall count increased, the number of unsheltered individuals decreased by 8% to 2,441 persons. On the other hand, the number of sheltered individuals saw a significant increase of 34%, totaling 1,284 persons.

When comparing the PIT Count by District, in District 1, there was a notable increase in homelessness. The total count rose to 1,138, a 37% increase from 2022. This was largely driven by a 98% increase in unsheltered individuals, despite a 12% decrease in sheltered individuals. In contrast, District 2 saw a decrease in homelessness, with the total count dropping to 372, a 36% decrease from the previous year. This decrease was observed in both unsheltered and sheltered individuals, which decreased by 43% and 13% respectively. Like District 2, District 3 also saw a decrease in homelessness.

The total count dropped to 337, a 35% decrease from 2022. Both unsheltered and sheltered counts decreased by 42% and 29% respectively. In District 4, the total count of homeless individuals increased slightly to 1,161, a 6% increase from 2022. This was driven by a 12% increase in unsheltered individuals, despite a 4% decrease in sheltered individuals. Finally, District 5 saw a significant increase in homelessness.

The total count skyrocketed to 717, a whopping 148% increase from 2022. This increase was observed in both unsheltered and sheltered individuals, which increased significantly by 121% and 320% respectively.

**Table 36: Homeless PIT Count for Riverside County by Districts**

	Unsheltered	Sheltered	Total
--	-------------	-----------	-------

	2023	% Change from 2022	2023	% Change from 2022	2023	% Change from 2022
District 1	742	98% Increase	396	12% Decrease	1,138	37% Increase
District 2	260	43% Decrease	112	13% Decrease	372	36% Decrease
District 3	131	42% Decrease	206	29% Decrease	337	35% Decrease
District 4	755	12% Increase	406	4% Decrease	1,161	6% Increase
District 5	553	121% Increase	164	320% Increase	717	148% Increase
Total	2,441	8% Decrease	1,284	34% Increase	3,725	12% Increase

*Data Sources: 2023 Point-in-Time Count*

Breaking down the PIT Counter further in the table below, there were a total of 1,338 individuals identified by unconventional living situation while homeless. Most of these individuals, 40.28%, were found on streets, in parks, or under bridges.

Other significant locations included vehicles (18.01%), encampments (16.74%), and tents or sheds (16.07%). Fewer individuals were found at bus stations, in tiny homes without basic amenities, or in abandoned buildings.

**Table 37: Homeless PIT Count for Riverside County by Living Situation**

	Number	Percent
Persons in Vehicles	241	18.01%
Persons in Encampments	224	16.74%
Persons in Tents/Sheds	215	16.07%
Persons on Streets, in Parks, or Under Bridges	539	40.28%
Persons at Bus Stations	12	0.90%
Persons in Tiny Homes ( <i>without basic amenities</i> )	9	0.67%
Persons in Abandoned Buildings	97	7.25%
Other	1	0.07%
<b>Total</b>	<b>1,338</b>	<b>100.00%</b>

*Data Sources: 2023 Point-in-Time Count*

Looking at the demographic breakdown of the unsheltered homeless population in Riverside County, most of the homeless individuals identified in the PIT count were male (70.54%). In terms of race and ethnicity, the largest group was White (68.54%), followed by Hispanic/Latino (37.16%), and Black/African American (15.57%).

In terms of age, most of the unsheltered homeless population was between 25 and 54 years old (68.37%). There were also significant numbers of individuals aged 55-61 (18.23%) and 18-24 (7.05%). Fewer individuals were aged 62 and above or under 18.

**Table 38: Homeless PIT Count for Riverside County by Demographics**

	Number	Percent
<b>Gender</b>		
Male	1,722	70.54%
Female	701	28.72%
Transgender	4	0.16%
Gender Non-conforming	14	0.57%
<b>Race/Ethnicity</b>		
Hispanic/Latino	907	37.16%
Black/African American	380	15.57%
White	1,673	68.54%

	Number	Percent
American Indian/Alaskan Native	70	2.87%
Asian	32	1.31%
Native Hawaiian/Pacific Islander	48	1.97%
Multi-Racial/Other	238	9.75%
<b>Age</b>		
Under 18	13	0.53%
18-24	172	7.05%
25-54	1,669	68.37%
55-61	445	18.23%
62+	142	5.82%

*Data Sources: 2023 Point-in-Time Count*

Looking at specific subpopulations within the homeless community, there are different trends from 2022 to 2023. The number of homeless veterans increased significantly, with a 31% rise from 2022 to 2023. Despite a decrease in the unsheltered count, the total number of homeless transition age youth (18-24) also increased by 27%. For seniors (62+), the total count increased by 12%, despite a decrease in the sheltered count. Lastly, for households with children, the total count increased by 6%, with both sheltered and unsheltered counts also increasing.

Table 39: Homeless PIT Count for Riverside County by Subpopulation						
	Sheltered		Unsheltered		Total	
	2023	% Change from 2022	2023	% Change from 2022	2023	% Change from 2022
Veterans	58	18% Increase	198	36% Increase	256	31% Increase
Transition Youth (18-24)	75	No Change	154	35% Decrease	229	27% Increase
Seniors (62+)	101	26% Decrease	156	47% Increase	143	12% Increase
Households with Children	132	11% Increase	11	22% Increase	257	6% Increase

*Data Sources: 2023 Point-in-Time Count*

**Top 3 Primary Factors Contributing to Unsheltered Homelessness:**

1. Family Disruption: 27%
2. Lack of Income: 19%
3. Unemployment: 12%

**Top 3 Requested Services:**

1. Housing Services
2. CalFresh & Cash Aid
3. Food Pantries

The following information was also gathered from those surveyed in Riverside County.

- 32% of surveyed individuals requested post-count services.
- 784 individuals were referred to services.
- 21% of unsheltered persons were experiencing first time homelessness.

**Point-in-Time Count Impact Report.**

Point-in-Time Count also provides an “Impact Report” with their survey of the homeless population. The following data was derived from the PIT Count regarding Continuum of Care (CoC) FY 22-23 Individuals Served and current Homeless Funding and Programs for Riverside County.

During the period FY22-23, the CoC served a total of 14,388 unique individuals. This service included various programs aimed at addressing homelessness. The emergency shelter program enrolled 4,860 individuals, providing immediate temporary housing for those in need. The street outreach program reached out to 6,250 individuals, offering services directly to unsheltered homeless individuals.

There were 4,865 individuals enrolled into permanent housing, a critical step towards ending the cycle of homelessness. The SAR Encampment Response program enrolled 271 individuals, addressing the needs of those living in encampments. The homelessness prevention efforts, including HMIS & United Lift, impacted 10,080 persons, helping to stop homelessness before it starts. There are three main funding allocation for Homeless Programs in Riverside County listed in the 2023 PIT Count, each of which have a breakdown of recipients that receive a portion of those funds to provide various services and support for different populations of the homeless community. Encampment information was received from the CoC.

The CoC program has a total funding of \$62M, which is distributed across various projects. The HUD CoC is one of the significant recipients with \$14.2M allocated for 20 projects. The HHAP received \$9.7M for 30 projects, CESH received \$1.4M for 4 projects, ESG & ESG CV received \$1.7M for 4 projects, and the HHIP received the highest funding of \$35M for 31 projects.

The Housing Authority of the County of Riverside receives a total funding of \$87.7M. The HUD-VASH program, which provides support for veterans, received \$6.8M for 798 vouchers. The Mainstream program received \$1.8M for 203 vouchers, the Family Unification Program received \$1.5M for 180 vouchers, and the Housing Choice Voucher program received the highest funding of \$77.6M for 9,068 projects.





## HUD 2023 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

*Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2023 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2023. The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded). For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (<https://www.hudexchange.info/grantees/>). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.*

### Emergency Shelter

Provider Name	Facility Name	Family Units <sup>4</sup>	Family Beds <sup>5</sup>	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds <sup>2</sup>	Veteran Beds <sup>3</sup>	Youth Beds <sup>3</sup>
Alternative to Domestic Violence	Residential Shelter Program	16	16	0	0	0	0	16	n/a	0	0
City Net	ESG-CV2 ES MUR	0	0	32	0	0	0	32	n/a	0	0
City Net	City of Corona Emergency M	0	0	30	0	0	0	30	n/a	0	0
City Net	City Net Norco Emergency M	0	0	9	0	0	0	9	n/a	0	0
City Net	City Net ESG-CV Emergency	0	0	10	0	0	0	10	n/a	0	0
City of Banning	CoB Bryant Opportunity Villa	0	0	40	0	0	0	40	n/a	0	0
Coachella Valley Association of Governme	CVAG CVHF West Valley N	0	0	45	0	0	0	45	n/a	0	0
Coachella Valley Association of Governme	CVAG CVHF CESH 25 Fami	0	0	45	0	0	0	45	n/a	0	0
Coachella Valley Rescue Mission	CVRM Overnight Shelter	0	0	220	0	0	0	220	n/a	0	0
Department of Public Social Services	DPSS Emergency Shelter	28	96	0	0	0	0	96	n/a	0	0
Department of Public Social Services	State HDAP Emergency Tem	0	0	32	0	0	0	32	n/a	0	0
Galilee Center	Galilee Center Shelter 2022	0	0	25	0	0	0	25	n/a	0	0
HWS-Housing Authority Division	Project Roomkey: Non-Congr	0	0	12	0	0	0	12	n/a	0	0
Illumination Foundation	Illumination Foundation HHA	0	0	50	0	0	0	50	n/a	0	0
Martha's Village & Kitchen Inc.	MVK Renewing Hope Emerg	24	90	40	0	0	0	130	n/a	0	0
Mercy House	Mercy House ESG-CV CoR E	0	0	23	0	0	0	23	n/a	0	0
Operation Safe House	OSH Safe House Desert Emer	0	0	0	12	0	0	12	n/a	0	12
Operation Safe House	OSH SafeHouse Main STAY	0	0	4	0	0	0	4	n/a	0	4
Operation Safe House	OSH Safe House Riverside E	0	0	0	12	0	0	12	n/a	0	12
Path of Life Ministries Inc	POL Year Round Emergency	0	0	90	0	0	0	90	n/a	0	0
Path of Life Ministries Inc	POL Cold Weather Emergenc	0	0	0	0	40	40	80	n/a	0	0
Path of Life Ministries Inc	POL Family Emergency Shelt	1	46	0	0	0	0	46	n/a	0	0
Project Touch	Project Touch Emergency She	5	11	24	0	0	0	35	n/a	0	0
Riverside University Health System-Beha	Hotel/Motel Voucher Program	1	3	52	0	0	0	55	n/a	0	0
Riverside University Health System-Beha	ESG-CV2 ES RUHSBH	4	15	35	0	0	0	50	n/a	12	0
Social Work Action Group	The Anchor	0	0	14	0	0	0	14	n/a	0	0
The Salvation Army	The Salvation Army ESG-CV	0	0	15	0	0	0	15	n/a	0	0
Valley Restart Shelter Inc.	Valley Restart Emergency Sh	13	46	3	0	0	0	49	n/a	0	0

<sup>1</sup>HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.  
<sup>2</sup>Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2022 HMIS Data Standards.  
<sup>3</sup>Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.  
<sup>4</sup>Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.  
<sup>5</sup>Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Wednesday, December 6, 2023

Lastly, the **Housing and Community Development** Department has a total funding of \$320.7M. The Homekey program, which provides permanent housing solutions, received \$20M for 183 housing units. CDBG, ESG, and ESG-CV received \$8.7M for 25 projects. County Funding received the highest funding of \$236.9M for 1,808 housing units, and United Lift received \$55.1M for 8,111 households.

The number of homeless persons, the high cost of housing, and the number of people living in poverty combine to create a very serious situation. This combination of circumstances exacerbates the problem of finding suitable and affordable housing for homeless and at-risk families. In general, the homeless population in Riverside County is concentrated around urbanized cities where homeless services and transportation are readily accessible.

### Riverside County Encampment Information, CoC

D	E	F	G	H	I	J	K
Encampment	Park	Street	Tent/Shed	Tiny Home (without basic amenities)	Under Bridge	Vehicle	Other
1	0	13	3	0	0	4	0
2	0	9	10	0	0	3	0
7	4	15	5	1	2	5	0
0	0	0	0	0	1	4	0
2	3	7	4	0	2	4	0
5	3	12	16	2	0	6	0
3	2	21	4	0	0	5	0
15	0	11	5	0	0	15	0
0	0	1	0	0	0	1	0
7	2	42	12	0	4	6	0
23	5	21	12	0	3	7	0
29	0	3	5	0	0	18	0
0	0	1	0	0	0	1	0
13	3	14	1	0	2	16	0
3	1	6	1	0	1	5	0
4	2	25	4	0	1	16	0
2	1	3	4	0	1	11	0
0	0	4	1	0	0	3	0
2	0	14	3	0	2	10	0
15	4	40	26	0	3	5	1
8	1	15	14	0	1	15	0
0	0	1	0	0	0	2	0
31	21	116	38	2	6	9	0
23	2	20	9	0	3	7	0
7	0	17	0	0	2	7	0
0	0	1	0	0	0	8	0
9	1	3	9	1	0	18	0
2	0	0	9	0	0	2	0
3	0	1	4	1	0	3	0
4	1	4	6	0	1	16	0
4	0	8	10	2	0	9	0
<b>224</b>	<b>56</b>	<b>448</b>	<b>215</b>	<b>9</b>	<b>35</b>	<b>241</b>	<b>1</b>

## 8. Disability and Access

People with disabilities have special housing needs because of their fixed income, higher health costs, and need for accessible and affordable housing. According to 2017 ACS data, 11.44 percent of Riverside’s residents over the age of 5 years reported a physical disability.

### Population Profile

The table below offers a comparative analysis of the prevalence of various types of disabilities within a Jurisdiction and a Region. In both areas, the most common type of disability is ambulatory difficulty, affecting 6.28% of individuals. This is followed by cognitive difficulty, which affects 4.24% of individuals in the Jurisdiction and 4.42% in the Region.

Independent living difficulty is slightly more prevalent in the Region (4.56%) than in the Jurisdiction (4.53%). Hearing difficulty affects a slightly larger percentage of individuals in the Jurisdiction (3.47%) than in the Region (3.18%), while vision difficulty is almost equally prevalent in both areas (2.23% in the Jurisdiction and 2.27% in the Region). Self-care difficulty is the least common, affecting 2.61% of individuals in the Jurisdiction and 2.70% in the Region.

**Table 40: Disabilities by Type (Jurisdiction/Region)**

	Jurisdiction		Region	
	#	%	#	%
Hearing difficulty	29,063	3.47%	127,499	3.18%
Vision difficulty	18,648	2.23%	90,935	2.27%
Cognitive difficulty	35,514	4.24%	177,272	4.42%
Ambulatory difficulty	52,540	6.28%	251,925	6.28%
Self-care difficulty	21,843	2.61%	108,412	2.70%
Independent living difficulty	37,914	4.53%	182,947	4.56%

*Data Sources: 2020 AFFH Mapping and Data Tool*

**Figure 86: Hearing, Vision, and Cognitive Disabilities (Jurisdiction)**

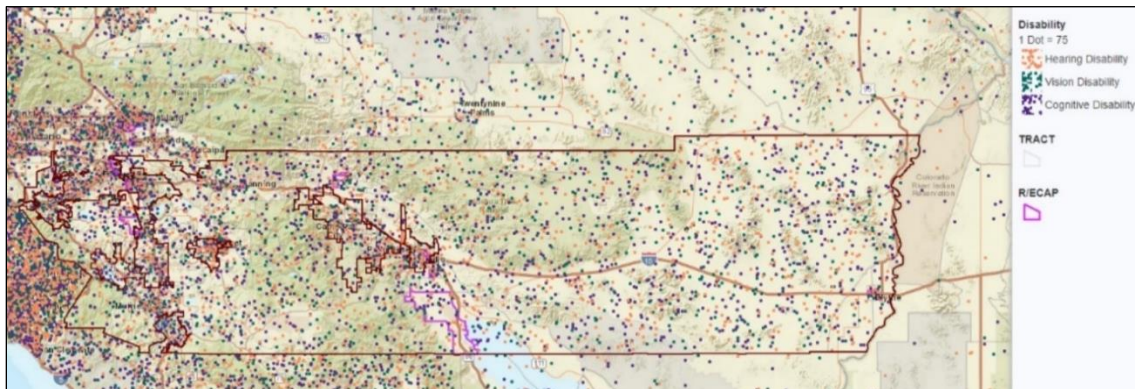


Figure 121: Ambulatory, Self-care, and Independent Living Disabilities (Jurisdiction)

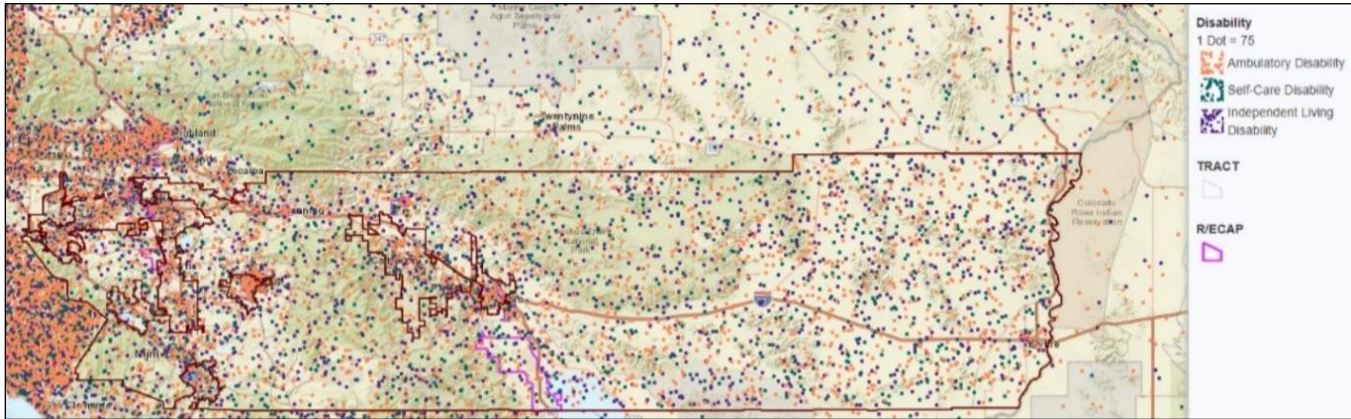
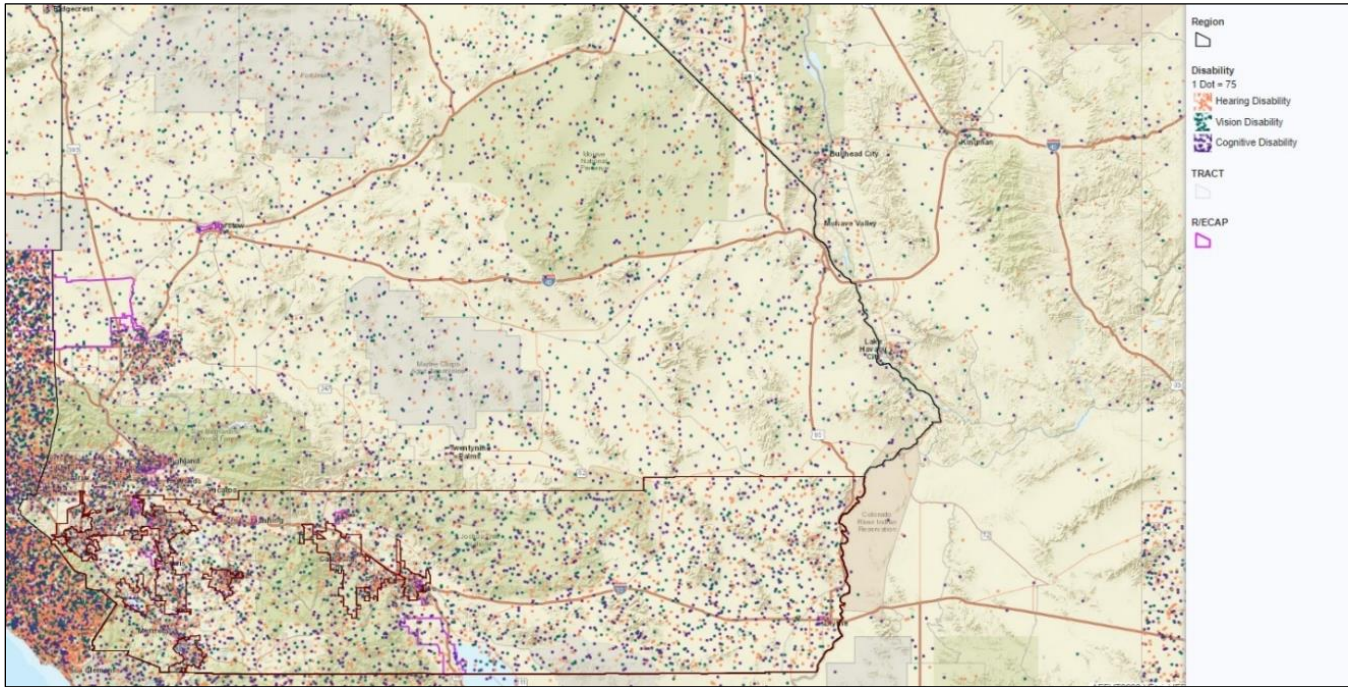


Figure 87: Hearing, Vision, and Cognitive Disabilities (Region)



**Figure 88: Ambulatory, Self-Care, and Independent Living Disabilities (Region)**

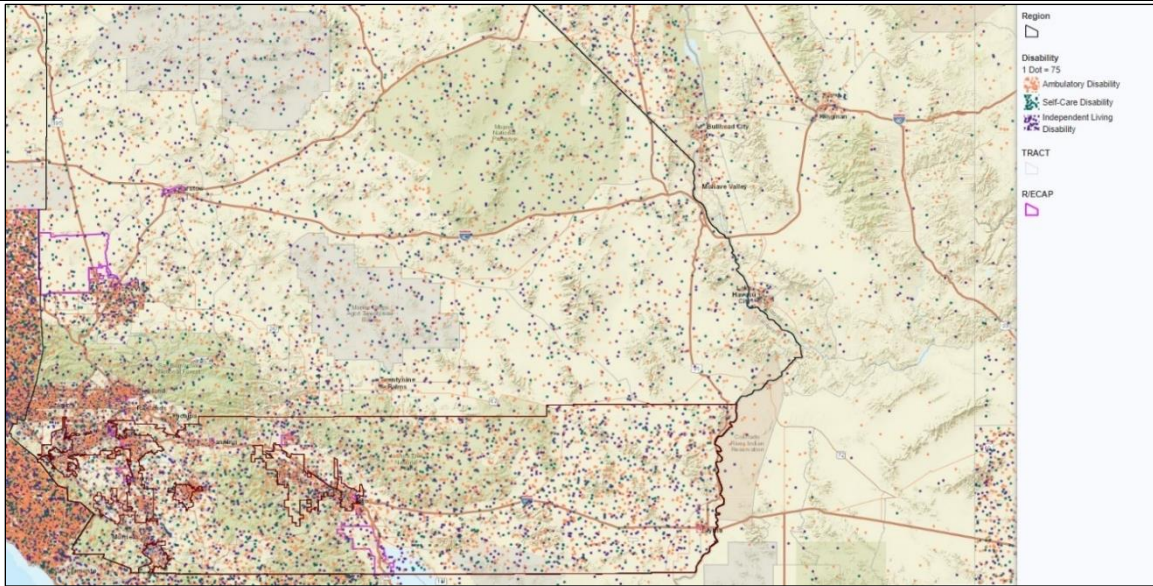


Table 41 from HUD offers a comparative analysis of the prevalence of disabilities across different age groups within a Jurisdiction and a Region. In both areas, the age group with the highest percentage of individuals with disabilities is the 18-64 age group, with 6.10% in the Jurisdiction and slightly more at 6.20% in the Region. The 65+ age group follows closely, with 4.91% in the Jurisdiction and 4.63% in the Region. The 5-17 age group has the lowest percentage of individuals with disabilities, with 0.86% in the Jurisdiction and slightly more at 0.92% in the Region.

**Table 41: Disabilities by Age (Jurisdiction/Region)**

	Jurisdiction		Region	
	#	%	#	%
age 5-17 with Disabilities	7,200	0.86%	36,949	0.92%
age 18-64 with Disabilities	51,038	6.10%	248,698	6.20%
age 65+ with Disabilities	41,108	4.91%	185,646	4.63%

*Data Sources: 2020 AFFH Mapping and Data Tool*

**Figure 89: Ages 5-17 with Disabilities (Jurisdiction)**

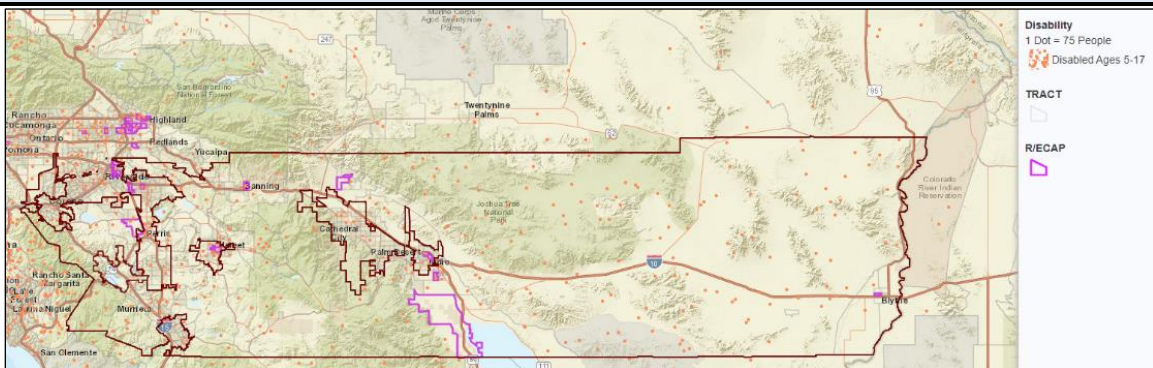


Figure 90: Ages 18-64 with Disabilities (Jurisdiction)

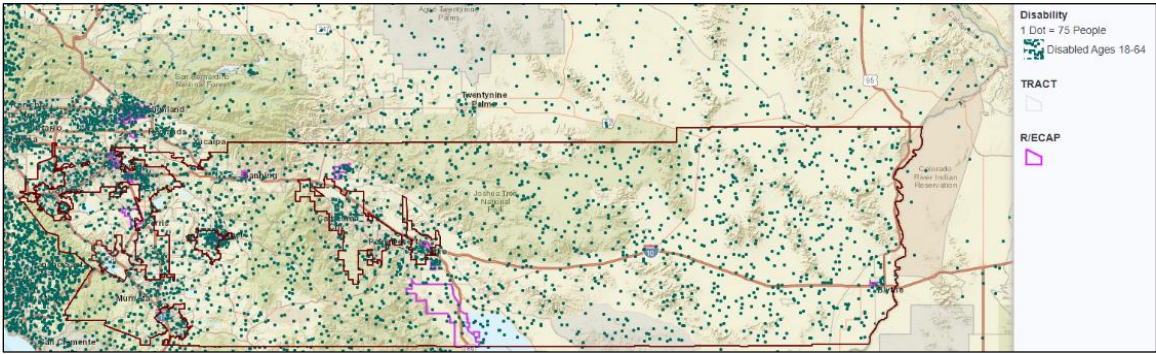


Figure 91: Ages 65+ with Disabilities (Jurisdiction)

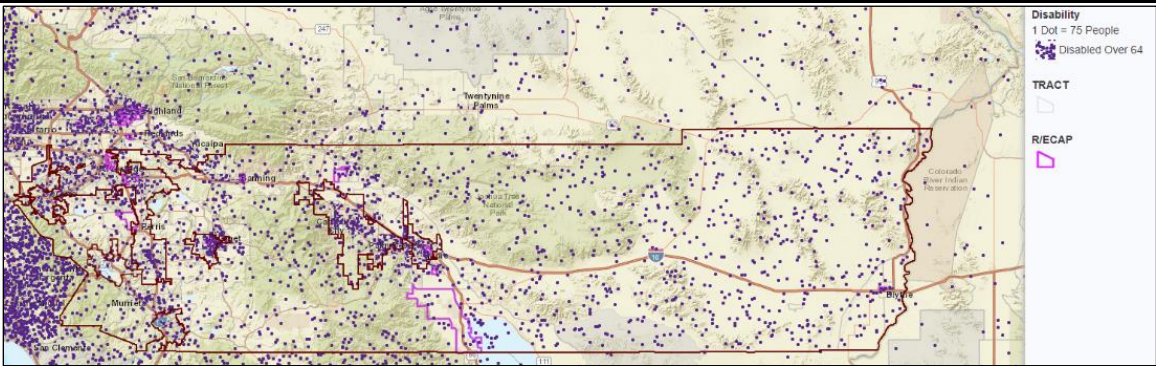


Figure 92: Ages 5-17 with Disabilities (Region)

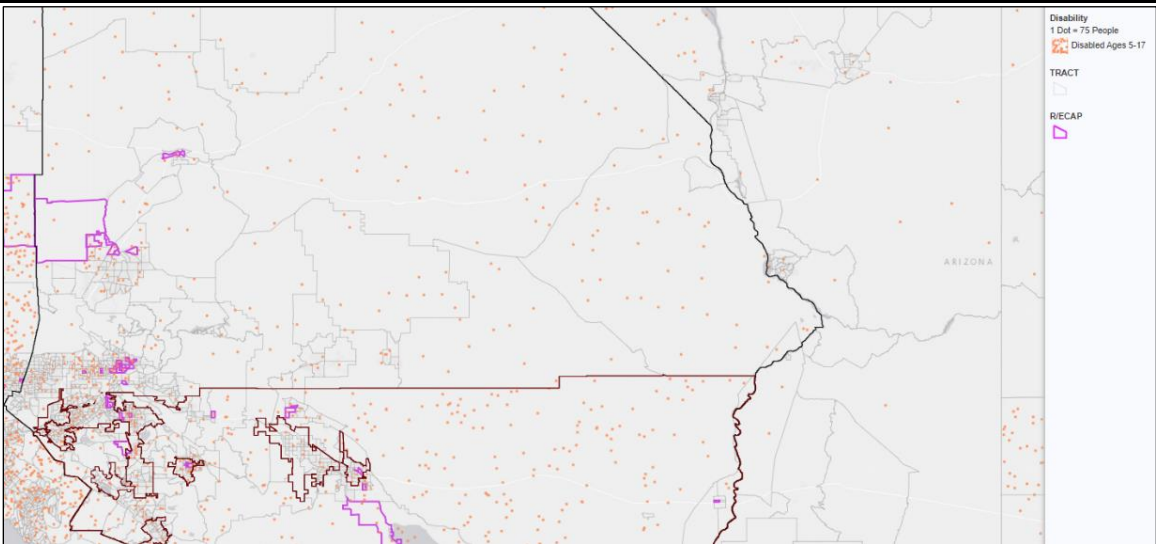


Figure 93: Ages 18-64 with Disabilities (Region)

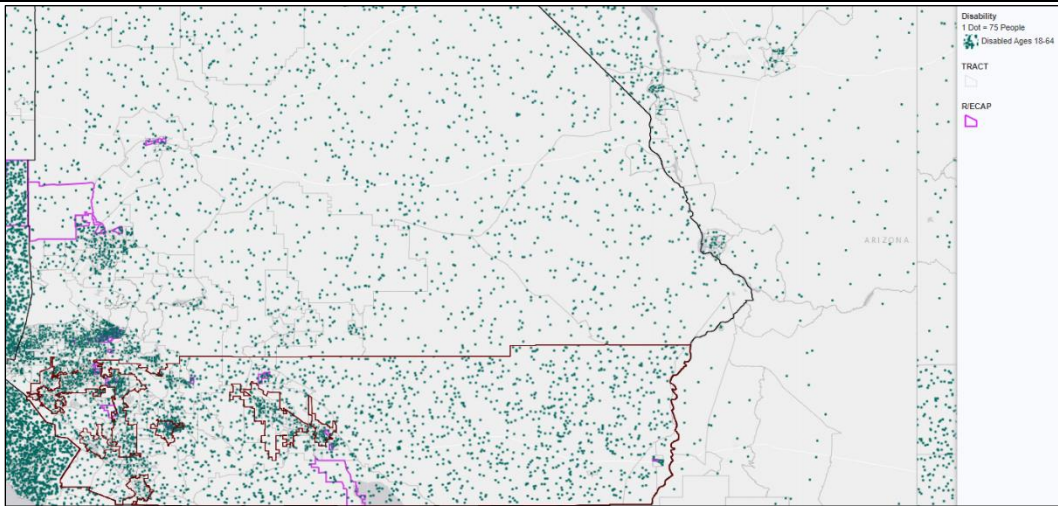
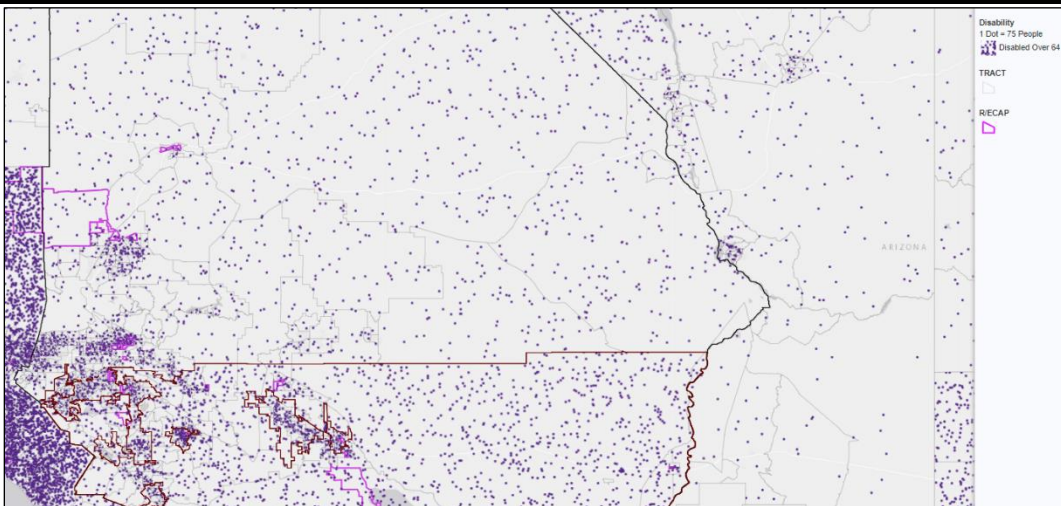


Figure 94: Ages 65+ with Disabilities (Region)



### *Housing Accessibility*

People with physical disabilities may have a particularly difficult time locating accessible housing that is both available and affordable within the Section 8 payment standard guidelines. HUD rules require that PHAs be able to aid locating accessible units. However, in practice this “assistance” is often just a listing of a handful of accessible units in the community — which may not be vacant.

Agencies that provide services to people with physical disabilities — such as local Independent Living Centers — may be a valuable resource for locating housing with accessibility features. It is important to note that because of federal fair housing laws, more new units of housing that are easily adaptable to meet the needs of people with disabilities are being developed each year.

These laws require that all newly constructed or Assistance from disability organizations can greatly improve the likelihood that the voucher holder will be successful in locating appropriate housing and moving in. For example, agencies that provide services to people with physical disabilities — such as local Independent Living Centers — may be a valuable resource for locating housing with accessibility features.

**Substantially rehabilitated rental housing with four or more units first occupied on or after March 13, 1991, must be designed to include:**

- At least one building entrance on an accessible route;
- Public and common use areas that are readily accessible and useable by people with disabilities.
- Doorways into and throughout the building wide enough to allow passage by someone in a wheelchair; and
- Dwelling units with:
  - Accessible routes into and through the units;
  - Light switches, outlets, and thermostats in accessible locations;
  - Reinforcement in the bathroom walls to allow later installation of grab bars; and
  - Kitchens and bathrooms in which a person with a wheelchair can maneuver.

The Riverside County Housing Authority is committed to adhering to all laws and regulations that promote non-discrimination and accessibility in federally funded housing and non-housing programs for individuals with disabilities. This includes compliance with Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Architectural Barriers Act of 1968, and the Fair Housing Act of 1988.

The Community Access Center (CAC) is a non-profit organization that serves as a resource, advocate, and educator for Riverside County residents with disabilities. It is one of 29 similar programs across California. Since its inception, the CAC has gained community recognition and expanded its services significantly.

**The CAC operates based on several key principles:**

- Policies and programs are primarily developed, directed, and delivered by people with disabilities.
- Services are provided on a cross-disability basis.
- The agency operates as a non-residential, non-profit organization.

The need for independent living services in Riverside County was recognized back in 1986 when the Department of Rehabilitation adopted a State Independent Living Plan. Funds were provided to the Dayle MacIntosh to operate a branch office in Riverside. This office helped consumers acquire and use adaptive devices or equipment and assessed their unmet independent living needs. Due to the high demand for extended services, additional funding was allocated within months to provide core independent living services to consumers in Riverside County.

The CAC offers a range of services to the disabled community of Riverside County. One of its key services is the Independent Living Center, which assists individuals with physical disabilities residing in institutional settings to regain their independence within the community. The level of assistance varies based on individual needs and resources and includes case management, financial assistance, and help in locating affordable and accessible housing.

In addition to these services, the CAC maintains a Housing Registry, updated as of 2021, that includes a detailed list of 179 accessible housing units located in Riverside County.



**Table 42: Accessible Housing on the CAC Housing Registry (Jurisdiction)**

City	Units	City	Units
Banning	2	March Air Reserve	1
Beaumont	1	Mecca	1
Bermuda Dunes	1	Menifee	3
Blythe	5	Moreno Valley	22
Cabazon	3	Murietta	1
Cathedral City	4	Palm Spring	7
Corona	2	Perris	6
Desert Hot Springs	18	Rancho Mirage	3
El Sobrante	1	Riverside	33
Hemet	37	San Jacinto	9
Indio	7	Sun City	1
Jurupa Valley	2	Temecula	1
La Quinta	2	Thousand Palms	1
Lake Elsinore	2	Wildomar/Winchester	3

*Data Sources: CAC Housing Registry*

**Access to Publicly Supported Housing**

The Housing Authority of Riverside County provides a comprehensive overview of the statistics of Public Housing Authorities (PHAs) by city for disabled persons in Riverside County. Riverside has the highest total number of individuals with 3,806, of which 1,025 are waitlisted and 2,781 are currently housed. Hemet follows with a total of 2,327 individuals, with 799 waitlisted and 1,528 currently housed. Moreno Valley has a total of 1,905 individuals, with 376 waitlisted and 1,529 currently housed. Corona has a total of 936 individuals, with 188 waitlisted and 748 currently housed. Lastly, Desert Hot Springs has a total of 632 individuals, with 173 waitlisted and 459 currently housed.

The waiting list for the Housing Authority of the County of Riverside operates on a first-come, first-serve basis. Per the Authority’s website, the selection criteria for applicants on the list include Jurisdiction, family size, vacancies, and funding availability. An application is then sent to a resident atop the list and has a specified time limit to fill out the application and return it to the Authority.

Upon granting eligibility, the applicant will be referred to a housing site where there is a corresponding vacancy, or the applicant can choose to place his or her name on a senior housing waiting list, if applicable.

**Table 43: Statistics of PHA'S by City for Disabled Persons (Jurisdiction)**

City	Waitlisted	Currently Housed	Total
Banning	60	253	313
Beaumont	53	193	246
Blythe	24	102	126
Calimesa	2	37	39
Canyon Lake	0	31	31
Cathedral City	158	327	485
Coachella	11	112	123
Corona	188	748	936
Desert Hot Springs	173	459	632
Eastvale	0	87	87
Hemet	799	1,528	2,327

City	Waitlisted	Currently Housed	Total
Indian Wells	9	24	33
Indio	162	557	719
Jurupa Valley	101	157	258
La Quinta	56	112	168
Lake Elsinore	111	428	539
Menifee	53	358	411
Moreno Valley	376	1,529	1,905
Murrieta	96	403	499
Norco	14	80	94
Palm Desert	63	218	281
Palm Springs	231	565	796
Perris	131	635	766
Rancho Mirage	37	50	87
Riverside	1,025	2,781	3,806
San Jacinto	129	465	594
Temecula	57	345	402
Wildomar	35	118	153
Total	4,154	12,702	16,856

*A family is considered disabled when the Head of Household is disabled.*

*Data Source: Riverside County Housing Authority, 2024.*

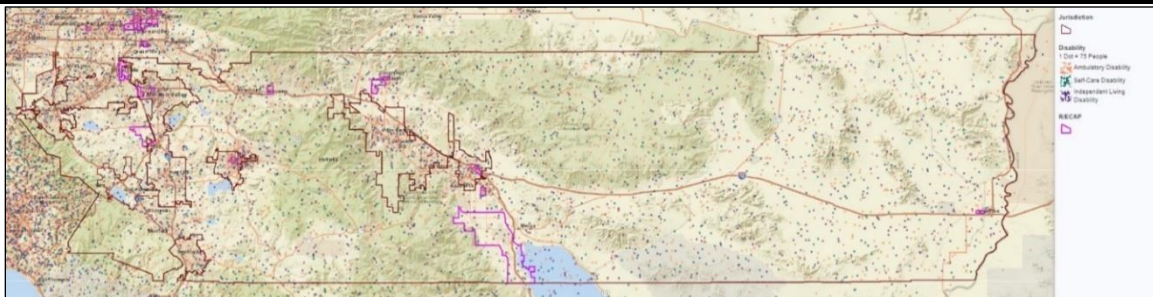
### Integration of Persons with Disabilities

The figure below shows disabled residents in the County and Region with R/ECAPs. In the maps, it shows there are disabled residents distributed throughout the Jurisdiction and Region's R/ECAPS, however, more disabled residents are located outside the R/ECAPs areas than within.

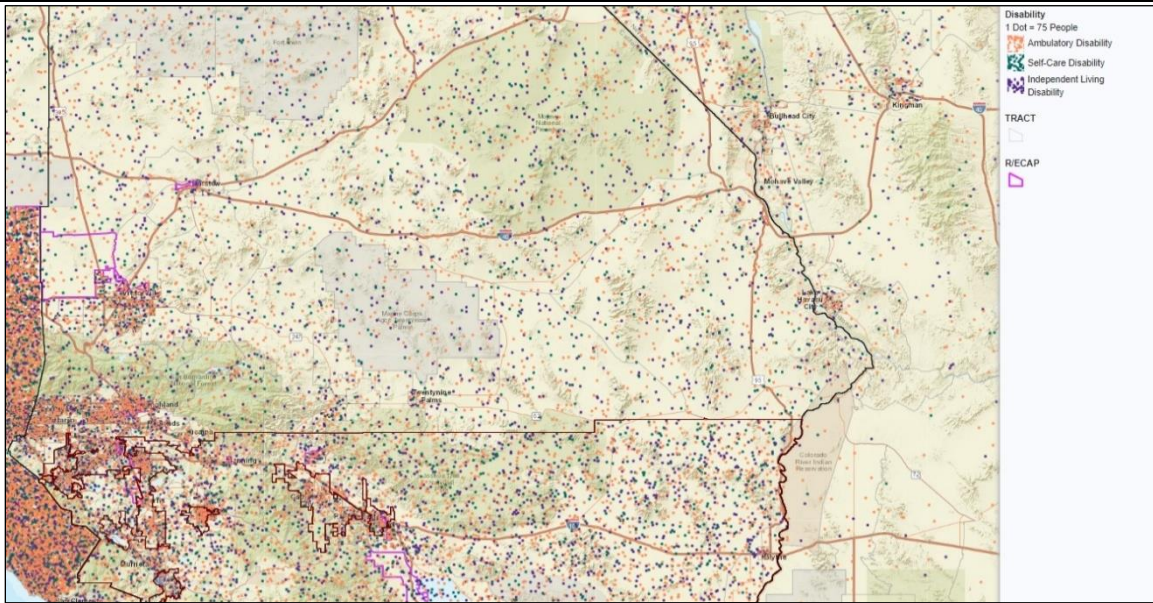
**Figure 95: Hearing, Vision, and Cognitive Disabilities in R/ECAPs (Jurisdiction)**



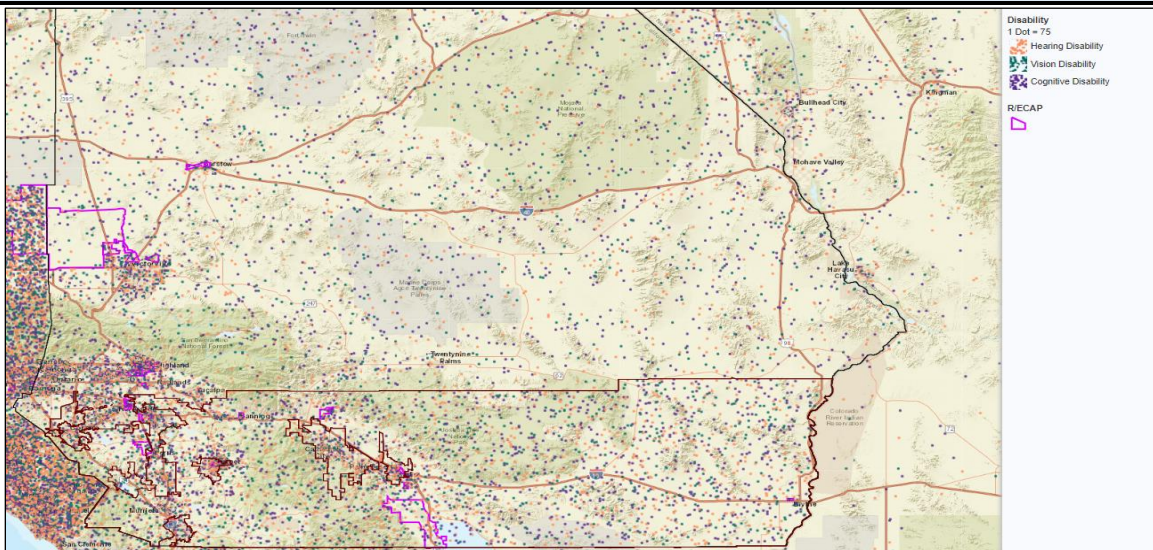
**Figure 96: Ambulatory, Self-care, and Independent Living Disabilities in R/ECAPs (Jurisdiction)**



**Figure 97: Hearing, Vision, and Cognitive Disabilities in R/ECAPS (Region)**



**Figure 98: Ambulatory, Self-Care, and Independent Living Disabilities in R/ECAPs (Region)**



***Disproportionate Housing Needs***

Certain residents have more difficulty finding decent and affordable housing or receiving fair housing treatment due to special circumstances. These circumstances may include employment and income, family type, disability, or other characteristics.

According to the California Department of Social Services, there are hundreds of residential and day facilities to serve elder and adult residents of Riverside County. These include the following:

- 459 Residential Elder Care Facilities with a capacity to serve 10,168 people;
- 37 Adult Day Facilities with a capacity to serve 2,459 people;
- 304 Adult Residential Facilities with a capacity to serve 1,743 people;

- 5 Community Crisis Homes or Social Rehabilitation Facilities with a capacity to serve 65 people;
- 76 licensed home care agencies providing service throughout the County.

However, the cost of such facilities is out of range for many seniors. While Medical covers the cost of residential care for some who qualify, others could maintain their independence longer in thoughtfully designed senior public assisted housing that offers case management, meal services, transportation to and from doctors' offices, grocery stores and senior centers, as well as other on-site programs designed to prevent social isolation.

Still others, with targeted intervention and support, could be helped, in the parlance of social service professionals, to “age in place,” within their own homes. For many, the capacity to maintain their own residence requires assistance with deferred home repairs and maintenance, especially with costly major repairs such as roofs, HVAC systems and water heaters, as well as with necessary retrofits to accommodate ambulatory and other disabilities.

### *Disparities in Access to Opportunity*

**Government Services and Facilities.** Ensuring that buildings are accessible to people with disabilities is an important way to improve fair housing. However, the rigid adherence to non-essential codes may indirectly create discriminatory impacts on people with disabilities. Due to this reason, the County has adopted a reasonable accommodation procedure in its Zoning Ordinance No. 348 to address situations where exceptions would be prudent.

The County’s building code requires that all new residential construction meet the federal Americans with Disabilities Act (ADA) requirements and that a minimum percentage of units in new developments are built to be fully accessible to persons with disabilities. Compliance with ADA is found to increase the cost of housing production, these minimum standards ensure the development of accessible housing. The County uses federal funds for a host of housing programs. The use of federal funds for a project means that the project must meet federal accessibility guidelines that accommodate people with disabilities.

For new construction and substantial rehabilitation, at least 5 percent of the units must be accessible to persons with mobility impairments and an additional 2 percent of the units must be accessible to persons with sensory impairments. New multiple-family housing must also be built so that:

- The public and common use portions of such units are readily accessible to and usable by disabled persons.
- The doors allowing passage into and within such units can accommodate wheelchairs; and
- All units contain adaptive design features.

Section 804(f)(3)(C) of the Fair Housing Act does not require, that the design, construction, and alteration of housing units incorporate, wherever practical, the concept of visibility. This recommendation is in addition to requirements of Section 504 and the Fair Housing Act. Recommended construction practices include wide enough openings for bathrooms and interior doorways and at least one accessible means of egress/ingress for each unit. To address these standards, Title 24 of the California Code of Regulations incorporates the latest accessibility standards promulgated by the state and federal government.

**Transportation.** Three transit agencies operate in Riverside County to serve residents: Riverside Transit Agency (RTA) in the western county, Sunline Transit Agency in the Coachella Valley (SunLine), and Palo Verde Valley Transit Agency (PVVTA) in the Palo Verde Valley.

RTA offers Dial-A-Ride, an origin-to-destination advanced reservation transit service for seniors and persons with disabilities. However, the service is only available for stops within three-quarters of a mile of a local fixed route, which may present limitations for residents of some unincorporated communities.

SunLine provides local connections in and between Desert Edge, Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, Palm Desert, Bermuda Dunes, La Quinta, Oasis, Mecca, North Shore, Thermal, Coachella, Indio, and Thousand Palms. The SunDial Paratransit Service and SunRide are on-demand services to increase accessibility for residents. SunDial provides an origin-to-destination shared-ride transit service for people who are unable to use the fixed-route system because of a disability; the service also offers door-to-door assistance for riders in need of this support.

Like RTA’s Dial-A-Ride service, SunDial is only available within three-quarters of a mile of a local fixed route. SunRide is a weekday micro transit service that riders can use to call a vehicle to pick them up within designated zones and be connected to a fixed route or destination. This service helps close the gap between the SunDial service area and residents farther than three-quarters of a mile from a fixed route.

SunLine also offers taxi vouchers to seniors over the age of 60 and persons with disabilities and provides a free Travel Training Program for seniors, persons with disabilities, group homes, or other special needs persons interested in learning how to ride the bus system.

PVVTA provides bus service within the City of Blythe as well as to Palo Verde College, Ehrenberg, Ripley, Mesa Verde, and the California State Prisons of Ironwood and Chuckawalla Valley. PVVTA also offers the Desert RoadTRIP Program, which provides transportation by volunteer drivers to seniors, persons with a disability, and low-income passengers in Desert Center, southern Palo Verde Valley, or resort communities along Highway 95 that do not live near public transit.

Despite the far reaches of these transit agencies, there is still a discrepancy in access to transit for many small unincorporated communities, especially residents with disabilities.

**Reasonable Accommodations.** Section 504 requires that PHAs provide “reasonable accommodation” in rules, policies, practices, or services to people with disabilities, including those policies in a PHA’s Section 8 program. People with disabilities can have difficulty with the complex and bureaucratic requirements associated with the Section 8 program. For example, people with disabilities may need assistance in completing the application process, searching for housing, and submitting the necessary paperwork.

PHAs are required to provide this assistance under the provisions of Section 504 of the Rehabilitation Act of 1973. Under Section 504, every Section 8 disabled household has the right to request a reasonable accommodation. In addition, PHAs are required to inform Section 8 households of this right.

This does not mean that the PHA must grant any accommodation requested. The PHA may decide that some requests are “unreasonable” or may suggest a different solution to the problem. PHA’s decisions about what is “reasonable” are sometimes based on previous HUD decisions regarding reasonable accommodation requests.

The Housing Authority encourages individuals with disabilities who require special accommodations to inform a Housing Authority employee of their needs. The application forms for Section 8 and Public Housing programs include a section for applicants to specify any required accommodations. The agency strives to make housing assistance programs accessible to those with disabilities, unless doing so would impose an undue burden.

In 2001, the State Office of the Attorney General issued a letter encouraging local governments to adopt a reasonable accommodation procedure.<sup>9</sup> The Department of Housing and Community Development has also urged the same. The Fair Housing Act and California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodation when such accommodation may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The State Attorney General also provided guidance on the preferred procedure.

Section 1.12 of the Ordinance specifies the County's Reasonable Accommodation procedure relative to land use and zoning regulations to benefit persons with disabilities who seek equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act. The procedure is ministerial in nature, with requests for reasonable accommodation made by a person with a disability using an application form provided by the Planning Department.

The request for a modification or exception to the requirements or standards for the siting, development and use of housing or housing related facilities to eliminate a regulatory barrier and provide a person with a disability with equal opportunity to secure or maintain housing of their choice is reviewed by the Planning Director in consultation with the Office of County Counsel within 45 days of the request, following objective criteria. A notice of determination is made in writing to the applicant and an appeals process is specified within the ordinance.

## 9. AFH Outreach

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the County's Assessment of Fair Housing report (AFH). A summary of citizen participation is provided below.

The Riverside County Housing and Workforce Solutions (HWS) and Housing Authority of Riverside County (HARC) engaged in a public participation strategy that was designed to maximize meaningful input from all areas of the community. This included an analysis of potential participation gaps and identification of individuals and groups that might help address those gaps. Areas of emphasis for soliciting input included the development of a stakeholder list.

Roughly 300 Stakeholders were individuals selected based on their backgrounds including, but not limited to, work in the following sectors: employment, education, disabilities, legal, human services, veteran services, community and regional planning, finance, affordable housing, homelessness, and community services. These stakeholders that were notified via direct email about the Assessment of Fair Housing (AFH) and were provided opportunities for participation via four stakeholder meetings.

The AFH Outreach Program consisted of stakeholder forums, attendance at Supervisor District Meetings, promotional tools including District website and newsletter postings, County and Housing Authority website postings, display flyers at public housing complexes, AFH County-Wide Survey, weekly AFH Committee meetings, 30-day public comment period and Supervisor Public Hearing.

The Outreach Program included a series of 10 project promotional emails connecting with 300 Stakeholders to help identify Riverside County housing issues. Four Supervisor District meetings or Municipal Advisory Committee meetings were attended promoting the project to an estimated 85 community members. A total of 35 stakeholders participated in 4 virtual focus group meetings held in March 2024. Also, Stakeholders that could not participate at the meetings completed a Stakeholder Survey. Community residents were asked to complete the AFH Countywide Survey from March 2024 through May 11, 2024. Community residents, Cooperating Jurisdictions

and HUD entitlements were asked to review and provide AFH comments during a 30-day public comment period from May 2024 – June 2024.

Stakeholder Meetings. The County and its consultant hosted several forums inviting stakeholders to identify Riverside County housing issues. MBI staff also attended four municipal advisory committee meetings that were open to the public. Individual community member participation feedback consisted of completion of the AFH surveys which were available for completion from March 2024 through May 2024. In addition, the AFH report public comment period was from May 2024 to June 2024.

### *Stakeholder Focus Group Meetings*

Focus group feedback was solicited from 248 stakeholders comprised of sixteen (16) consultants, sixty-four (64) social service industry representatives, one hundred sixty-four (164) housing industry representatives, and four (4) individuals from the lending industry.

These stakeholder meetings were coordinated to obtain feedback from subject matter experts in consulting, housing, social services, lending, and other supportive services. At four focus group meetings 35 stakeholders working in the housing industry, social services, government, lending, community-based organizations and supportive service providers attended held on March 7 and March 13, 2024.

<p><b>Stakeholder Questions</b></p> <ol style="list-style-type: none"><li>1) <b>What type of organization are you from?</b></li><li>2) <b>What programs do you feel are the most effective in addressing fair housing?</b></li><li>3) <b>How does your agency ensure fair housing?</b></li><li>4) <b>In your opinion, what are the top contributing factors to housing inequity?</b></li><li>5) <b>In your opinion, what are the top housing priorities that should be addressed in the county?</b></li><li>6) <b>How can the County take meaningful actions to address housing priorities?</b></li></ol>
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### **Recommended Top Housing Needs Categories:**

1. Affordability, landlord accountability, and balanced laws,
2. Investigating and enforcing discrimination complaints,
3. The need for increased and expanded educational and outreach efforts
4. Financing programs i.e., Project Based Vouchers and County HOME, Low Income Tax Credit, Housing services that serve populations such as US Vets which aid in obtaining and sustaining housing

### **Top Contributing Factors to Housing Issues:**

1. Housing Stock:
  - The existing shortage of supply driven by poor public policy decisions
2. Housing Costs/Income/Wages
  - Rents are too high and are not capped through rent control
  - Inflated costs of living, inadequate wages, and wage stagnation,
  - Wealth and income inequity
  - The most prevalent sectors in the area (logistics, healthcare, leisure/hospitality, education, agriculture) do not pay enough.
3. Inadequate Outreach:
  - The community lacks education for about the importance of affordable housing and there are an insufficient number of educational opportunities.
4. Discrimination
  - The prevalence of discrimination based on race and disability.
  - Historical redlining and inequitable access to capital, quality schools, and jobs.

5. Development

- Insufficient funding opportunities for developers of all housing types.
- Insufficient capital investment opportunities as well as insufficient low and moderate resource communities for all housing types.
- Limitations within funding programs.
- Lack of government streamlined policies that expedite development.

6. Lending

- Challenge of finding lenders who will work with the multiple layers of subordinate financing which is often necessary for affordable homeownership.
- Unfair lending practices.
- Need for increased private equity
- Need for increased investment opportunities in single family homes
- Lack of affordable housing, restrictions due lack of understanding or knowledge of programs

**Top Fair Housing Priorities:**

1. Provide housing to homeless individuals and/or families
2. Homelessness
3. Increase senior and family housing
4. Insufficient housing supply
5. Establish a streamlined approval process, safeguards for temporary gaps, an easier approval processes to navigate on both the consumer and builder side
6. Provide increased project-based housing choice vouchers
7. Support affordable housing developers via soft-capital funding
8. Use creative funding vehicles that can allow funds to recycled (Catalyst Fund)
9. Prevent the increase of unhoused households by providing funding for affordable housing
10. Develop more low- and middle- income housing stock
11. PSH, Services (for PSH), and Vouchers
12. Fast tracking affordable/mixed-income housing developments
13. Assist more at-risk families and individuals (PSH, veterans, senior, low income, and middle income.
14. Increasing low- and middle-income family, senior, and farmworker housing financing programs and funds
15. Create more opportunity for first-time homebuyers with more down payment assistance programs as well as affordable housing and re-entry to society programs
16. Establish rent control
17. Increase Inclusionary Housing

**Stakeholder Fair Housing Recommendations:**

- Hire property management firms that receive training to make sure fair housing policies are implemented;
- Ensure that Fair housing language is included in regulatory agreements for government funded projects;
- Encourage property owners, property management companies, and housing providers adhere to Housing First practices and principles and that these priorities are embedded in outreach, lease up and management;
- Monitoring and review of tenant selection policies and marketing plans to ensure that they are following SB1380 and adhere to AFFH guidelines and Housing First principles;
- Ongoing efforts to informing the public on fair housing laws and rights is encouraged through education outreach;
- Continued implementation and incorporating of Affirmative Fair Housing Marketing Plans;
- Encourage collaboration amongst multiple housing and supportive service providers; and



- Hire property management companies that ensure fair housing practices are implemented during lease up and long-term rental operations.

**Recommendations for Meaningful Actions to Address Housing Priorities:**

- Providing more soft monies towards the development of additional affordable housing projects. Feedback included the suggestion that there be a minimum of 25% of total development cost as soft monies from local jurisdiction to be competitive for tax credits.
- Expand supply, require affordable units in all new developments, solve section 8 waitlists.
- Continue to convene stakeholders like this. Consider a tax increment program to support meaningful affordable housing financing.
- Put as much construction money as possible into as many projects as possible
- Prioritize projects with connections to healthcare and childcare
- More funding for legal aid orgs.
- Identify County-owned land that is suitable for housing development, announce the sites to the development community, and release RFPs to develop that land with capital and vouchers included.
- Access to funds like rental/down payment assistance, increase funding for education and outreach services, change in policies that would streamline development/contractors of affordable housing.
- Funding opportunities and technical assistance to identify additional sources
- Pre-Development funding
- Political will and positive messaging regarding affordable housing for the Community.
- Develop more Inclusionary Housing.
- Continue to provide funding and incentives for more housing production of affordable and market rate units
- Decrease red tape for development, provide
- Increase funding of first-time home buyers' programs
- Increase collaboration with cities tribes and other key stakeholders
- Provided more vouchers in early Pre-Development
- Consider using County owned land within the Notices Of Funding Availability process.
- Increase funding for outreach and education as well as down payment assistance and
- Implement changes in policy that will streamline the approval process for affordable housing contractors
- Increase outreach to the Palm Springs Section 14 survivors and descendants to understand and address their reparations and housing needs
- Collaborate with cities to identify opportunity sites
- Expedite entitlement and provide gap funding
- Decrease the amount of commercial properties
- Work with cities to streamline process

**Programs that Stakeholders Felt Were the Most Important:**

- Section 8
- Affordability, landlord accountability, balanced laws
- Investigating and enforcing discrimination complaints.
- Educational and outreach efforts
- HOME, CDBG, and PBV.
- Housing First practices for PSH units
- Financing programs i.e., Project Based Vouchers and County HOME
- LIHTC program
- Working with USVETS ... I would have to say those that deal directly with helping US Veterans obtain and sustain housing. SSVF

- Hire property management firms that receive training to make sure fair housing policies are implemented
- Fair housing is required in regulatory agreements for government funded projects

Stakeholders indicated that within their organizations, they promoted and ensured fair housing compliance be implemented in the following practices: ensuring quality contracting, implementing strong policies, maintaining project and service the affordability, lending in underserved communities, providing fair housing awareness training of staff, ensure that everyone in the Coachella Valley, regardless of race, ethnicity, immigration status, and income has an affordable place to live. Agencies also promote fair housing through education & outreach, counseling services, and testing, investing in low and moderate resource communities for all housing types - funding options for developers.

**In Effort to Promote Fair Housing, Stakeholders Implement the Following Practices:**

- Embed Housing First practices and principles within outreach, lease up, and management to ensure compliance with SB1380,
- Review and update tenant selection policies as necessary,
- Inform the public regarding fair housing laws and rights through education outreach,
- Incorporate Affirmative Fair Housing Marketing Plans,
- Collaborate with the County, City partners, and professional property management firms to ensure appropriate outreach is conducted during lease-up.
- Conduct multiple levels of interviews, provide ongoing training, and establish policies and standards,
- Hire property management companies that ensure fair housing practices are implemented during lease up and long term, and
- Develop Inclusionary Housing.

***Supervisor District Meetings***

The Outreach Program included attendance of community municipal advisory meetings. Municipal Advisory Council (MAC) meetings (or Supervisor Districts) Districts 1,2,3, and 4 were attended informing community members of the AFH planning process, fair housing promotion, and ways to participate. Meeting attendees were encouraged to complete the AFH survey. Surveys were published on Supervisorial District websites and were also included in Supervisorial newsletters. AFH survey postcards and flyers were disseminated at Municipal Advisory Council (MAC) meetings in Districts 1,2,3, and 4 as follows:

**District 1**

*Highgrove Municipal Advisory Council Meeting*  
 Location: Highgrove Community Library  
 Address: 530 Center Street, Riverside, CA 92507  
 Date: 3/27/24  
 Approximate number of attendees: 16

**District 4**

*Thermal-Oasis Council*  
 Location: Jerry Rummonds Senior Center  
 Address: 87-229 Church Street, Thermal, CA 92274  
 Date: 3/25/24  
 Approximate number of attendees: 30

**District 2**

*Lakeland Village Community Advisory Council*  
 Location: Lakeland Village Community Center  
 Address: 16275 Grand Ave, Lake Elsinore, CA 92530  
 Date: 2/28/24  
 Approximate number of attendees: 10

**District 5**

*Nuevo Municipal Advisory Council*  
 Address: 29780 Lakeview Ave, Nuevo, CA 92567  
 Date: 3/21/24 – *Meeting was Cancelled– survey was mentioned in the March Newspaper*

**District 3**

*Francis Domenigoni Community Advisory Council*  
Location: Francis Domenigoni Community Center  
Address: 32665 Haddock St, Winchester – Winchester,  
CA 92596  
Date: 3/14/24  
Approximate number of attendees: 30

### ***AFH Survey Results***

During the AFH report preparation, close to 350 surveys were completed by individuals who worked or lived within the County. Response demographics included:

- 30% percent of respondents were between the ages of 45 and 54 years of age followed by 25% being between the ages of 55–64 years of age. 80% of respondents were women
- 45% were white and 36+ percent being Hispanic or Latino
- 50% were low to moderate income
- 25% had a bachelor’s degree and just under 25% had advanced degrees. Over 25% lived in a two-person household and over 25% lived in a household with 5 or more household members. 30% lived in households where two or more adults over 20% lived in two person households. 60% of respondents were homeowners.
- 70% of respondents were homeowners.

#### ***Fair Housing Survey Data***

##### **Encountering Discrimination:**

- 22% encountered housing discrimination.
- 6% suspect they may have experienced it.
- 13% know someone who has faced housing discrimination.
- About 50% do not know anyone who has experienced it.
- The main factors for housing discrimination were race/ethnicity, religion, and disability.

##### **Factors Limiting Housing Options:**

The biggest limiting factors for housing options in the county are:

- Rent or mortgage costs.
- High down payments.
- Limited housing availability.
- Poor credit.
- Local zoning regulations.

##### **Critical Housing Issues Needing Attention:**

- Increase affordable housing for families.
- Enhance affordable housing options for seniors.
- Provide affordable housing with supportive services for homeless individuals and families.
- Offer assistance to first-time homebuyers (counseling, down payments, closing costs).

##### **Barriers to Homeownership:**

- Rent or mortgage costs exceeding affordability.
- Insufficient funds for a deposit.
- Low credit history or credit score.

### ***Understanding the AFH Survey results and the relation to Fair Housing***

The data from the AFH Survey conducted provides valuable insights that can significantly impact fair housing practices.

#### **1. Demographic Representation:**

- Understanding the racial and ethnic composition of survey participants (e.g., White, Hispanic or Latino, Black or African American, Asian) is crucial. It highlights potential disparities and helps identify groups that may face housing inequities.
- Design targeted programs that address the specific needs of underrepresented communities.

#### **2. Occupation and Income:**

- The fact that 10% of participants are social service providers and 67% fall into the low to moderate income category underscores the importance of affordable housing initiatives.
- Focus on creating affordable housing options that cater to essential workers, service providers, and those with limited financial resources.

#### **3. Household Size and Tenure:**

- The percentage of households with 5 or more people (25%) highlights the need for larger housing units. Families with multiple members require adequate space.
- Balancing homeownership (60%) and rental options (28%) is essential. Policies should encourage affordable rentals and the opportunity and pathway to create affordable rentals such as ADUs while also promoting sustainable homeownership.

#### **4. Housing Discrimination and Barriers:**

- The prevalence of housing discrimination (22%) based on factors like race/ethnicity, religion, and disability necessitates robust enforcement of fair housing laws.
- Addressing discriminatory practices and promoting education about housing rights can create a more equitable housing landscape.

#### **5. Critical Housing Issues:**

- The identified issues (e.g., affordable housing for families, seniors, homeless individuals) should guide policy decisions.
- Prioritizing affordable housing development, supportive services, and first-time homebuyer assistance can lead to positive outcomes.

#### **6. Impact on Homeownership:**

- The challenges faced by potential homebuyers (e.g., affordability, low credit scores) underscore the need for financial literacy programs and down payment assistance.
- Prioritizing affordable housing development, supportive services, and first-time homebuyer assistance can lead to positive outcomes.

This data illustrates specific needs, challenges and potential initiatives Riverside County should address regarding fair housing.

### ***30-Day Public Review and Comment***

#### **Public Comment Section to be Updated After Public Comment Period.**

A public hearing opportunity for public comment was held during the County Supervisors on July 30, 2024, at an accessible location chosen to increase the likelihood of participation by underserved and hard to reach populations; particularly those with Limited English Proficiency, disabled individuals, and others who may be overlooked in community planning efforts. During the meeting translation services were available if requested in

Spanish and Vietnamese.

Comments received from the 30-day public review period as well as the public hearing are included in Appendix A. The County is encouraged to prepare both an English and Spanish version of the final AFH Report. Understanding that the public meeting time did not work for everyone, the County recorded the meeting and placed it on the County's website as well as made the community survey available for a month to promote as much engagement as possible. County staff was available to assist residents in taking the survey and translation services were available.



# Section III: Local and Regional Planning for Affordable Housing



Lake Elsinore

## Section III: Impediments to Fair Housing and Zoning Amendments

Per HUD guidelines, the AFH will “analyze the local fair housing landscape and set fair housing priorities and goals.” To accomplish this analysis, the recently updated Housing Elements in the General Plans for sixteen jurisdictions in Riverside County were reviewed for their compliance with state and federal fair housing laws and their actions and programs to address fair housing concerns. The analysis of the documents is separated into two main sections. The first focuses on barriers to fair housing and actions to address contributing factors. The second section focuses on actions included to revise each jurisdiction’s zoning code to address fair housing concerns.

Each jurisdiction was reviewed individually for its contributing factors and programs. Several themes were identified in an aggregate analysis of all jurisdictions. Every fair housing program and factor were categorized by theme. Then, all sixteen jurisdictions were compared for trends among the Riverside County regions. Prominent, recurring trends are summarized in the analysis below. **Cities that are included in this jurisdiction are:** Banning, Beaumont, Blythe, Canyon Lake, Coachella, Eastvale, Indian Wells, Jurupa Valley, Lake Elsinore, La Quinta, Norco, San Jacinto, and Wildomar.

### 1. Compliance with State Law

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The main theme across all 16 housing elements is ensuring compliance with federal and California state law. This includes both laws related to fair housing and other required zoning updates. No Housing Elements identified zoning amendments related to federal fair housing laws.

California state law requires jurisdictions to review their zoning codes and processes and identify constraints to housing development and create programs to mitigate and remove the identified constraints. Many of these constraints relate to providing housing for persons of all income levels, persons with special housing needs, and persons in federal or state protected categories.

One of the major state laws applicable is Assembly Bill (AB) 686. AB 686 applies to all housing elements due to be revised on or after January 1, 2021, which includes all jurisdictions in Riverside County for the 6th Cycle (2021 – 2029). The law requires all housing elements include an assessment of fair housing, identify contributing factors to fair housing barriers, and adopt policies and programs that remediate identified fair housing issues and/or further promote fair housing. AB 686 requires a jurisdiction’s Housing Element to provide an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions. AB 686 requires jurisdictions to identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected segments of the population.

#### **In addition, AB 686:**

- Requires jurisdictions and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their Affirmatively Furthering Fair Housing (AFFH) obligation;
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021; and
- Includes in the Housing Element’s AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

## 2. Fair Housing Enforcement

Federal Fair Housing Laws prohibit housing discrimination based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. California’s Fair Housing Laws also prohibit discrimination in housing based on occupation, age, or protected characteristic; method of financing; or the intended occupancy by lower or moderate-income people.

Fair housing enforcement capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

### *Fair Housing Council of Riverside County*

The Fair Housing Council of Riverside County (FHCRC) provides fair housing counseling services for the jurisdictions in Riverside County. The FHCRC is a nonprofit organization that provides a variety of fair housing resources and services in Riverside County, including resources for tenants, property managers, and service providers, dispute resolution, and housing counseling.

The FHCRC provided information related to fair housing activity in Riverside County from the years 2016 to 2023. The data includes each dispute case, jurisdiction, resolution, and demographic data about the caller such as race and income level. There were 21,870 total calls made during this period.

Figure 134 displays the calls by race. Since there are some households with residents of a variety of races and ethnicities, some calls may be included in multiple categories in Figure 1. As shown in Figure 1, 56 percent of calls were made by White households, 24 percent were made by Hispanic households, and 15 percent were made by Black households. Comparatively, about 30 percent of the population of Riverside County is White, meaning there is a disproportionately high number of calls coming from White households.

Figure 99: Dispute Calls by Race from FHCRC

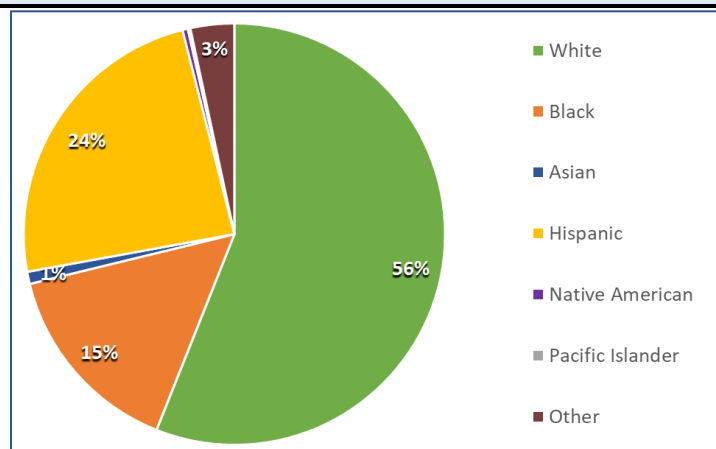


Figure 135 displays the same data set of calls by income level of the caller. As shown in the chart, 50 percent of calls were made by extremely low-income households. 91 percent of calls were from extremely low-, very low-, or low-income households, indicating a more significant need for support for lower income households in the County.



Figure 100: Dispute Calls by Income from FHCRC

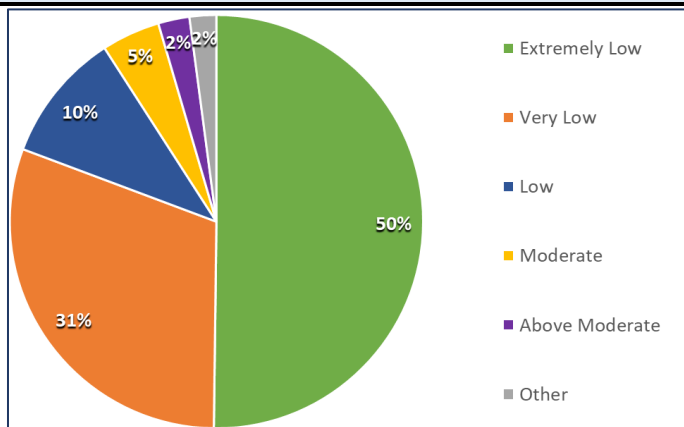


Table 44 shows the basis of fair housing calls made to the FHCRC and the total number of calls by jurisdiction. The jurisdictions with the highest numbers of calls, excluding the “Other” category, include Desert Hot Springs, La Quinta, and San Jacinto. The most frequent basis of complaints, excluding the “Other” category, include repairs, notices, and lease/rental terms. Discrimination based on protected classes was less prevalent in the calls received by the FHCRC. Additional data provided by the FHCRC also indicated that there was a higher number of calls from 2019-2021 as compared to previous years. 2023 data indicates that the number of calls is on the rise again. Additionally, calls were predominantly received from those between the ages of 30 and 60.

Table 44: Fair Housing Calls by Jurisdiction and Basis of Call FHCRC

Basis	Banning	Beaumont	Blythe	Canyon Lake	Coachella	Desert Hot Springs	Eastvale	Indian Wells	Jurupa Valley	La Quinta	Lake Elsinore	Murrieta	Norco	San Jacinto	Wildomar	Other	Total
Repairs	206	178	120	3	82	591	11	8	-	89	364	281	43	420	76	788	3,260
Notices	217	188	60	1	68	574	14	2	-	97	376	275	64	323	84	846	3,189
Lease/Rental Terms	101	107	65	2	49	361	9	20	-	104	291	300	64	230	55	642	2,400
Eviction	81	65	42	1	34	255	7	6	-	41	181	102	27	149	30	264	1,285
Rental Increase	41	43	12	-	17	184	6	5	-	35	84	102	6	79	18	255	887
Deposit	33	26	17	-	13	92	3	2	-	45	116	146	12	91	28	199	823
Affordable Housing Information	60	42	12	-	17	130	-	4	-	20	78	72	15	76	13	223	762
Rental Assistance	39	36	5	1	14	90	11	3	-	13	95	105	6	65	12	184	679
Mold	12	27	16	-	8	95	2	2	-	13	58	79	10	59	18	101	500
Habitability	39	36	12	-	5	117	2	1	-	9	49	41	3	60	6	114	494
Harassment/Illegal Entry	24	27	15	-	5	104	1	3	-	11	46	36	12	46	15	121	466
Section 8 Information	24	6	20	-	4	88	-	5	-	5	38	29	2	62	9	76	368
Physical Disability	16	18	9	1	1	65	2	4	-	7	26	38	6	26	8	109	336
Mobile Homes	20	24	2	-	9	57	1	-	-	-	22	9	-	60	8	116	328
Homebuyer Workshop	24	23	2	-	12	28	-	-	-	7	19	23	-	39	11	128	316
Occupancy Standards	5	7	13	-	2	42	1	-	-	3	14	15	3	17	4	72	198
Foreclosure Prevention	-	9	2	-	5	15	-	-	-	4	8	17	-	6	3	21	90
Homeless Assistance	7	1	1	-	2	26	-	2	-	1	11	4	5	6	1	23	90
Race	3	4	6	-	-	12	-	-	-	2	5	8	1	12	1	21	75
Mental Disability	3	6	1	-	2	13	-	-	-	3	8	10	-	3	-	19	68
Late Fees	1	3	3	-	1	7	-	-	-	2	7	3	1	7	1	8	44
Foreclosure Issue	1	3	-	1	-	5	-	-	-	3	6	8	1	4	-	10	42
One-on-One Counseling	6	2	-	-	-	7	-	-	-	-	3	5	2	3	1	11	40
National Origin	1	-	-	-	1	12	-	-	-	2	3	-	-	5	-	14	38
Fair Housing Workshop	3	11	-	-	-	2	-	-	-	1	1	2	-	4	-	4	28
Sex	1	1	2	-	-	8	-	-	-	1	4	2	1	3	-	4	27
Familial Status	2	1	-	-	2	7	-	-	-	-	4	-	1	1	1	6	25
Medical Condition	-	-	1	-	-	-	-	-	-	-	-	7	-	4	-	3	15
Rental Housing Workshop	-	-	-	-	-	-	-	-	-	8	-	-	-	3	-	2	13
Source of Income	-	-	1	-	1	2	-	-	-	-	1	1	-	2	-	4	12
Age	2	-	-	-	-	2	-	-	-	-	-	-	-	2	1	5	12
Marital Status	-	-	-	-	-	2	-	-	-	1	-	1	-	2	-	1	7
Financial Literacy Workshop	2	-	-	-	1	-	-	-	-	-	-	1	-	1	-	2	7
Sexual Orientation	-	-	-	-	-	3	1	-	-	-	-	1	-	-	-	1	6
Arbitrary	-	1	-	-	-	1	-	1	-	-	1	-	-	-	-	2	6
Color	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	2	5

Basis	Banning	Beaumont	Blythe	Canyon Lake	Coachella	Desert Hot Springs	Eastvale	Indian Wells	Jurupa Valley	La Quinta	Lake Elsinore	Murrieta	Norco	San Jacinto	Wildomar	Other	Total
Religion	1	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-	3
Immigration Status	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	3
Lead	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2
Post-Purchase Workshop	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1
Other	281	254	170	6	102	992	25	10	-	183	550	502	95	566	166	1,018	4,920
Total	1,258	1,149	609	16	457	3,990	96	78	0	710	2,473	2,226	380	2,437	570	5,421	21,870

**Office of Fair Housing and Equal Opportunity**

Federal housing discrimination complaints are filed with the HUD Office of Fair Housing and Equal Opportunity (FHEO). The FHEO administers the Fair Housing Assistance Program (FHAP), which awards and manages the program grants and collaborates with lawmakers to develop and refine fair housing legislation. The FHEO also tracks data on fair housing cases on a jurisdictional level. FHEO data on inquiries and cases of fair housing discrimination from 2013-2022 is included in the tables below. Number of inquiries or cases varies based on overall size of the jurisdiction. Race, Retaliation, Disability, and Sex were among the most common topics of inquiry. In Riverside County as a whole, there were 651 cases filed with FHEO between 2006 and 2020. Disability was the most prominent basis, with 323 cases on the topic, followed by 151 cases based on race, of which 130 were based on Black or African American race.

**Table 45: Fair Housing Inquiries by Basis and Jurisdiction (2013-2022)**

Jurisdiction	Total Inquiries	No Basis Given	Color	Disability	Familial Status	National Origin	Race	Religion	Retaliation	Sex
Banning	10	9	0	0	1	0	0	0	0	0
Beaumont	11	9	0	1	1	0	0	0	0	1
Blythe	14	10	1	2	0	0	1	0	0	1
Canyon Lake	3	2	0	0	1	0	0	0	0	0
Coachella	7	4	0	1	2	1	1	0	0	0
Desert Hot Springs	36	28	0	5	1	0	3	0	0	2
Eastvale	1	1	0	0	0	0	0	0	0	0
Indian Wells	1	1	0	0	0	0	0	0	0	0
Jurupa Valley	11	9	0	1	0	0	0	0	0	1
La Quinta	11	11	0	0	0	0	0	0	0	0
Lake Elsinore	26	20	0	1	0	3	1	0	0	1
Murrieta	24	18	0	3	1	1	2	0	0	0
Norco	2	1	0	0	0	0	0	1	0	0
San Jacinto	12	8	0	3	0	1	1	0	0	0
Wildomar	4	4	0	0	0	0	0	0	0	0

Source: HUD Office of Fair Housing and Equal Opportunity (FHEO), 2023

**Table 46: Fair Housing Cases by Basis and Jurisdiction (2013-2022)**

Jurisdiction	Total Cases	Color	Disability	Familial Status	National Origin	Race	Religion	Retaliation	Sex
Banning	4	0	0	2	2	2	0	0	0
Beaumont	3	0	1	0	0	1	0	1	0
Blythe	2	0	1	0	0	0	0	1	1
Canyon Lake	4	0	0	2	0	1	0	0	2
Coachella	1	0	1	0	0	0	0	1	0
Desert Hot Springs	15	1	2	1	0	3	1	3	3
Eastvale	5	1	0	0	0	1	0	0	0
Indian Wells	3	0	0	0	0	0	0	0	1
La Quinta	6	0	2	1	0	1	0	3	1
Jurupa Valley	1	0	0	0	0	0	0	0	0
Lake Elsinore	16	2	2	0	5	7	0	2	0
Murietta	14	0	2	1	1	1	1	3	2
Norco	2	0	0	0	0	0	0	2	2
San Jacinto	5	0	0	1	1	1	0	0	0
Wildomar	4	0	1	0	0	2	0	0	1

Source: HUD Office of Fair Housing and Equal Opportunity (FHEO), 2023

### 3. Fair Housing Impediments and Actions

Through the housing element update process, each jurisdiction has identified several significant contributing factors that impede fair housing. These factors may create fair housing issues, perpetuate existing fair housing concerns, or contribute to continuing patterns of segregation within the jurisdiction. Fair housing trends have geographic patterns both on a county-wide and on a sub-regional level. These patterns correlate with certain population demographics, policies, or patterns of development. As such, many jurisdictions in Riverside County identified similar impediments to fair housing.

Jurisdictions have identified actions and programs to address and ameliorate these identified contributing factors. Actions may be specifically targeted for certain populations or in certain geographies, depending on the impediments being addressed. While specific actions and metrics vary by jurisdiction, common approaches are summarized below.

Based on an analysis of all 16 jurisdictions, the impediments and actions have been sorted into the following themes: fair housing outreach and enforcement, new opportunities in high resource areas, housing mobility, place-based improvements, and displacement prevention. The most prominent, commonly identified impediments and actions are summarized below.

#### *Fair Housing Outreach and Enforcement*

As discussed above, fair housing outreach and enforcement capacity is the ability of a jurisdiction to disseminate information related to fair housing laws and rights and provide outreach and education to community members.

In the jurisdictions in Riverside County, common barriers to fair housing outreach and enforcement often relate to availability of public meeting forums and the provision of materials in multiple languages.

**Specific impediments include:**

- Lack of public input and feedback on issues and strategies;
- Lack of resources for fair housing agencies and organizations;
- Language barriers for non-English speaking persons;
- Insufficient local public fair housing enforcement and testing; and
- Lack of information on landlord, tenant and buyer rights and opportunities, which may contribute to discriminatory practices during leasing and lending processes.

To address impediments to fair housing enforcement, jurisdictions are contracting with a fair housing provider. For most jurisdictions in Riverside County, the fair housing provider is the FHCRC. The FHCRC provides several services and resources to help ensure the provision of fair housing. Resources and services include fair housing counseling services, investigation of complaints of housing discrimination, outreach and education to housing providers, assistance with filing complaints with state and federal enforcement agencies, dispute resolution, and informational resources for tenants, property managers, and service providers.

Other actions being taken to address fair housing outreach barriers include providing all materials in English and Spanish and actively recruiting or involving residents from diverse neighborhood groups and community organizations.

***New Opportunities in High Resource Areas***

The California Tax Credit Allocation Committee’s (TCAC) Opportunity Area scores are prepared annually by a task force commissioned by the TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses categorical indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

To determine the final resource category, the top 20 percent of overall scores in a county are labeled as Highest Resource and the next 20 percent of scores are labeled as High Resource. Then, any area that is considered segregated and that has at least 30 percent of the population living below the federal poverty line is labeled as an area of High Segregation and Poverty. The remaining tracts are divided between Moderate Resource and Low Resource.

Creating new housing choices and affordability in higher opportunity or higher median income areas prevents furthering or creating conditions of segregation. Single-family housing is often more prevalent in higher resource areas, and expanding opportunities in these neighborhoods includes providing a variety of housing types.

**Common constraints to a variety of development in high resource areas of Riverside County include:**

- Dominance of single-family housing, which is more expensive than multifamily housing;
- Lack of job access;
- Lack of affordable units in a range of sizes; and
- Limited opportunities for funding subsidized housing for special needs populations.

Actions being taken to address these impediments includes working with stakeholders in fair housing development to accommodate the needs of a variety of populations in higher resource areas. These stakeholders may include developers, jurisdiction staff, federal grant program providers, landowners, and special needs and affordable housing community organizations, such as the Housing Authority.

Other actions being taken to address barriers to opportunity in high resource areas include incentivizing and promoting ADUs. ADUs provide opportunity for more affordable rental units to be constructed in higher income, single-family neighborhoods. Additionally, some jurisdictions are rezoning existing high opportunity, single-family neighborhoods to allow for higher density, more affordable, housing types.

### *Housing Mobility*

Housing Mobility is the act of removing barriers to housing in areas of opportunity and strategically enhancing access. This generally means creating opportunities for lower-income or multifamily housing to be made available in higher resource, higher income, or single-family neighborhoods.

Impediments and actions to housing mobility often correspond with impediments and actions with regards to new opportunities in high resource areas. In the jurisdictions in Riverside County and the larger southern California region, barriers to housing mobility are often driven by limited economic mobility. Single-family housing is often more prevalent in higher opportunity areas but is also typically more expensive than multi-family or other housing types. There are limited rental options in these neighborhoods, especially in a variety of sizes and affordability levels.

To promote housing mobility, several jurisdictions in Riverside County are including programs to incentivize ADU production. As discussed, ADUs provide opportunity for more affordable rental units to be constructed in higher income, single-family neighborhoods.

#### **Programs to incentivize ADU production include:**

- Maintaining a database of affordable ADUs;
- Allowing ADUs in all residential zones;
- Preparing preapproved ADU plans; and
- Targeting technical ADU support resources in higher resource areas.

Other actions being taken to promote housing mobility include coordinated promotion of Housing Choice Vouchers. Several jurisdictions in the County have committed to incentivizing affordable housing in higher resource areas through education and technical support.

#### **Technical support may include:**

- Providing FAQ responses on ADU development;
- Assisting with referrals to homeowners and occupants;
- Preapplication consulting;
- Identifying available City funding or incentives, such as expedited permit processing; or
- Reducing, waiving, or subsidizing development and impact fees.

Some jurisdictions may also work directly with affordable housing developers, disability service providers, and other stakeholders to identify gaps in service and additional barriers in the Jurisdiction’s development process.

### *Place-Based Improvements*

Place-based improvements target investment and revitalization in lower opportunity areas. This may include rehabilitation and preservation of affordable housing as well as economic investments such as sidewalk improvements, ADA improvements, lighting improvements, schools, parks, transit, and other community investments.

Contributing factors to place-based disinvestment include concentrated pollutants, lack of local investment in schools, limited transit routes, and limited private or public investment in lower opportunity neighborhoods. Concentration of pollutants in lower opportunity areas may be tied to freeway proximity. Disinvestment in schools or local services is often linked to taxes and lower income areas continue to have limited investment opportunities.

In many jurisdictions, Community Development Block Grant (CDBG) funds are allocated to support investment opportunities in lower opportunity areas. Investments include landscaping, maintenance of substandard housing, and infrastructure. Jurisdiction staff intends to meet with organizations such as the Intergovernmental Collaboration for Air Quality Mitigation, Center for Community Action and Environmental Justice, and Regional Transit Authority to further investigate opportunities for investment and service improvement.

### *Displacement Prevention*

The Urban Displacement Project at the University of California, Berkeley, developed a map of “sensitive communities” where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost.

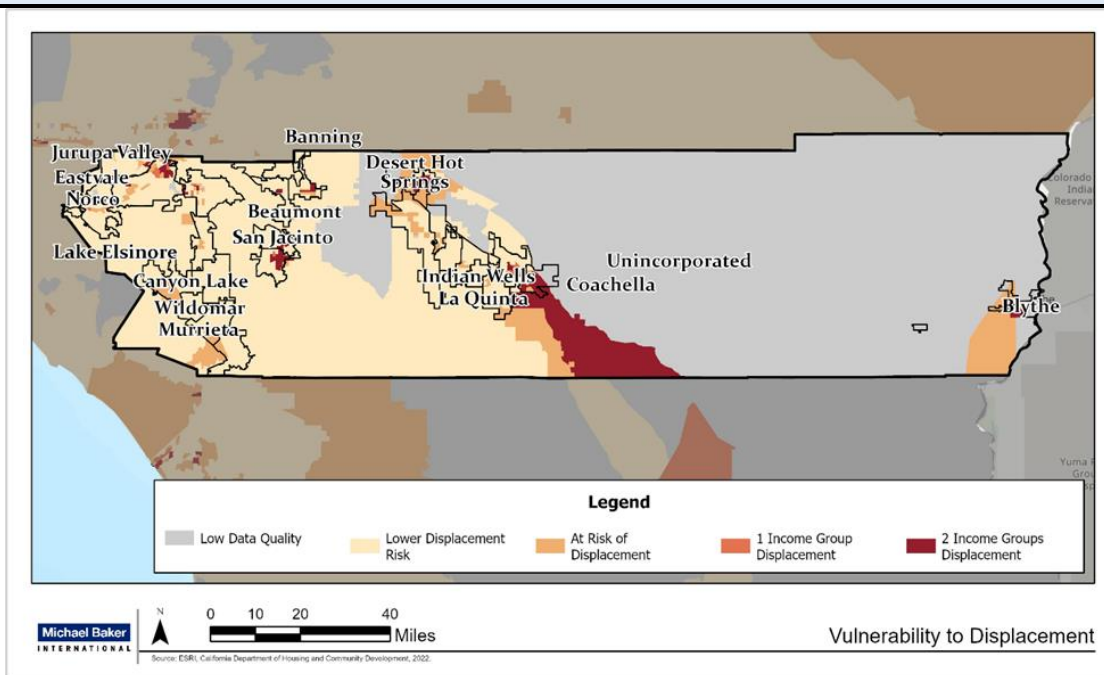
Sensitive communities are defined based on the following set of criteria:

- The share of very low-income residents is above 20 percent
- The census tract must also meet two of the following criteria:
  - The share of renters is above 40 percent
  - The share of people of color is above 50 percent
  - The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median
  - The census tract, or areas in proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
    - The percentage change in rent in a selected census tract, divided by county median rent increases
    - Median rent in a selected census tract, minus median rent for all surrounding tracts, divided by median rent for all tracts in county (rent gap)

Displacement risk in Riverside County is most prevalent in the central-southern, northwest, and far-east areas of the County, as shown in the figure below.



Figure 101: Vulnerability to Displacement



Source: California Department of Housing and Community Development, 2022

Common factors in Riverside County compounding vulnerability to displacement include the cost of repairing or rehabilitating substandard housing, the high cost of rent and sales prices, and the high cost of living. Unaffordable prices may cause long term residents to seek homes outside of the area.

Several jurisdictions also have limited availability for short-term rentals for agricultural and farmworkers, causing many seasonal workers to be displaced. The short-term rentals that are available do not include a variety of housing types, which may be needed to accommodate large families, and are often not affordable.

**Jurisdictions in Riverside County are pursuing programs to mitigate displacement risk. These programs include:**

- Developing incentives to encourage the development of large housing units;
- Establishing an Emergency Housing Program for temporary housing assistance;
- Providing rehabilitation and repair funding; and
- Requiring relocation assistance from landlords or property managers in the case of displacement due to habitability

Other actions being pursued include developing opportunities to encourage affordable housing development, including enhancing the Density Bonus, ADU incentivization, and targeting technical resources. Programming supporting affordable housing addresses impediments across all fair housing themes.

### *Low-Income Housing Tax Credit Base*

Per Government Code Section 65863.10, assisted housing developments are defined as multifamily, rental housing complexes that receive government assistance under any of the specified federal, state, and/or local programs. One example of these programs is the Low-Income Housing Tax Credit (LIHTC). The LIHTC provides tax credits to individuals and corporations that invest in low-income rental housing. The LIHTC program creates affordable

housing opportunities when the developer of a project “sells” the tax credits to an investor(s) who contributes equity to the development in exchange for an ownership position in the project.

When affordable housing project assistance expires, units may be at risk of being converted to market-rate, leading to the displacement of lower-income residents. The appendix lists all projects in the included jurisdictions that are under assistance by the LIHTC, and therefore may be at risk of conversion to market-rate.

#### 4. Summary of Zoning Changes

General Plan programs in all 16 cities of the jurisdiction were reviewed to identify the recommended zoning changes for each jurisdiction. While each element contains unique zoning recommendations to meet the needs of its jurisdiction, there are several trends that arose from an analysis of the elements. Broadly, the recommended zoning changes focused on ensuring compliance with state law and removing constraints to housing development. Recommendations can be separated into two categories, amendments related to fair housing and amendments unrelated to fair housing. Each category includes a few trends and is described in detail below to identify topic, summary of recommended changes, and any applicable state law and/or government code sections.

### 5. Fair Housing Related Zoning Changes

All cities in the jurisdiction identified a variety of zoning changes related to fair housing. Programs largely focused on removing constraints to the development of a variety of housing types, especially those related to persons with special housing needs, including agricultural and/or employee housing, emergency shelters, group homes, low barrier navigation centers (LBNCs), manufactured homes reasonable accommodations, supportive housing, and transitional housing. Zoning amendment programs were frequently paired with promotion, technical assistance, and incentivization programs to provide a multi-pronged approach to encourage development of housing.

#### *Agricultural/Employee Housing*

Eleven jurisdictions identified zoning code amendments related to agricultural and/or employee housing provisions. All were to ensure compliance with state law. Applicable California State law include Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. These sections of state law require that any agricultural worker housing consisting of no more than 36 beds in a group quarter, or 12 units or spaces, is deemed an agricultural land use and is permitted in the same manner as an agricultural use.

Additionally, state law requires streamlined, ministerial approval of agricultural worker housing that meets the specified requirements of Health and Safety Code Section 17021.8. Finally, zoning amendments related to employee/farmworker include permitting housing for six or fewer persons as a single-family structure and in the same manner as other single-family structures of the same type within the same zone in all zones that allow single-family residential uses.

Two cities identified additional programs relating to agricultural and/or farmworker housing including revising the zoning code to provide clarity regarding which developments constitute agricultural/farmworker housing and ensure mobile homes for farmworkers are treated the same as other mobile homes in the jurisdiction and further identification of programs to develop farmworker housing later in the planning period.

### *Emergency Shelters*

Zoning amendments for emergency shelters focus on allowing them in a wider variety of zones and ensuring there are no additional standards applied to emergency shelters that are not applicable to similar, residential uses in the same zone. Ten of the sixteen cities identified zoning amendments related to emergency shelters.

Applicable state law relating to emergency shelters include AB 139 and AB 2239 as codified in California Government Code Section 65583. Requirements include maintaining sufficient bed capacity in zones that allow emergency shelters to accommodate the jurisdiction’s most recent point in-time-count, setting parking based on staff levels only, and allowing emergency shelters as a permitted use without a conditional use permit where residential and/or mixed uses are allowed.

### *Group Homes*

Nine cities identified zoning amendments for group homes or residential care facilities. Programs complied with the state of California’s technical assistance memorandum on group homes which identifies common barriers to the development of group homes and provides recommendations on how to address them. Updates focused on group homes with six or fewer residents or greater than six residents. Amendments include removing barriers to group homes, such as CUPs, and allowing group homes in a wider variety of residential zones.

Additionally, amendments were made to ensure that the same general zoning, building, fire, and other health and safety codes that apply to other uses of the same type that are allowed in each zone. This includes the removal of spacing requirements or other requirements only applied to group homes. Additional revisions for group homes of seven or more include only subjecting them to specific, objective design and operational standards and/or findings and providing flexible and efficient reasonable accommodation in the permitting process.

### *Low Barrier Navigation Centers*

Eleven jurisdictions included revisions to accommodate for low barrier navigation centers (LBNCs). As defined by the state of California Government Code Section 65660 a LBNC is a service-enriched shelter focused on moving people into permanent housing and providing temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Amendments include updating the zoning code to define and permit LBNCs as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.

### *Manufactured Homes*

Revisions to allow manufactured homes in more residential zones were included by four jurisdictions. Amendments include allowing manufactured and mobile homes as a by-right use in all residential zones and allowing manufactured homes the same as other single family residential units in each zone.

### *Reasonable Accommodations*

Five jurisdictions included programs regarding a reasonable accommodation’s procedure for persons with disabilities. Programs were included to ensure that the reasonable accommodations process is effective, objective, and does not add constraints to development of housing for persons with disabilities.

Actions were dependent on jurisdiction processes and include the following:

- Processing and fee waivers and deferrals, budget permitting, to projects targeted for persons with disabilities, including persons with developmental disabilities.
- Establish a written procedure for providing reasonable accommodations in zoning code and land use.

- Review and revise the reasonable accommodations process to remove subjective language and mitigate the constraint of development for accessible housing.

### *Supportive Housing*

Eleven jurisdictions included amending the zoning ordinance to allow for transitional housing. Supportive housing for this purpose is defined by the state of California as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Amendments focused on ensuring compliance with state law including Government Code Section 65583(c)(3) and recent laws SB 48 and AB 2162. Amendments to the zoning code include ensuring that supportive housing is allowed in residential and mixed-use zones, allowing eligible supportive housing in zones where multi-family and mixed uses are permitted and prohibiting minimum parking requirements for supportive housing within ½ mile of a public transit stop pursuant to AB 2162. Supportive housing shall be subject only to those restrictions that apply to similar residential uses (single or multi-family units) of the same type in the same zone and will not be subject to any restrictions not imposed on similar dwellings, including occupancy limits.

### *Transitional Housing*

Seven jurisdictions included amending the zoning ordinance to allow for transitional housing. Transitional housing for this purpose is defined by the state of California as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.”

Amendments focused on ensuring compliance with Government Code Section 65583(c)(3), which requires that transitional housing be allowed in residential and mixed-use zones subject to the same requirements as other residential uses in the same zone.

## **6. Other Recommended Zoning Changes**

The review of zoning amendment programs also included changes beyond just ensuring compliance with fair housing laws. These amendments included encouraging a variety of housing types, higher densities, removing constraints to development, and ensuring compliance with California state housing law. Topics included are accessory dwelling units (ADUs), density bonus provisions, rezoning for high density, development standard amendments, and providing incentives for low-income housing.

### *Accessory Dwelling Units*

California state law outlined requirements for ADUs and JADUs in Government Code Section 65852.2. There have been numerous state laws updating ADU requirements in recent years and many jurisdictions have ADU ordinances that are no longer in compliance with state law. Therefore, several jurisdictions included programs to update ADU ordinances to comply with state law regarding ADU requirements and requirements for junior accessory dwelling units (JADUs).

Requirements include allowing one ADU (either attached or detached) and one JADU on lots zoned for single family use and allowing ADUs and JADUs on multi-family zoned property. ADU ordinances are required to comply with several development standards relating to setbacks, height, parking, minimum lot size, allowable impact fees, and

square footage. Jurisdictions are required to permit ADUs ministerially, without discretionary action, within a 60-day review period.

Additionally, per California state housing element law, all jurisdictions also must include a program to encourage the development of ADUs that are affordable for lower-income households. Jurisdictions employed a variety of methods to comply with this law, including but not limited to comprehensive websites, FAQs, fact sheets, fast track or reduced permit processing time, technical assistance, development incentives, "pre-approved" ADU plans, and extended community outreach.

### *Density Bonus*

The state of California outlines density bonus requirements in California Government Code Section 65915 and jurisdictions are required to comply. Per the state of California Government Code section 65917.5, a density bonus is a "floor area ratio bonus over the otherwise maximum allowable density permitted under the applicable zoning ordinance and land use elements of the general plan of a city."

A density bonus allows additional units beyond the maximum allowed by the zoning given that a development meets certain parameters, such as setting aside a portion of the development as affordable housing. Recent density bonus law includes increased incentives for student housing, senior housing, and 100% affordable housing projects.

Eleven jurisdictions identified amendments to the zoning code to be consistent with state density bonus law. Two jurisdictions included a program for a density bonus that goes beyond state law requirements to encourage a variety of housing for lower-income and/or special needs populations.

### *Increased Density*

Eight jurisdictions identified programs that increase density on specific parcels or zones to allow for a higher number of dwelling units per acre (du/ac). Programs included increasing the maximum density from 20 du/ac to 30 du/ac in a residential zone as well as rezoning parcels to allow residential uses at a higher density.

### *Development Standards Amendments*

Additional programmatic recommendations include amendments to the development standards in residential and mixed-use zones to remove constraints from housing for all income levels. These programs include amendments for all housing types.

The following amendments of development standards were included in the programs reviewed:

- Increased permitted lot coverage
- Removal of minimum lot size requirements
- Reduction of parking requirements for smaller units
- Review and removal any other identified constraints
- Revision of zoning and general plan standards so that densities are compatible

### *Providing Incentives for Low-Income and Special Needs Housing*

Jurisdictions also included programs focused on providing zoning and other incentives specifically for affordable and special needs housing. These include zoning revisions and complementary pieces to encourage housing for lower-income and special needs populations.

A variety of techniques pursued by the jurisdictions include:

- Streamlined and ministerial review for affordable housing projects
- Development and adoption of an inclusionary housing ordinance
- Reduced setbacks and/or zero lot line development
- Reduced or minimal parking requirements
- Reduction of minimum lot sizes
- Density transfers among different parcels
- Unit clustering

The analysis showed common trends among the jurisdictions in their fair housing analysis and zoning actions. The trends include ensuring compliance with state law regarding fair housing enforcement, allowing for a variety of housing types, and preventing patterns of segregation. Jurisdictions showed geographic trends in the identification of impediments to fair housing and therefore identified similar priorities and goals in addressing the identified fair housing concerns.

Additionally, the jurisdictions took similar zoning actions to identify and remove constraints to housing development, illustrating a similar set of constraints and recommended actions to address them.



# Section IV: Fair Housing



## Section IV: Fair Housing

According to the Affirmatively Furthering Fair Housing Rule Guidebook as published by HUD, the AFFH rule defines “fair housing enforcement and fair housing outreach capacity” to mean “the ability of a jurisdiction, and organizations located in the jurisdiction, to accept complaints of violations of fair housing laws, investigate such complaints, obtain remedies, engage in fair housing testing, and educate community members about fair housing laws and rights.” 24 C.F.R. § 5.152. Included within the definition are State and local Fair Housing Assistance Program agencies (FHAPs) and Fair Housing Initiative Programs (FHIPs).

As such, in the AFH report includes:

1. A summary of fair housing issues and capacity in the jurisdiction, in which the program participant discusses, among others, any findings, lawsuits, enforcement actions, settlements, or judgments related to fair housing or other civil rights laws, and an assessment of the jurisdiction’s fair housing outreach capacity,
2. The identification of any state or local fair housing laws, and
3. The identification of local and regional fair housing agencies and organizations.

### 1. Fair Housing Federal and State Laws

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To end housing segregation, the United States Congress passed the Civil Rights Act of 1968, making housing discrimination based on race, color, national origin, or religion illegal. In 1974, Congress amended the Fair Housing Act to include sex as a protected category. Then in 1988, Congress again amended the Fair Housing Act by passing the Fair Housing Amendments Act 1, making housing discrimination against families with children and people with disabilities unlawful. The Fair Housing Amendments Act also incorporated accessibility standards for new multi-family units and “reasonable accommodations” for people with disabilities into the Fair Housing Act.

In addition to prohibiting discrimination based on federal laws, the State of California has enacted several statutes that mirror and, in certain cases, extend federal fair housing protections. The Unruh Civil Rights Act of 1959 and subsequent court decisions require equal access to the accommodations, advantages, facilities, privileges, or services of all business establishments regardless of protected status. The courts have interpreted this Act to prohibit any arbitrary discrimination based in any class distinction, regardless of whether that basis is enumerated in the Act.

The Fair Employment and Housing Act of 1963 is the primary state law that prohibits discrimination in the sale, rental, lease negotiation, or financing of housing based on race, color, religion, sex, marital status, national origin, and ancestry. The California Fair Housing Act of 1992 brought state laws into conformity with the Federal Fair Housing Act of 1988 and added protections for people with a “mental and physical disability” and “familial status.” The Act also requires that housing providers allow disabled persons to modify their premises to meet their needs.

The Ralph Civil Rights Act of 1976 provides that all persons have the right to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of their race, color, religion, ancestry, national origin, political affiliation, sexual orientation, sex, age, disability, or position in a labor dispute. The Act prohibits violence or threat of the same in rental housing situations.

The Banes Civil Rights Act also forbids interference by force or threat with an individual's constitutional or statutory rights in places of worship, housing, and private property. This report considers impediments to fair housing choice



experienced by both federal and State of California protected classes. The Federal protected classes are color, disability, familial status, national origin, race, religion, and sex. The additional State of California protected classes include age, ancestry, arbitrary discrimination, gender, gender identity, gender expression, genetic information, marital status, sexual orientation, and source of income.

### *Federal Laws Related to Fair Housing*

The following federal laws, regulations, and executive orders provide the backbone for fair housing protections at the federal level.

#### **General Fair Housing Protections**

**Title VI of the Civil Rights Act of 1964 (42 U.S.C. section 2000d-1)** Title VI of the Civil Rights Act of 1964 prohibits discrimination based on race, color, or national origin in programs and activities receiving federal financial assistance.

**Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) and as amended in 1988 (42 U.S.C. sections 3601 - 3619)**

**Title VIII of the Civil Rights Act of 1968** prohibits discrimination in the sale, rental, and financing of dwellings and other housing-related transactions because of race, color, religion, sex, familial status, national origin, and disability. It also requires that all executive departments and agencies administer their housing and urban development programs in a manner that furthers fair housing.

**Section 109 of Title I of the Housing and Community Development Act of 1974 (42 U.S.C. section 5309)**

**Section 109 of Title I of the Housing and Community Development Act of 1974** prohibits discrimination based on race, color, national origin, sex, or religion in programs and activities receiving financial assistance from HUD's CDBG Program. Sections 104(b) and 106(d)(5) of Title I of the Housing and Community Development Act of 1974 specifically require CDBG Program grantees to certify that they will affirmatively further fair housing.

This requirement was also included in Section 105(b)(13) of the National **Affordable Housing Act of 1990**.

- Protections for Persons with Disability Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. section 794)
- Section 504 of the Rehabilitation Act of 1973 prohibits discrimination based on disability in any program or activity receiving federal financial assistance.
- Section 508 of the Rehabilitation Act of 1973 (29 U.S.C. section 794(d))
- Section 508 of the Rehabilitation Act of 1973 requires federal agencies to ensure that the electronic and information technology they develop, procure, or use allows individuals with disabilities to have ready access to and use of the information and data that is comparable to that of individuals without disabilities.

**Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. sections 12131 – 12165)**

**Title II of the Americans with Disabilities Act of 1990 (ADA)** prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities. HUD enforces Title II when it relates to state and local public housing, housing assistance, and housing referrals.

**Title III of the Americans with Disabilities Act of 1990 (42 U.S.C. sections 12181– 12189)**

**Title III of the Americans with Disabilities Act of 1990 (ADA)** prohibits discrimination based on disability in the goods, services, facilities, privileges, advantages, and accommodations of places of public accommodations owned, leased, or operated by private entities, including places such as homeless shelters. The Department of Justice enforces Title III of the ADA, but certain HUD recipients and private entities operating housing and community development programs are also covered by Title III of the ADA.

**Architectural Barriers Act of 1968 (42 U.S.C. section 4151 et seq.)** The **Architectural Barriers Act of 1968** requires buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 to be accessible to and useable by persons with a disability.

### Credit and Lending Protections

**Equal Credit Opportunity Act of 1974 (15 U.S.C. sections 1691-1691(f))** The Equal Credit Opportunity Act of 1974 (ECOA) prohibits discrimination in lending based on race, color, religion, national origin, sex, marital status, and age, receipt of public assistance or the exercise of any right under the Consumer Credit Protection Act.

The law provides protections when you deal with any organizations or people who regularly extend credit, including banks, small loan and finance companies, retail and department stores, credit card companies, and credit unions. Everyone who participates in the decision to grant credit or in setting the terms of that credit, including real estate brokers who arrange financing, must comply with the ECOA.

**Community Reinvestment Act (CRA) of 1977 (12 U.S.C. section 2901)** The Community Reinvestment Act encourages financial institutions to serve the needs of all communities in which they are chartered to do business, including low- and moderate-income (LMI) communities. The CRA requires each federal bank regulator, including the Federal Reserve, to evaluate the extent to which banks address the credit needs of LMI neighborhoods in their geographic markets.

In January 2020, the Office of the Comptroller of the Currency (OCC) and the Federal Deposit Insurance Corporation (FDIC) proposed a new rule regarding CRA qualified lending, investment, and services.

**Home Mortgage Disclosure Act (HMDA) of 1975 (12 U.S.C. section 2801)** The Home Mortgage Disclosure Act requires banks, savings and loan associations, and other financial institutions to publicly report detailed data on their home lending activity. Under HMDA, lenders are required to publicly disclose the number of loan applications by census tract, income, race, and gender of the borrower, the type of loan, and the number and dollar amount of loans made.

Starting in 1993, independent mortgage companies were also required to report HMDA data. HMDA creates a significant and publicly available tool by which mortgage lending activity in communities can be assessed. HMDA data can be analyzed to determine bank performance and borrower choices.

### Executive Orders

**Executive Order 11063: Equal Opportunity in Housing (1962) Issued on November 20, 1962, Executive Order 11063** prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the federal government or provided with federal funds.

**Executive Order 12892: Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing (1994) Issued on January 17, 1994, Executive Order 12892** requires federal agencies to affirmatively further fair housing in their programs and activities, and it provides that the Secretary of HUD will be responsible for coordinating the effort.

**Executive Order 12898: Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (1994) Issued on February 11, 1994, Executive Order 12898** requires that each federal agency conduct its programs, policies, and activities that substantially affect human health or the environment in a manner that does not exclude or otherwise subject persons to discrimination based on race, color, or national origin.

**Executive Order 13166: Improving Access to Services for Persons with Limited**

**English Proficiency (2000) Issued on August 11, 2000, Executive Order 13166** requires each federal agency to take steps to ensure that eligible persons with Limited English Proficiency are provided meaningful access to all federally assisted and federally conducted programs and activities.

**Executive Order 13217: Community-Based Alternatives for Individuals with Disabilities (2001) Issued on June 18, 2001, Executive Order 13217** requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.

*State Laws*

The County continues to implement and update programs that promote fair and equal access to housing. It continues to review standards and requirements that may constrain equal access to housing and the development of affordable housing.

- **California Code Section 65008:** The County continues to implement programs that encourage affordable housing development and prohibits discrimination because of discrimination based on any protected class.
- **Government Code Section 8899.50:** The County implements programs and actions in compliance with State law that affirmatively furthers fair housing. As detailed in in this Section 3, the County administers programs to promote equal housing access and affordable resources.
- **Government Code Section 11135:** The County promotes state-funded programs, such as the First- Time Homebuyer Loan Program, on the County’s website and at the public counter. The County continues to implement and encourages programs that promote full and equal access to all programs and activities.
- **Density Bonus Law:** The County establishes regulations for implementing the County’s Density Bonus Ordinance. The County provides incentives to developers to produce affordable housing to very low-income households, low-income households, moderate-income households, senior citizens, transitional foster youth, disabled veterans, and persons experiencing homelessness, as well as for the development of childcare facilities.
- **Housing Accountability Act:** The County implements programs such as fee incentives, funding, and review of zoning procedures to facilitate and encourage housing development.
- **No-Net-Loss Law:** Section 4: Housing Plan, and Appendix B: Candidate Sites Analysis, details how the County maintains adequate sites to accommodate all income categories for Regional Housing Needs Allocation (RHNA).
- **Excessive Subdivision standards:** The County continues to update its zoning code, waive certain development fees, and offer incentive packages to facilitate housing development.

**2. Local Ordinances**

The County has a few local ordinances that establish procedures for rezoning, development permit processing, affordable housing fees, and other programs that encourage fair housing practices. The County’s Housing Plan provides details the housing programs, goals, policies, and objectives. The County promotes the need for additional housing, the removal of constraints to affordable housing, improvements to existing housing stock, and equal opportunities for current and future residents.

The County continues to prioritize previously established housing goals which are indicative of previously identified issues. The housing goals contained within the County’s 2019-2024 Housing Element, its 2019-2024 Analysis of Impediments to Fair Housing Choice, and goals identified by the Executive Oversight Committee on Homelessness were essential references in the determination of current issues. Additionally, current fair housing issues were identified through data analysis research, AFH stakeholder feedback, and community AFH survey responses.

**The 2019-2024 Analysis of Impediments to Fair Housing Choice identified the following goals:**

1. Assist in the development of adequate housing to meet the county’s fair share of the region’s housing needs for all economic segments of the population, with an emphasis on lower-income households and households with special needs
2. Conserve and improve the condition of the housing stock, particularly affordable housing  
Promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, sex, etc.
3. Establish adequate planning, administrative, and fiscal tools to implement housing policies
4. Reduce per capita residential energy use

Although removed as an impediment, the County, recognized that, “the lack of affordable housing, in particular for low- and moderate-income people has the potential to disproportionately affect members of protected classes.” Based on statistics regarding disproportionate housing needs, it is recommended that lack of housing goal be amended to include lack of sufficient affordable housing based on demographic needs.

**The Riverside County Housing Element Goals:**

- Goal 1: To assist in the development of adequate housing to meet the county’s fair share of the region’s housing needs for all economic segments of the population, with an emphasis on lower-income households and households with special needs;
- Goal 2: To conserve and improve the condition of the housing stock, particularly affordable housing;
- Goal 3: To promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, sex, etc.;
- Goal 4: Establish adequate planning, administrative and fiscal tools to implement housing policies; and
- Goal 5: Reduce per capita residential energy use.

**Riverside County Executive Oversight Committee on Homelessness Goals:**

- Goal 1: Prevent homelessness among individuals and families at-risk of becoming homeless. Design and implement a coordinated prevention system to provide limited cash assistance, a wide range of free or low-cost supportive services, and/or supplies to those most likely to become homeless;
- Goal 2: End homelessness of single individuals and families who are living on the streets and in shelter and transitional housing programs. Design and implement a coordinated system of evidence-based Housing First, low barrier, and rapid rehousing (RRH) approaches to obtaining and maintaining housing of specified subpopulations in geographic areas with the greatest need; and
- Goal 3: Ensure funding for a coordinated system to end and prevent homelessness among individuals and families. Identify a wide range of public and private funding opportunities to conduct the design and implementation of the coordinated system to prevent and end homelessness.

**AFH Stakeholder and Survey Fair Housing Issues:**

In the development of the AFH report, to ensure that analysis accurately reflected current community conditions and fair housing issues, extensive outreach was conducted over the course of a six-month period. This outreach included interviews, attendance of local municipal advisory meetings, as well as the review and analysis of community feedback obtained via public hearing.

In the preparation of the AFH report, to obtain community input pertaining to current fair housing issues, outreach was conducted, and feedback was solicited via the facilitation of stakeholder meetings in conjunction with the review of responses to an Affirmatively Furthering Fair Housing survey. This outreach process entailed reaching

out to tenants, landlords, homeowners, fair housing organizations, civil and advocacy organizations, legal services providers, social services providers, housing developers, and industry groups.

These combined efforts (review of previously established goals, community feedback, and data research) along with the review of FHCRC quarterly intake categories yielded identification of the following eight (8) fair housing issues within the County:

1. Insufficient affordable housing inventory to meets the needs of the community
2. Inequitable access to housing opportunities for all persons regardless of race, age, sexual orientation, religion, sex, etc.
3. Housing stock conservation, need for improvement, rehabilitation, or repair
4. Insufficient promotion of equal housing opportunities for all protected classes
5. Planning, administration, and fiscal tools that need to be modified to meet changing housing needs
6. Adequate mitigation of Homelessness
7. Per capita residential energy use
8. Affordable housing funding constraints

Contributing Factors to these Fair Housing Issues can be attributed to:

- Growing population of seniors and the corresponding importance of meeting their physical and socioeconomic housing needs.
- Shifts in the ethnic and racial demographic composition of Riverside’s evolving community. Subsequently the need for increased multilingual in the advertisement and provision of services.
- Shifts in household composition requiring the need to meet multigenerational and larger family housing needs.
- Education: The lack of education regarding County funded services as well as – socioeconomic
- Type of housing: Rent vs homeownership.

In addition, AFH Community Stakeholder feedback revealed the need to address the following challenges:

- Insufficient amount of housing stock development: The need for increased development of adequate housing stock to meet the County’s fair share of the region’s housing needs for all economic segments of the population, with an emphasis on lower-income households and households with special needs,
- Economic disparities earned income and housing costs,
- Discrimination related to race and mobility,
- Lack of streamlined housing development approval processes and the need for a more expedited approval process,
- Educational Opportunities- The need for continued education and outreach which promotes:
  - affirmatively furthering fair housing and its importance,
  - affordable rental housing, first-time homebuyer down payment assistance, and home repair programs.
- The need to conserve and improve the condition of existing housing stock, and
- The need to more adequately addressing the needs of the homeless community and services that assist individuals and families at-risk of becoming homeless.

### 3. Fair Housing Promotion

The Fair Housing Council of Riverside County (“FHCRC”) is the service provider to whom the County of Riverside has contracted fair housing outreach services. These services include providing fair housing counseling with specialization in anti-discrimination, landlord/tenant mediation, first-time homebuyer, foreclosure prevention, pre

purchase counseling, and credit counseling services for tenants, realtors, apartment owners and managers, lending institutions, and other interested parties.

These services and educational activities are promoted via social media, Twitter, Instagram, Facebook, and online. The organization also uses USPS Door-to-Door service to reach the community directly. Through the USPS website they are able search for neighborhoods/zip codes, filters target customers by specific demographics such as age, household size, and income, etc.

FHCRC targets lower income areas, and the Postal Service carrier delivers FHCRC information mailers to every address while delivering the day's mail. Additionally, the FHCRC mails flyers to local public departments such as library, city hall, and community organizations with whom they have built relationships.

Resources provided by the FHCRC fair housing counseling services, investigation of complaints of housing discrimination, outreach and education to housing providers, assistance with filing complaints with state and federal enforcement agencies, dispute resolution, and informational resources for tenants, property managers, and service providers.

The County of Riverside allocated a total of \$131,745 in CDBG funding and program income to the FHCRC in the 2015 and 2020 grant years to assist at no cost, the following services:

- Respond to discrimination inquiries and complaints, documenting and investigating discrimination complaints, and resolving or mediating discrimination complaints
- Provision of a comprehensive, extensive, and viable education and outreach program which includes:
  - Fair Housing Workshops
  - Certificate Management Training
  - Walk-In Clinics
  - Rental Housing Counseling Workshops
  - Community presentations and staff training
  - Community events, booths, networking, etc.
- Landlord and tenant counseling on responsibilities and rights
- Rental counseling

The FHCRC offers regular walk-in counseling sessions, in addition to resources fairs, informational workshops (accessible in multiple languages), landlord and tenant workshops, and other outreach efforts. The County has confirmed with the FHCRC that there are no current lawsuits, enforcement actions, settlements, or judgments related to fair housing or civil rights as of the adoption of this document.

***Fair Housing Profile Findings***

To ascertain the County’s fair housing profile, review of FHCRC’s 2023 quarterly reports, which differentiate fair housing calls by East and West County, reflected that the greatest number of complaints were landlord tenant complaints followed by discrimination complaints.

**Table 47: Fair Housing Profile Findings**

	East		West	
	Discrimination	Landlord Tenant	Discrimination	Landlord Tenant
Q1 23-24	109	1006	52	1031
Q2 23-24	98	744	73	819
Q3 22-23	16	516	8	1128

Q4 22-23	65	501	40	982
<b>Total</b>	<b>288</b>	<b>2767</b>	<b>173</b>	<b>3960</b>

HUD maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed based on race, color, national origin, sex, disability, religion, familial status, and retaliation.

Riverside County has also set a goal of retaining a Fair Housing provider to promote fair housing education and outreach within the community. While the FHCRC is the contracted provider of fair housing counseling services and education, affirmatively further fair housing shall require increased funding and additional staff to meet the needs of an increasingly diverse and growing population. Enforcement activities will also require interagency collaboration as well as increased community engagement.

*Elimination of Predatory Lending*

The review of approved home loans reflects that that most loan applicants identified as White, followed by Asian and Hispanic. Data also suggests that a sizable portion of loan applicants identified as upper income level, while very few identified as Low- or Moderate-income level. Most applicants had their income level unknown or not available, which may impact the accuracy of these findings.

The listings reviewed during data collection for this report did not contain potentially discriminatory language related to income, disability, household size/family, or religion which suggests a general adherence to fair housing practices in the real estate. The County continues to advance affirmatively furthering fair housing and lending practices accordingly.



# Section V: Analysis of Federal, State, Local Data and Local Knowledge



City of Blythe



## Section V: Analysis of Federal, State, and Local Data and Local Knowledge

### 1. Integration and Segregation Patterns and Trends

Riverside County, situated in Southern California, displays intricate patterns of integration and segregation shaped by historical, socioeconomic, and demographic factors. Analyzing various neighborhoods within the county reveals a nuanced picture of integration and segregation dynamics. Riverside County has a diverse history shaped by factors such as urbanization, migration, and housing policies. According to a study by Smith et al. (2018), rapid urbanization driven by population growth and economic development has transformed the county's once predominantly rural areas into sprawling suburban communities.

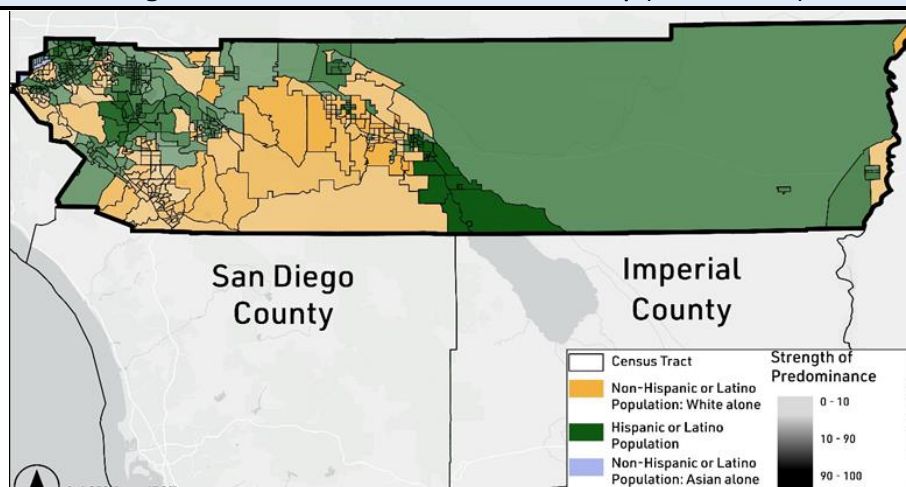
This urban expansion has been fueled in part by migration patterns, with individuals and families relocating from both within California and from other states in search of employment opportunities, affordable housing, and a desirable quality of life (Johnson, 2019). However, the influx of new residents has also strained housing markets, leading to affordability challenges and disparities in access to housing resources. Historical housing policies, including redlining and discriminatory lending practices, have contributed to entrenched patterns of segregation and uneven distribution of housing opportunities across different racial and socioeconomic groups (Lopez, 2020).

These policies have had lasting effects on neighborhood composition and socioeconomic stratification within Riverside County, highlighting the need for equitable housing policies and interventions to address systemic inequalities and promote inclusive urban development.

#### *Increased Diversity, Segregation, and Integration*

Riverside County, California, exhibits a diverse racial and ethnic landscape, with significant populations of Hispanic or Latino, White, and Asian residents, among others. Riverside County stands out in the state for its significant, Hispanic population. It forms one of the largest areas within the Southern California Association of Governments (SCAG) region where most of the population identifies as Hispanic or Latino. This demographic trend has been prominent since the early 1900s, aligning with the growth of the county's agricultural economy. By 2020, Hispanics made up 49.4% of the overall population. Figure 132 below illustrates the vast Hispanic community in Riverside County

Figure 102: Predominant Race/Ethnicity (Jurisdiction)



The county’s diversity index, which measures the probability that two individuals chosen at random will be of different races or ethnicities, is over 95 in much of the county. This level of diversity has remained steady in recent years, indicating a stable multicultural environment. The southern part of Riverside County is the most diverse, while the least diverse areas are found in the southeast. The data provided in Tables 48-49 shows the demographic changes for the region in different racial and ethnic groups over time. These trends highlight the increasing diversity of the population over time.

**Table 48: Population by Race/Ethnicity (Jurisdiction/Region)**

	Riverside County		Riverside-San Bernardino-Ontario	
	#	%	#	%
<b>Race/Ethnicity</b>				
White, Non-Hispanic	837,847	34.4%	1,546,666	36.61%
Black, Non-Hispanic	148,003	6%	301,523	7.14%
Hispanic	1,204,521	0.4%	1,996,402	47.25%
Asian or Pacific Islander, Non-Hispanic	165,691	6.5%	261,593	6.19%
Native American, Non-Hispanic	9,079	0.3%	19,454	0.46%
Two or More Races, Non-Hispanic	66,458	49.4%	91,476	2.17%
Other, Non-Hispanic	6,265	0.3%	7,737	0.18%
<b>National Origin</b>				
Foreign Born	523,352	21.6%	812,088	13.73%

*Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)*

**Table 49: Population Trends by Race/Ethnicity (Jurisdiction/Region)**

	1990 Trend		2000 Trend		2010 Trend		2020 Trend	
	#	%	#	%	#	%	#	%
<b>Riverside County (Jurisdiction)</b>								
White, Non-Hispanic	254,439	65.51%	291,729	55.19%	378,002	43.34%	378,002	43.34%
Black	15,480	3.99%	23,236	4.40%	47,712	5.47%	41,347	4.74%
Hispanic	105,569	27.18%	188,287	35.62%	374,154	42.90%	374,154	42.90%
Asian or Pacific Islander	38,349	3%	58,483	3.80%	135,183	6.10%	165,691	6.80%
Native American	8,393	0.7%	10,135	0.7%	9,566	0.4%	9,079	0.4%
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>								
White, Non-Hispanic	1,615,830	62.41%	1,540,776	47.33%	1,546,666	36.61%	1,546,666	36.61%
Black	168,731	6.52%	263,322	8.09%	336,944	7.98%	301,523	7.14%
Hispanic	685,672	26.48%	1,228,683	37.75%	1,996,402	47.25%	1,996,402	47.25%
Asian or Pacific Islander	93,331	3.60%	164,035	5.04%	298,585	7.07%	261,593	6.19%
Native American	18,007	0.70%	36,061	1.11%	36,077	0.85%	19,454	0.46%

*Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)*

In terms of integration and segregation patterns, Riverside, like many cities in the United States, exhibits a mix of both. On one hand, there are areas where Hispanic residents are well-integrated into the broader community, participating in various aspects of civic life, including education, employment, and cultural events.

These areas often boast diverse populations and foster a sense of inclusivity and mutual respect among different ethnic groups. However, there are also instances of segregation, where certain neighborhoods or districts may be predominantly Hispanic due to socioeconomic factors, historical patterns, or cultural preferences. This can lead to disparities in access to resources, educational opportunities, and economic mobility, perpetuating cycles of

inequality within the community. In Table 50 and Figures 138-144 show a snapshot of how the race/ethnicity demographics of the jurisdiction, and region are broken down.

District 1	The Hispanic community forms the majority, with 299,379 individuals, followed by the White and Black communities with 109,769 and 30,750 individuals.
District 2	The White community is the majority, with 153,891 individuals. The Hispanic community follows with 228,192 individuals, and the Asian or Pacific Islander community has 58,834 individuals.
District 3	The White community is the majority, with 224,349 individuals. The Hispanic and Asian or Pacific Islander communities follow with 163,667 and 43,488 individuals
District 4	The Hispanic community forms the majority, with 249,662 individuals. The White and Black communities follow with 174,359 and 11,628 individuals
District 5	The Hispanic community is the majority here, with 260,429 individuals. The White and Black communities follow with 126,361 and 52,924 individuals

**Table 50: Race Ethnicity Population by Districts (Jurisdiction)**

	District 1	District 2	District 3	District 4	District 5
White	109,769	153,891	224,349	174,359	126,361
Black	30,750	26,132	25,094	11,628	52,924
Hispanic	299,379	228,192	163,667	249,662	260,429
Asian or Pacific Islander	29,228	58,834	43,488	14,342	25,700
Native American	1,653	1,417	3,246	2,022	3,621
Two or More Races	13,607	17,423	26,419	10,888	16,390
Other	2,622	2,638	2,638	2,126	2,550
<i>Data Sources: 2021 Redistricting of Riverside County's Supervisorial Districts</i>					

**Figure 103: Riverside County Supervisorial District Boundaries 2021**



Figure 104: Minority Population (Jurisdiction)

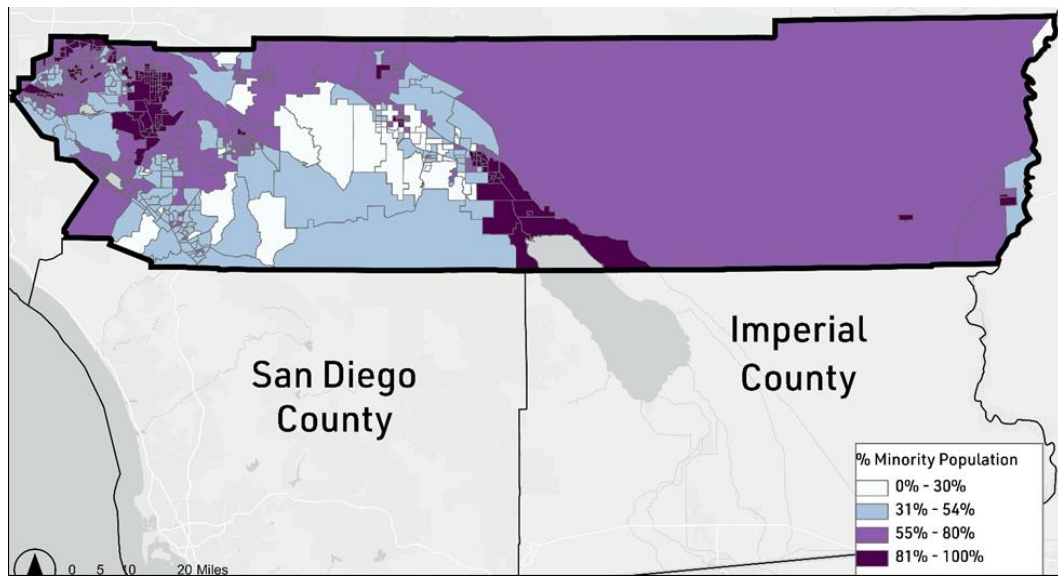


Figure 105: Total Racial/Ethnic Population (Jurisdiction)

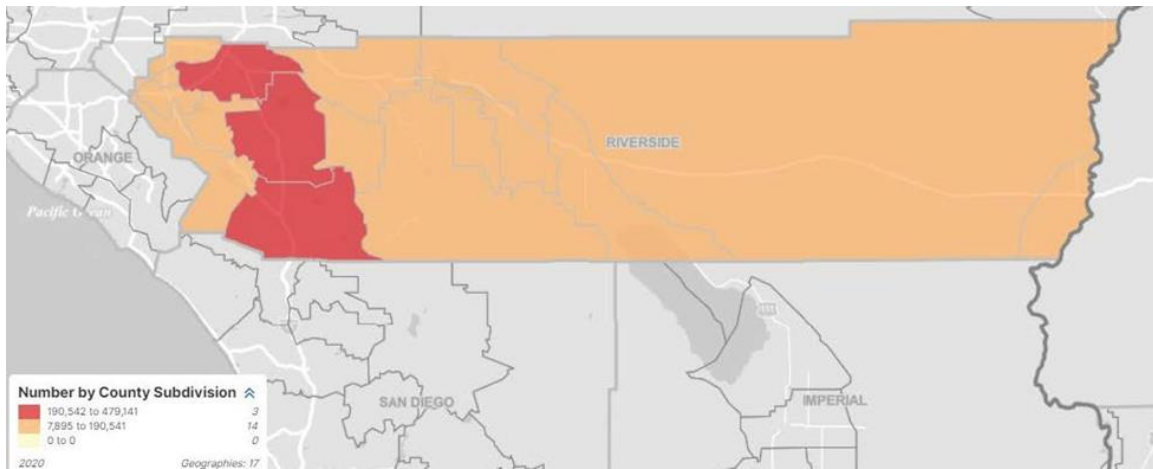


Figure 106: White (Non-Hispanic) Population (Jurisdiction)

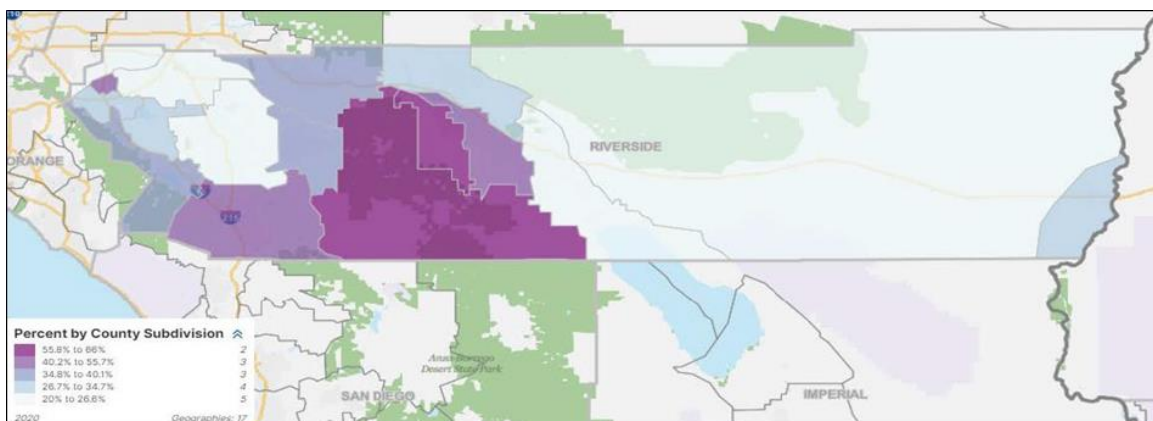


Figure 107: Hispanic Population (Jurisdiction)

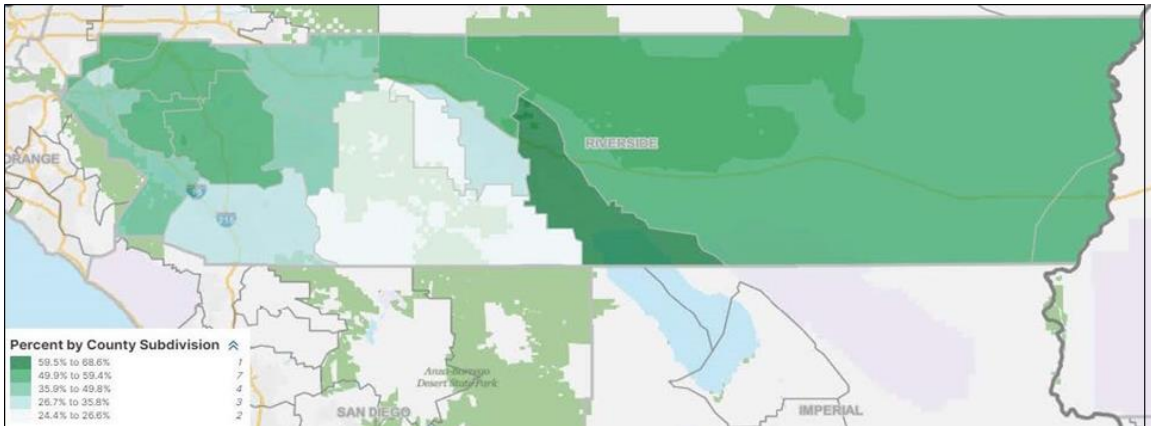


Figure 108: Black/African American (Non-Hispanic) Population (Jurisdiction)

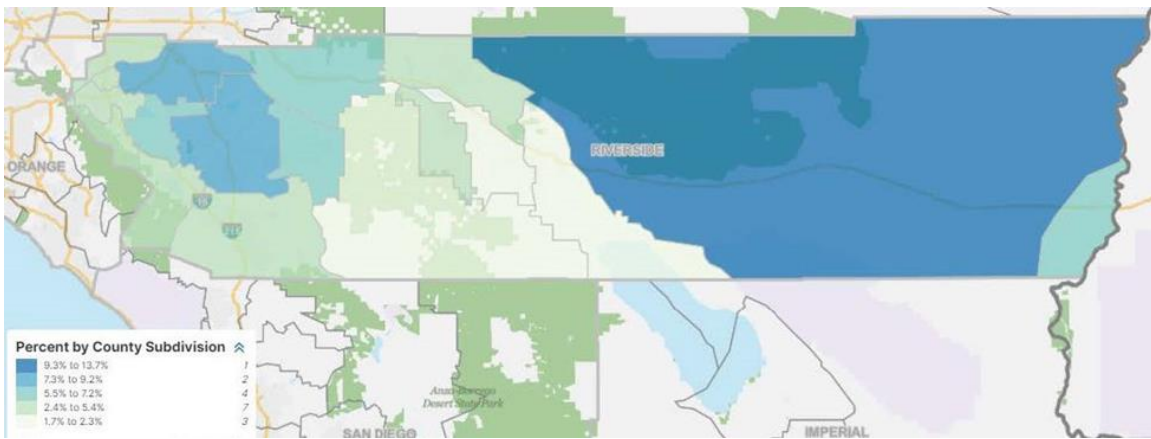
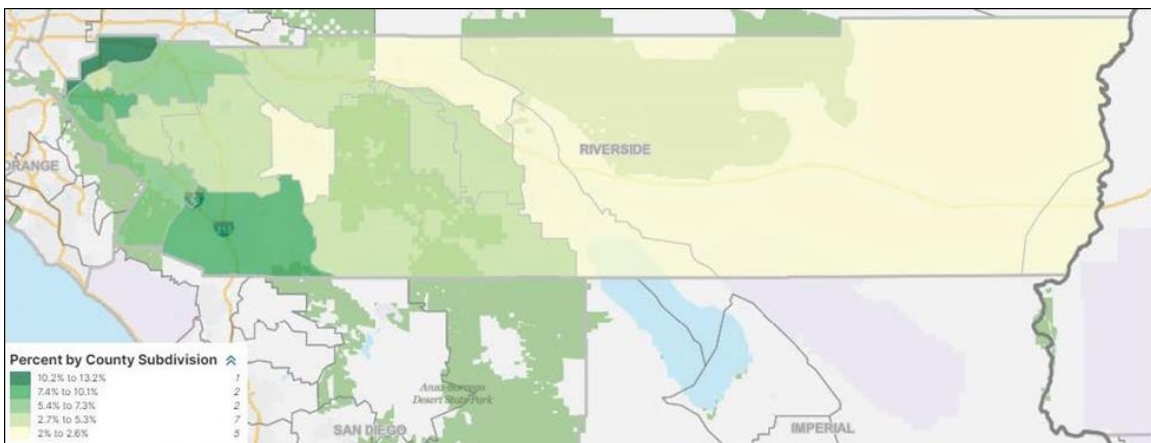


Figure 109: Asian (Non-Hispanic) Population (Jurisdiction)



***Increased Diversity, Segregation, and Integration Impact***

Increased diversity, segregation, and integration can impact housing in numerous ways:

1. Gentrification: Integration efforts may inadvertently lead to gentrification, where higher-income residents move into a diverse neighborhood, driving up property values and rents, making housing less affordable for existing residents.
2. Redlining: Segregation can perpetuate historic patterns of redlining, where certain neighborhoods, often populated by minority groups, are denied access to loans and mortgages, hindering their ability to afford housing and build wealth.
3. Zoning Policies: Zoning policies can reinforce segregation by limiting affordable housing options in certain areas, perpetuating disparities in access to quality housing and amenities.
4. Discriminatory Practices: Discriminatory practices in the housing market, such as landlords or real estate agents favoring certain demographics over others, can exacerbate segregation and limit access to fair housing opportunities.
5. Limited Resources: Increased diversity can strain resources for affordable housing programs, as there may be greater demand for subsidies and assistance from a more diverse population.

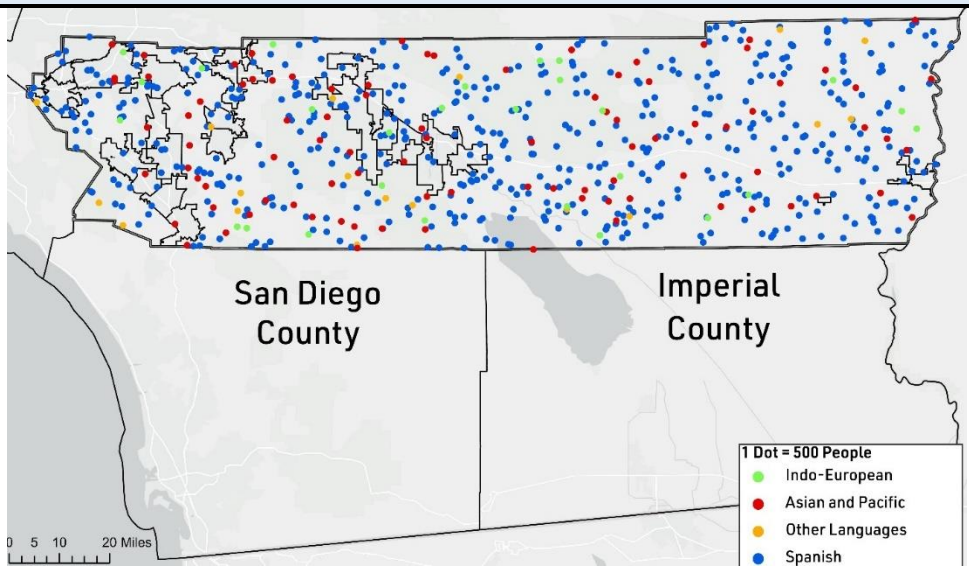
Addressing these challenges requires comprehensive policies that promote inclusive communities, combat discrimination, and provide equitable access to affordable housing for all residents, regardless of race, ethnicity, or socioeconomic status.

### *Limited English Proficiency and Foreign-Born Population*

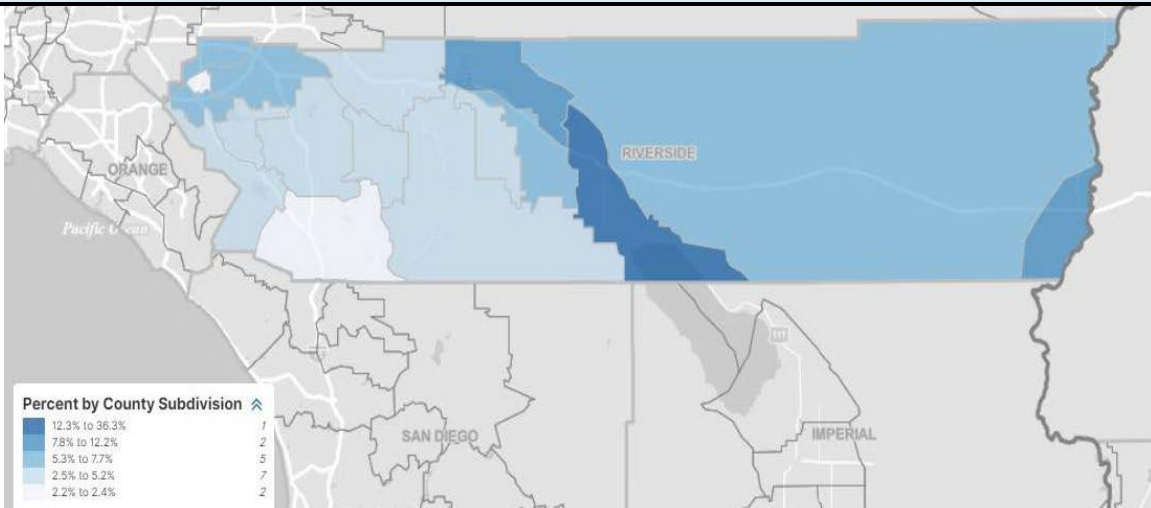
Riverside residents with Limited English Proficiency (LEP) have significantly increased in number both in real terms and as a proportion of the overall population, from 122,105 residents in 1990, or 10.43% of the total, to current estimates of 324,495, or 14.82% of total County residents.

This represents a 166% increase since 1990. Regionally, their proportionate share increased even more dramatically, from 9.73% of the population in 1990 to 15.17% by current estimates. In absolute terms, the numbers of limited English speakers regionally increased 155%. Figures 145-147 provide an overview of Limited English Proficiency (LEP) patterns in Riverside County, highlighting the concentration of LEP individuals across different jurisdictions and regions.

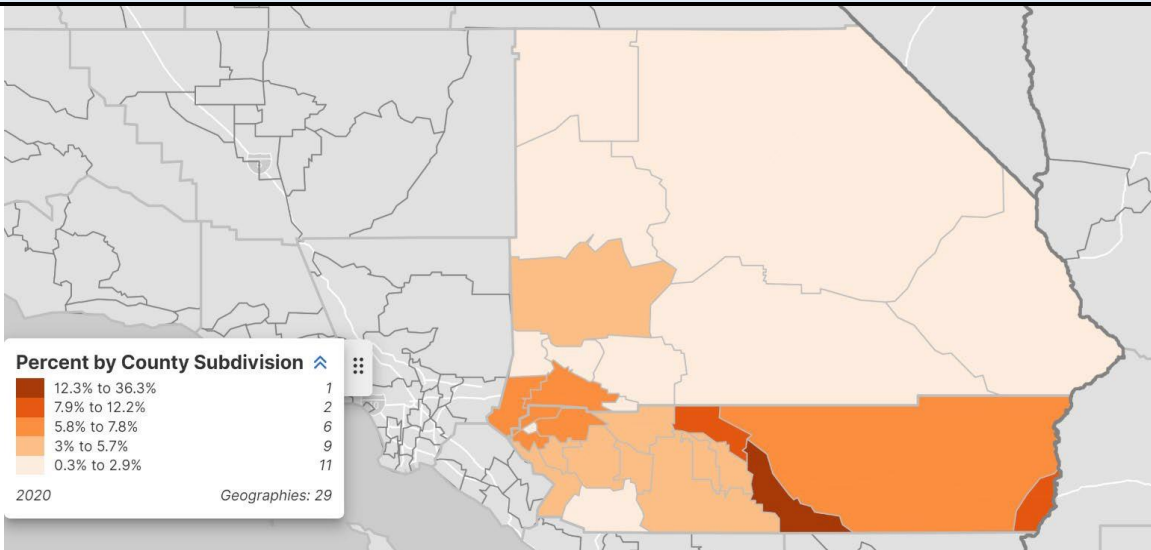
**Figure 110: Limited English Proficiency (LEP)**



**Figure 111: Residents with LEP-All Households (Jurisdiction)**



**Figure 112: Residents with LEP-All Households (Region)**



In terms of national origin, the largest foreign-born population within the jurisdiction and the region is from Mexico. After Mexico, the greatest numbers of foreign-born residents are from Other Central America, El Salvador, Other Southeastern Asia, Canada, and the Philippines. HUD has developed a Racially/ethnically concentrated areas of poverty (R/ECAPs) analysis.

For the Region, the total population in R/ECAPs is 209,235. At 63.30%, Hispanics forms the majority with White residents second at 17.17% of R/ECAPs. 12.02% are Black and 4.89% are Asian or Pacific Islander. This follows the same lead as the Jurisdiction.

There are also a total of 41,495 families in R/ECAPs of which families with children constitute 61.94%. The top countries of origin for the R/ECAP population include Mexico, Other Central America, El Salvador, and Other Southeastern Asia.

### **Limited English Proficiency and Foreign-Born Population Impact**

As the county's demographics shift, with a sizable portion of its population being foreign-born or LEP speakers, several factors emerge:

1. **Language Barriers:** Limited proficiency in English among some residents can create communication barriers between landlords, real estate agents, and tenants. This can lead to misunderstandings regarding lease agreements, tenant rights, and property maintenance, impacting the overall quality of housing.
2. **Access to Housing Resources:** Foreign-born individuals and ESL speakers may face difficulties accessing housing resources and services due to language barriers. Understanding housing laws, rental procedures, and navigating paperwork can be challenging, hindering their ability to secure suitable housing options.
3. **Discrimination and Stereotyping:** Foreign-born populations and ESL speakers may encounter discrimination or stereotyping in the housing market. Landlords or property owners may have biases against certain ethnic or linguistic groups, leading to unequal treatment or limited housing options for these individuals.
4. **Limited Affordable Housing Options:** The demand for affordable housing in Riverside County is exacerbated by the growing foreign-born population and ESL speakers. Limited proficiency in English may also restrict job opportunities, impacting income levels and affordability of housing options for these communities.
5. **Community Integration:** Language barriers can also impede the integration of foreign-born populations into local communities. Lack of proficiency in English may hinder social interactions, access to community services, and participation in neighborhood activities, affecting the sense of belonging and community cohesion.

### **Racially/Ethnically Concentrated Areas of Poverty**

The Department of Housing and Urban Development (HUD) has established a definition for Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) in Riverside County. These areas are characterized by a non-White population of 50% or more and either a poverty rate exceeding 40% or three times the average tract poverty rate for the metropolitan/micropolitan area, whichever is lower.

Understanding and identifying these areas is crucial, as location significantly impacts health, education, and economic opportunities. Residential segregation exacerbates racial inequality, although these areas may also offer unique opportunities, such as ethnic enclaves that foster cultural preservation and support networks for immigrants.

<b>Riverside County R/ECAPs Regions</b>	
Tracts bordering the Salton Sea	Meadowbrook
Southwest region of Desert Hot Springs	Communities southwest of Hemet
Sections of the City of Riverside	Sections of the City Moreno Valley

The unincorporated areas of Riverside County that fall under the R/ECAPs category have a combined population of approximately 35,047. Notably, these areas have the highest concentration of individuals who identify as Hispanic. For a visual representation, refer to Figures 148 and 149 below, which illustrate the groupings of R/ECAPs within the county and region.



Figure 113: R/ECAPs (Jurisdiction)

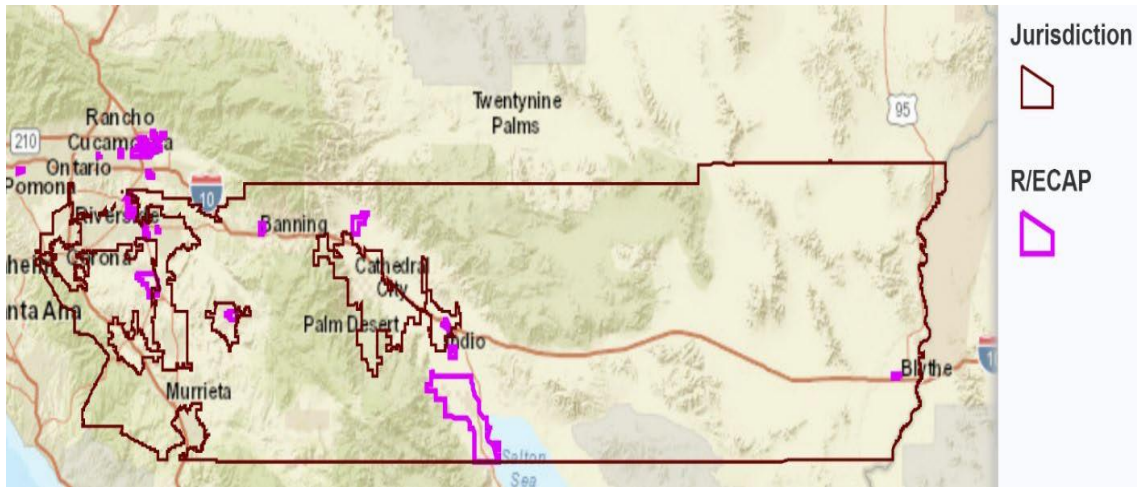
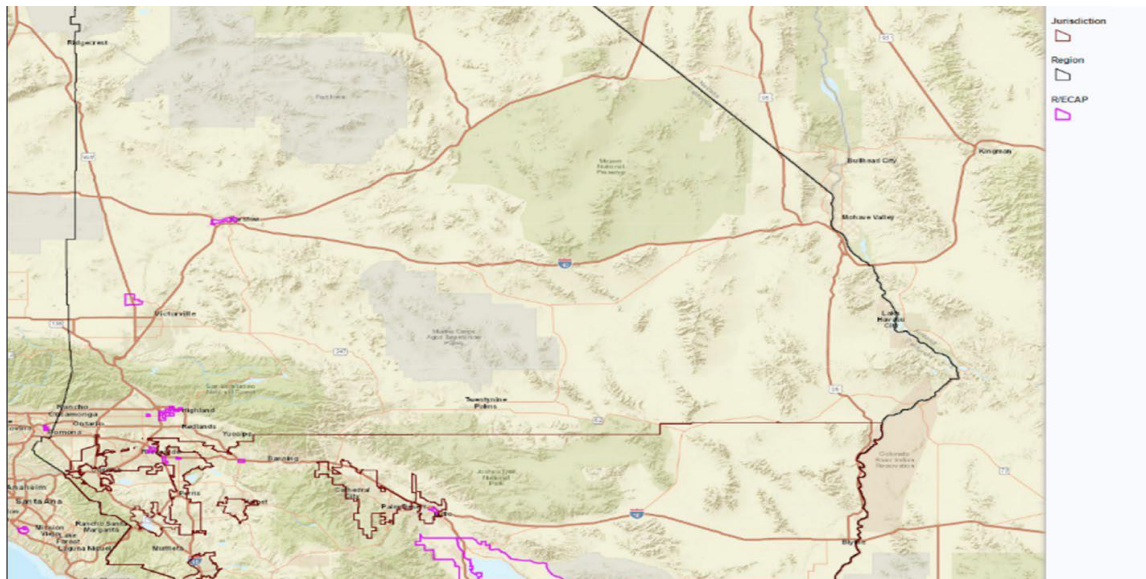


Figure 114: R/ECAPs (Region)



### *Racially/Ethnically Concentrated Areas of Poverty Impacts*

There are several ways that racially and ethnically concentrated areas of poverty impact housing in Riverside County:

1. Limited Access to Affordable Housing Options: Residents in these areas may struggle to find affordable housing due to high demand, low supply, and discriminatory practices.
2. Higher Rates of Housing Instability: Residents may experience elevated rates of eviction, foreclosure, and homelessness due to economic hardship and housing market pressures.
3. Lower Property Values: Housing in these areas often has lower property values compared to more affluent neighborhoods, affecting homeowners' equity and investment potential.
4. Discriminatory Practices: Residents may face discrimination in housing, including rental and lending discrimination, which can limit their housing choices and perpetuate segregation.

5. **Neglected Infrastructure and Community Development:** These areas may suffer from inadequate infrastructure, such as deteriorating roads, lack of public transportation, and limited access to essential services, further exacerbating housing challenges.
6. **Limited Educational and Employment Opportunities:** Residents may have restricted access to quality education and job opportunities, impacting their ability to afford housing and improve their living conditions.
7. **Health Disparities:** Housing conditions in these areas can contribute to health disparities, including exposure to environmental hazards and limited access to healthcare services, affecting residents' overall well-being.

These factors collectively underscore the complex challenges faced by racially and ethnically concentrated areas of poverty in the County. Targeted interventions and policies are essential to address housing inequities and promote a more equitable living environment.

### *Racial Segregation*

The dissimilarity index serves as a widely used metric for assessing segregation between two demographic groups. It depicts their proportional distributions across residential areas, which are defined by census tracts. This index represents the proportion of the minority group that would need to relocate to different neighborhoods to achieve full integration. Scores on the index span from 0 percent (indicating complete integration) to 100 percent (denoting total segregation). When the index exceeds 60, communities are considered highly similar and segregated.

It's essential to recognize that segregation is a multifaceted issue, challenging to generalize, and influenced by various factors. Individual preferences play a role in segregation, as some residents choose to live among peers of their own racial or ethnic backgrounds. For instance, recent immigrants often rely on nearby family, friends, and cultural institutions to aid their adaptation to a new country. Conversely, when white residents move away from increasingly diverse neighborhoods, those areas may become more segregated.

Comprehending the intricate factors that contribute to residential segregation is critical for effectively addressing housing issues these factors include:

1. **Housing Market Dynamics:** The interplay of supply, demand, and property values significantly influences where people live. Market forces can lead to concentration or dispersion of certain demographics in specific neighborhoods.
2. **Lending Disparities Among Ethnic Groups:** Unequal access to loans and mortgages can perpetuate segregation. Discriminatory lending practices or limited financial resources affect housing choices and opportunities.
3. **Housing Affordability:** The affordability of housing directly impacts residential patterns. High-cost areas may exclude certain groups, leading to concentration in more affordable neighborhoods.
4. **Discriminatory Practices:** Discrimination in housing, whether overt or subtle, affects housing decisions. Rental discrimination, redlining, and biased practices limit housing options for marginalized communities.
5. **Riverside County residents experience comparable or slightly higher access to opportunities compared to residents in the broader region.** The higher index scores across various domains highlight Riverside's favorable access to education, employment, and reduced poverty exposure. Importantly, these scores remain consistent across different protected groups, indicating that individuals from most racial and ethnic backgrounds enjoy a higher quality of life by various metrics than their counterparts in the larger statistical region.

The Racial/Ethnic Dissimilarity Index for Riverside County compares favorably to the region in terms of absolute values, indicating that Riverside County is more integrated than the overall region. However, examining overall trends reveals a different perspective. While the County witnessed a 13.12 percent decline in racial segregation within the Black community based on the 2010 census, current estimates indicate that Riverside County is trending toward more segregation, not less, within the Black community and across all demographic categories.

In fact, across the board, the County is moving in the direction of increased segregation, consistent with the regional trend. Regarding Non-Whites, the level of segregation from Whites, as measured by the Dissimilarity Index, has increased by 22.92 percent within the County since 1990. Although this increase is slightly less than the regional rise of 25.4 percent during the same period, the upward trend persists. Apart from the Black community, where segregation has ticked up recently but remains statistically declining, this pattern holds true for other ethnic and racial groups within the County and their counterparts in the broader region.

**Specifically:**

- Hispanics have become increasingly segregated by 24.12 percent within the County and 23.59 percent within the region.
- Asians and Pacific Islanders, while still experiencing increased segregation, fare better within the County, with their levels rising by 16.84 percent, compared to 29.85 percent within the region.

These trends underscore the complex dynamics of residential segregation and highlight the need for continued efforts to promote integration and equity. Table 51 and Figures 150–151 provide insights into segregation trends within the jurisdiction and region during the year 2010.

**Table 50: Racial/Ethnic Dissimilarity Trends (Jurisdiction/Region)**

	1990	2000	2010	2020
<b>Riverside County (Jurisdiction)</b>				
Non-White/White	32.92	38.90	38.95	41.29
Black/White	43.8	45.5	44	41.8
Hispanic/White	35.8	42.5	42.4	42.2
Asian or Pacific Islander/White	33.3	37	38.2	38
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>				
Non-White/White	38.41	38.70	33.14	36.33
Black/White	55.54	44.17	35.34	40.13
Hispanic/White	40.15	41.99	37.78	39.48
Asian or Pacific Islander/White	32.23	26.27	39.67	44.76

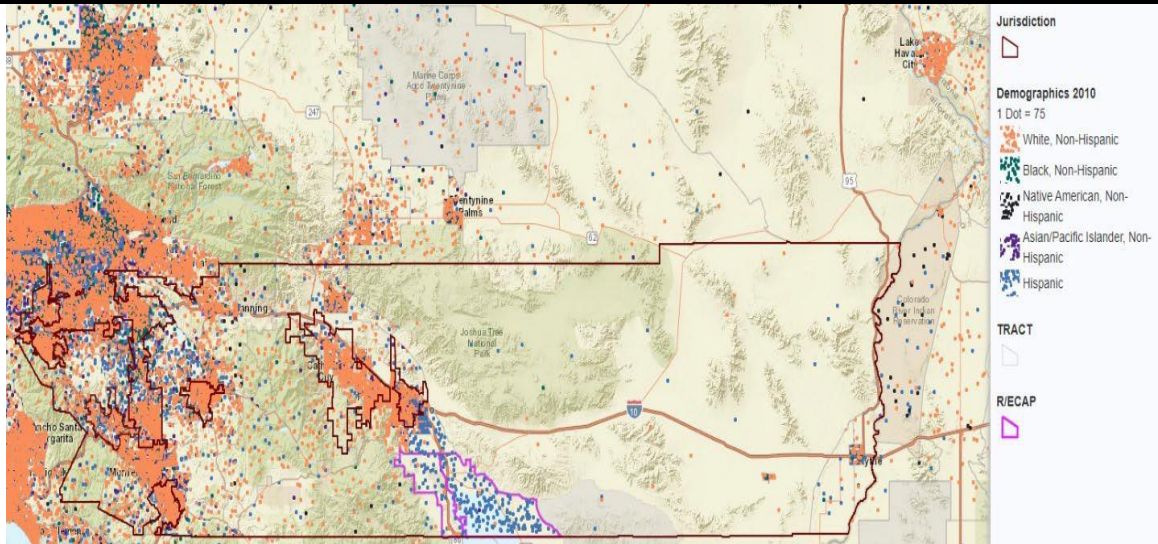
*Data Source: 2020 HUD AFFH Online Mapping Tool*

***Segregation Trends in the Jurisdiction***

Dissimilarity indices measure the spatial separation between racial and ethnic groups within residential areas. Higher indices indicate greater segregation and highlight the need for efforts to promote integration and reduce residential segregation across racial and ethnic lines.

- The Non-White/White dissimilarity has steadily increased over time, suggesting a persistent divergence.
- Black/White dissimilarity remains high, indicating ongoing segregation.
- Hispanic/White dissimilarity also shows disparities, although it has not increased significantly.
- Asian or Pacific/White dissimilarity has risen, indicating distinct residential patterns for these groups.

Figure 115: Race/Ethnicity Dot Density-2010 (Jurisdiction)

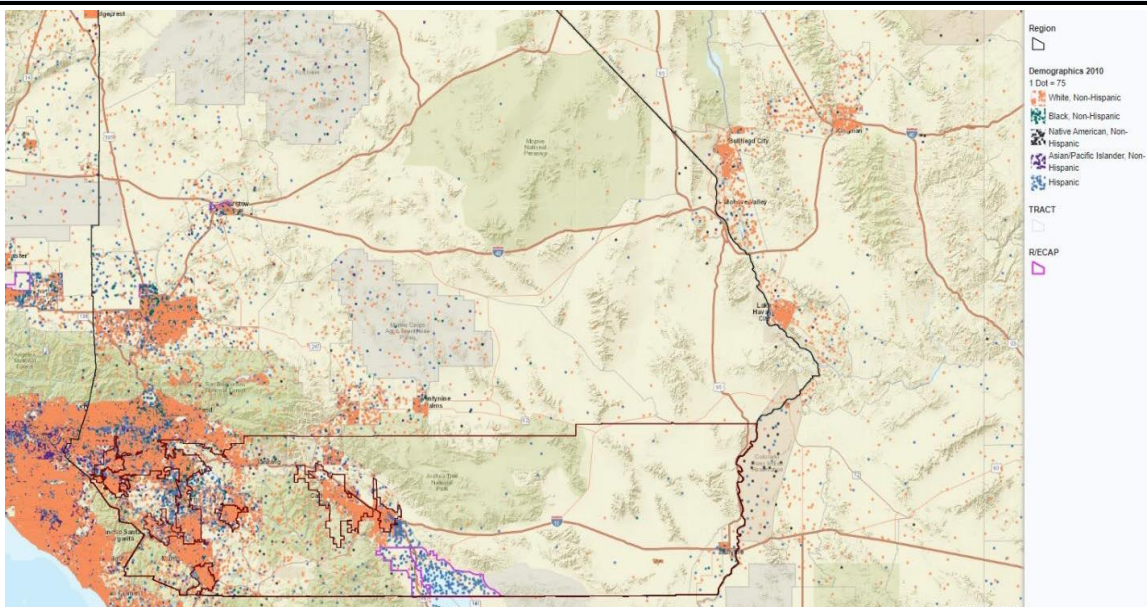


### Segregation Trends in the Region

Efforts to create and provide equitable housing policies, education, and economic opportunities are crucial for addressing these disparities and fostering more inclusive communities. Higher indices throughout the region indicate greater segregation. Some observations made in the region:

- The Non-White/White dissimilarity declined from 1990 to 2010, suggesting improved integration.
- Black/White dissimilarity remains high, indicating persistent segregation, but is trending down in recent years.
- Hispanic/White dissimilarity shows fluctuations but remains relatively moderate.
- Asian or Pacific/White dissimilarity has increased significantly, highlighting distinct residential patterns for these groups.

Figure 116: Race Ethnicity Dot Density-2010 (Region)



### Homelessness by Demographics

Homelessness poses a significant challenge for all demographics in Riverside County, including the white population. Several contributing factors include economic hardship, a shortage of affordable housing, mental health issues, and substance abuse.

Moreover, systemic inequalities and barriers to accessing resources exacerbate the problem across all communities, irrespective of race. Table 7 provides an overview of the homeless Point-in-Time (PIT) count for Riverside County, specifically focusing on demographics.

Racial and ethnic composition of the homeless population in Riverside County:

- **White Population:** The largest group among the homeless residents is the White population, accounting for 68.54%.
- **Hispanic/Latino Population:** Following closely, the Hispanic/Latino community represents a significant portion of the homeless population.
- **Black/African American Population:** The Black/African American community also contributes to the homeless population.
- **American Indian/Alaskan Native Population:** Lastly, the American Indian/Alaskan Native group is part of the homeless demographic.

Table 52 is a snapshot underscores the diversity of individuals experiencing homelessness in Riverside County and highlights the need for targeted support and resources.

**Table 51: Homeless PIT Count for Riverside County by Demographics**

	Number	Percent
<b>Gender</b>		
Male	1,722	70.54%
Female	701	28.72%
Transgender	4	0.16%
Gender Non-conforming	14	0.57%
<b>Race/Ethnicity</b>		
Hispanic/Latino	907	37.16%
Black/African American	380	15.57%
White	1,673	68.54%
American Indian/Alaskan Native	70	2.87%
Asian	32	1.31%
Native Hawaiian/Pacific Islander	48	1.97%
Multi-Racial/Other	238	9.75%
<b>Age</b>		
Under 18	13	0.53%
18-24	172	7.05%
25-54	1,669	68.37%
55-61	445	18.23%
62+	142	5.82%
Data Sources: 2023 Point-in-Time Count		

### *Racial Segregation Impacts*

The impact of racial segregation in Riverside County has been multifaceted and far-reaching. The following factors contribute to racial segregation within the County and in-turn further segregation:

1. **Limited Access to Quality Housing:** Racial segregation can result in certain communities having limited access to quality housing options, leading to disparities in living conditions and housing amenities.
2. **Economic Disparities:** Segregation can perpetuate economic disparities, as racially segregated neighborhoods may have different levels of property values, rents, and investment, affecting the ability of residents to build wealth through homeownership.
3. **Educational Opportunities:** Segregated housing can impact access to quality education, as neighborhoods with higher concentrations of minority populations may have underfunded schools and fewer educational resources compared to predominantly white areas.
4. **Healthcare Disparities:** Residents of racially segregated neighborhoods may face disparities in healthcare access and outcomes, including limited access to healthcare facilities, higher rates of chronic illnesses, and poorer health outcomes.
5. **Limited Access to Resources:** Segregation can result in unequal access to resources such as grocery stores, parks, public transportation, and employment opportunities, further perpetuating economic and social inequalities.
6. **Policing and Criminal Justice:** Segregated neighborhoods may experience over-policing and disparities in the criminal justice system, leading to higher rates of incarceration and contributing to cycles of poverty and social exclusion.
7. **Social Isolation and Discrimination:** Segregation can contribute to social isolation and discrimination, as residents of segregated neighborhoods may face stigma and barriers to social and economic integration with other communities.
8. **Housing Discrimination:** Segregation can perpetuate housing discrimination practices, including redlining and discriminatory lending, which limit housing options and opportunities for minority populations.

The effects of racial segregation can have long-term impacts on individuals and communities, affecting economic mobility, health outcomes, and overall quality of life for generations.

### *Racial Integration Impacts*

Historically, like many areas in the United States, Riverside County faced segregation due to practices such as redlining and restrictive covenants, which limited where people of different races could live. As efforts toward racial integration gained momentum, several notable impacts on housing emerged in Riverside County:

1. **Residential Patterns:** Integration led to changes in residential patterns, making neighborhoods more diverse. This shift created increased opportunities for people of different races to live in areas that were previously segregated.
2. **Housing Market Dynamics:** Integration influenced housing market dynamics. Areas once considered undesirable experienced heightened demand as racial barriers dissolved. Conversely, some previously exclusive neighborhoods encountered resistance or tension as they diversified.
3. **Policy Changes:** Integration efforts coincided with changes in housing policies and regulations aimed at combating discrimination. Fair housing laws and enforcement mechanisms were implemented to ensure equal access to housing opportunities for all residents.
4. **Community Dynamics:** Integration also impacted community dynamics. It fostered greater social cohesion in some areas but could also lead to tensions or conflicts as different racial and ethnic groups shared spaces and resources.

5. **Economic Impacts:** Integration affected housing economically. Property values and investment patterns shifted in response to changing demographics. More integrated areas often saw increased property values due to higher demand, while others experienced disinvestment as demographics changed.

The journey toward racial integration in Riverside County has been intricate and ongoing, influenced by historical legacies, policy interventions, economic factors, and community dynamics. While significant progress has been made in dismantling racial barriers within housing, several challenges persistently shape the housing landscape:

1. **Housing Affordability:** Ensuring affordable housing remains accessible to all residents is an ongoing challenge. High housing costs can disproportionately affect marginalized communities.
2. **Gentrification:** As neighborhoods evolve, gentrification can lead to displacement of long-standing residents. Balancing revitalization with community preservation is crucial.
3. **Persistent Disparities:** Despite strides in integration, disparities related to race, ethnicity, and socioeconomic status persist. Equitable access to housing opportunities remains a priority.

In this dynamic context, Riverside County continues to navigate complexities, seeking solutions that promote inclusivity, fairness, and thriving communities.

### *Disparities in Access to Opportunity*

The U.S. Department of Housing and Urban Development (HUD) has developed several indices to assess segregation and disparities in access to opportunity within communities. These indices include:

- Low Poverty Index
- School Proficiency Index
- Jobs Proximity Index
- Labor Market Engagement Index
- Low Transportation Cost Index
- Transit Trips Index
- Environmental Health Index

Analyzing these indices, we find that residents of Riverside County have relatively good access to opportunities, especially in education and employment. Their scores are comparable to or slightly higher than those of residents in the broader statistical region. Additionally, these positive outcomes are consistent across various racial and ethnic groups.

### *Regional Opportunity Index (ROI)*

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both “people” and “place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.”

“People” is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses people’s relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.

- Housing Opportunity: Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- Mobility/Transportation Opportunity: Contains indicators that assess a community's relative opportunities for overcoming rural isolation.
- Health/Environment Opportunity: Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- Civic Life Opportunity: A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

“Place” is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- Education Opportunity: Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- Economic Opportunity: Measures the relative economic climate of a community, in the form of access to employment and business climate.
- Housing Opportunity: Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- Health/Environment Opportunity: A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- Civic Life Opportunity: Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

Depending on Census tract Riverside County has a mix of low and moderate resources Figure 16-17 shows that while most people in Riverside have moderate opportunity based on employment, economics, education, housing and civic life, there are census tracts which show low opportunity.

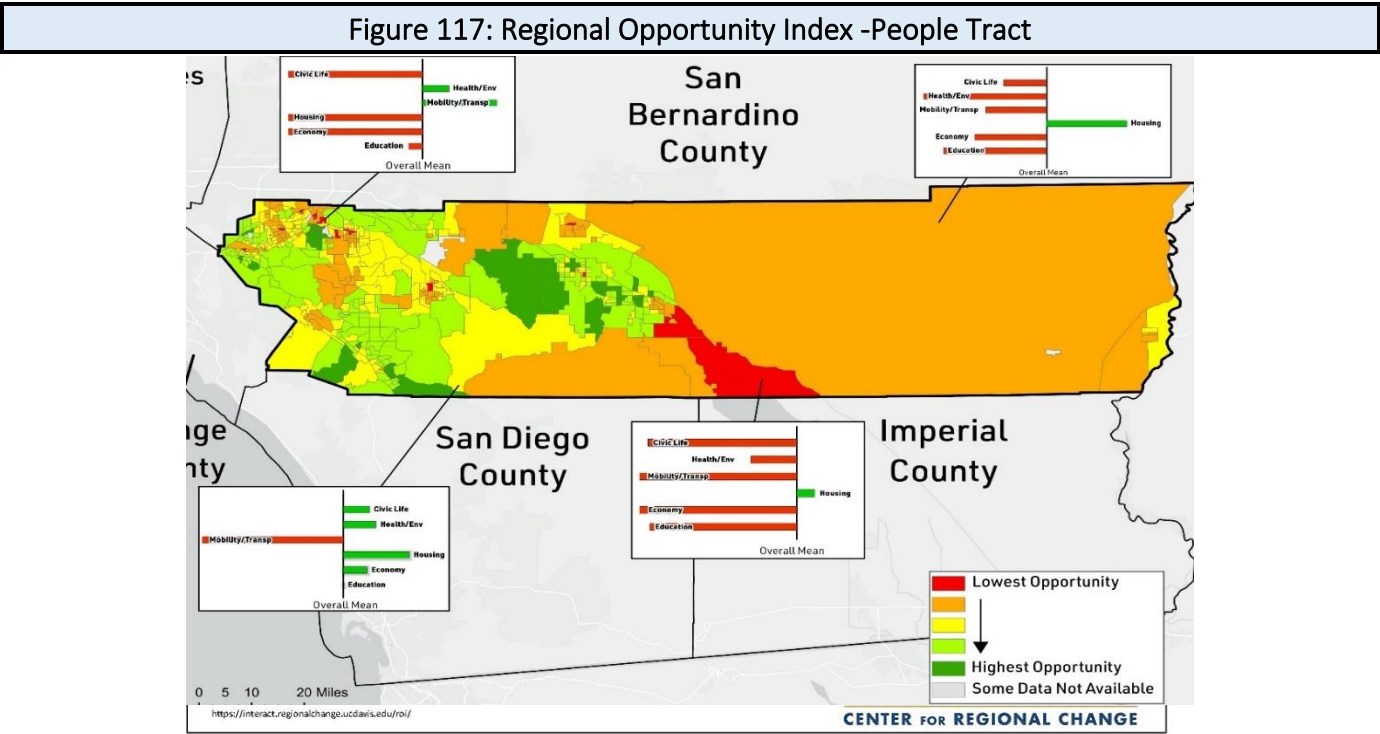
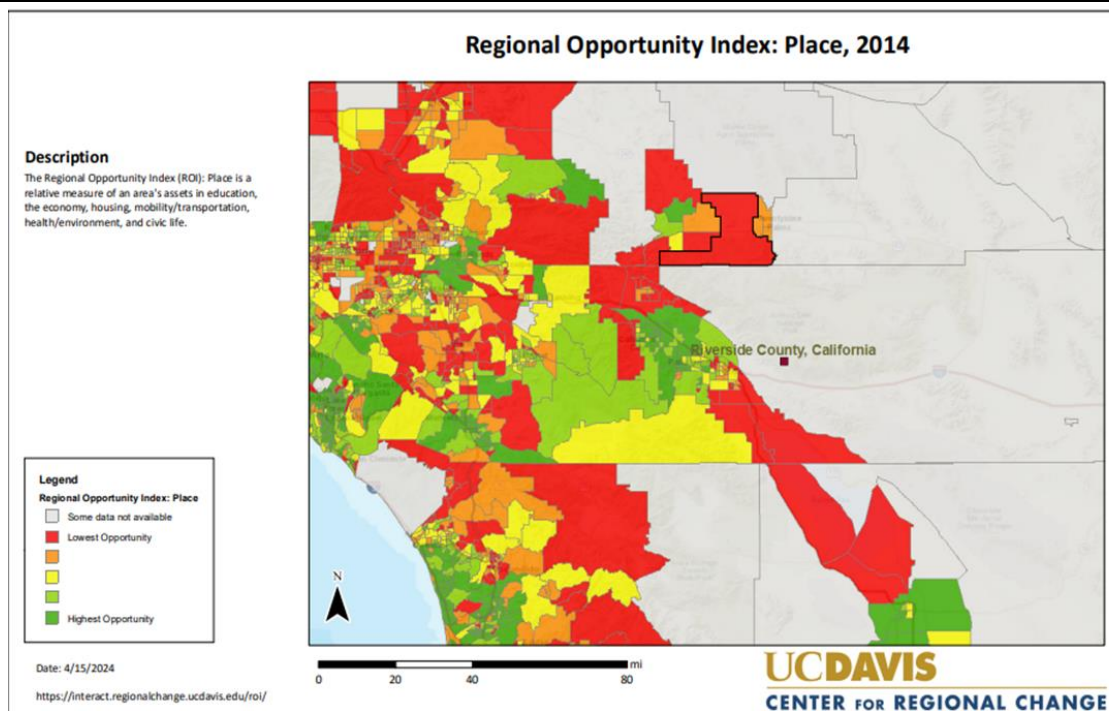




Figure 119: Regional Opportunity Index: Place, 2014



**California Tax Credit Allocation Committee (TCAC) Opportunity Area Map**

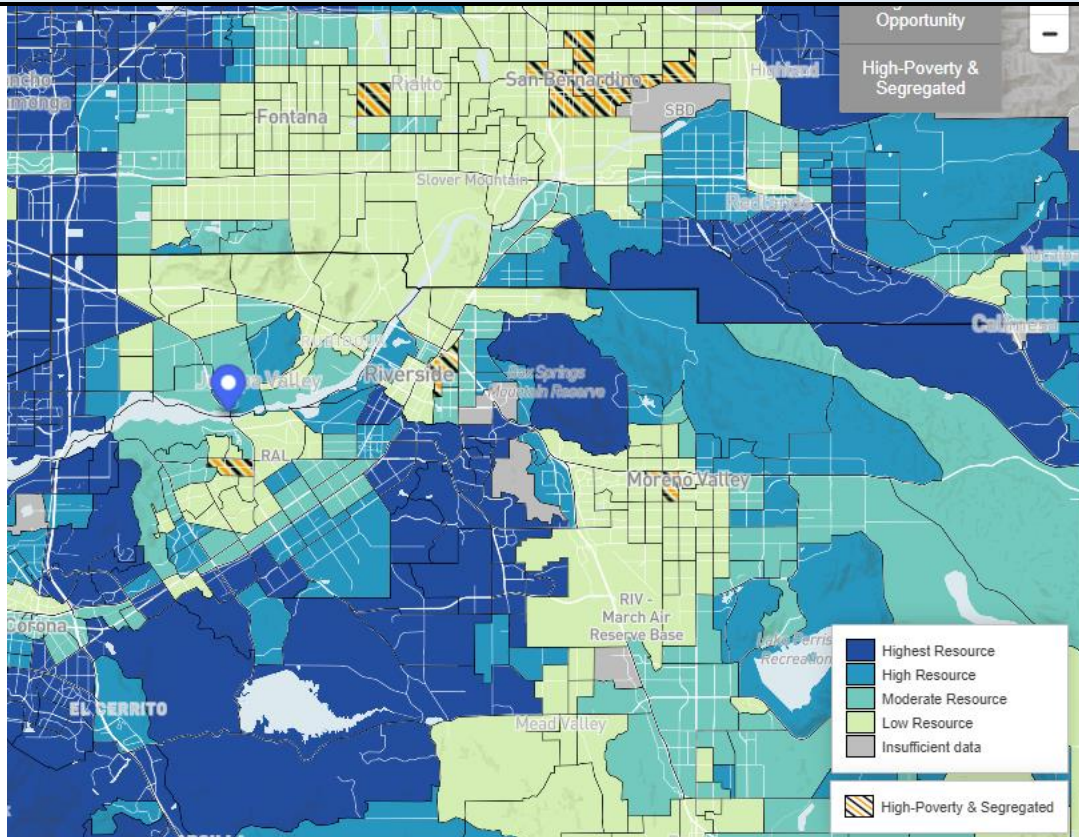
HCD together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed.

The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice.

Figure 155 below geographically displays data results for Riverside County Overall, the County is considered low to moderate resource.

**Figure 120: Geographically Display Result - Low to Moderate Resource Riverside County**



The California Tax Credit Allocation Committee plays a crucial role in shaping affordable housing policies in Riverside County. By allocating tax credits to developers, the committee influences the construction and maintenance of affordable housing units within the county. This allocation directly impacts the availability of fair housing options, ensuring that low-income residents have access to safe and affordable housing opportunities.

Through its decisions and policies, the committee helps promote fair housing practices, addressing issues of affordability and accessibility in Riverside County and fostering a more inclusive community for its residents.

### *Access to Opportunities*

Riverside County, California, a region renowned for its sprawling landscapes and diverse communities, harbors within its boundary’s significant disparities in access to opportunity. From education and healthcare to employment and housing, these inequalities have persisted, shaping the trajectories of individuals and communities.

To facilitate the Access to Opportunity analysis, HUD<sup>1</sup> provided a table on July 10, 2020<sup>2</sup> that measures access to opportunity by each index. The index allows comparison of opportunity indicators by race and ethnicity, for households below and above the poverty line, among jurisdictions, and to the region. following opportunity indicator indices are as follows:

<sup>1</sup> [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/affh](https://www.hud.gov/program_offices/fair_housing_equal_opp/affh)

<sup>2</sup> <https://egis.hud.gov/affht/>

- **Low Poverty Index:** The low poverty index captures poverty in each neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table 52 displays the opportunity indices by race and ethnicity for persons in Riverside County. According to the data, there is low poverty among the population. Additionally, the access to quality education system is moderate among all racial/ethnic groups (each group has an opportunity index score above 45 but not surpassing 65).

**The data shows the following:**

- The County offers low labor and economic opportunity as well as low access to transportation.
- Transportation is moderately considered affordable among all race and ethnic groups in the County.

**Table 52: Opportunity Indices by Race and Ethnicity for Persons in Riverside**

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Jurisdiction</b>							
<b>Total Population</b>							
White	55.42	50.59	32.21	42.95	36.27	35.59	51.35
Black	53.05	48.56	28.83	43.34	35.68	36.13	45.38
Hispanic	38.72	37.59	23.26	46.71	39.19	31.93	50.77
Asian or Pacific Islander	66.75	61.81	42.07	48.13	31.22	37.62	39.79
Native American	41.33	36.49	22.15	40.93	37.76	32.05	59.71
<b>Below Federal Poverty Line</b>							

White	43.49	39.50	24.61	43.08	39.64	32.15	55.33
Black	32.37	33.01	20.20	41.20	39.83	26.04	54.93
Hispanic	24.54	28.02	15.14	49.53	42.62	29.52	53.26
Asian or Pacific Islander	54.59	51.62	32.00	44.78	35.62	41.21	45.47
Native American	34.71	30.52	17.33	39.34	41.01	40.69	56.10
<b>Region</b>							
<b>Total Population</b>							
White	50.83	46.43	33.94	48.57	42.13	45.92	48.02
Black	41.38	35.44	26.46	53.65	45.13	45.67	38.89
Hispanic	36.39	33.26	24.37	55.76	46.31	46.90	37.84
Asian or Pacific Islander	58.83	51.51	42.31	55.92	42.65	53.56	35.12
Native American	39.48	35.90	24.58	47.70	43.26	43.36	49.90
<b>Below Federal Poverty Line</b>							
White	37.75	37.30	25.07	48.70	45.70	43.28	51.53
Black	26.43	25.68	16.85	53.16	48.28	41.83	42.21
Hispanic	24.29	26.74	16.85	57.51	49.70	45.50	39.29
Asian or Pacific Islander	41.94	35.76	29.56	58.72	49.53	57.38	34.87
Native American	29.25	30.43	19.72	50.03	46.34	44.62	44.78
<i>Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)</i>							

## Education Disparities

One of the most critical areas affected by disparities in Riverside County is education. The quality of education varies greatly between affluent areas and those with lower socioeconomic statuses. Schools in wealthier neighborhoods often have better resources, smaller class sizes, and more experienced teachers, providing students with a competitive advantage.

Conversely, schools in underserved communities face challenges such as underfunding, overcrowded classrooms, and limited access to extracurricular activities, hindering academic achievement and long-term success. In a statewide ranking of 2016 California Assessment of Student Performance and Progress (CAASP) test scores listed on School-Ratings.com, which includes public and charter schools (private schools are not required to participate), of 16 ranked schools in the unincorporated areas of Riverside County, only one ranked in the 80th percentile or higher.

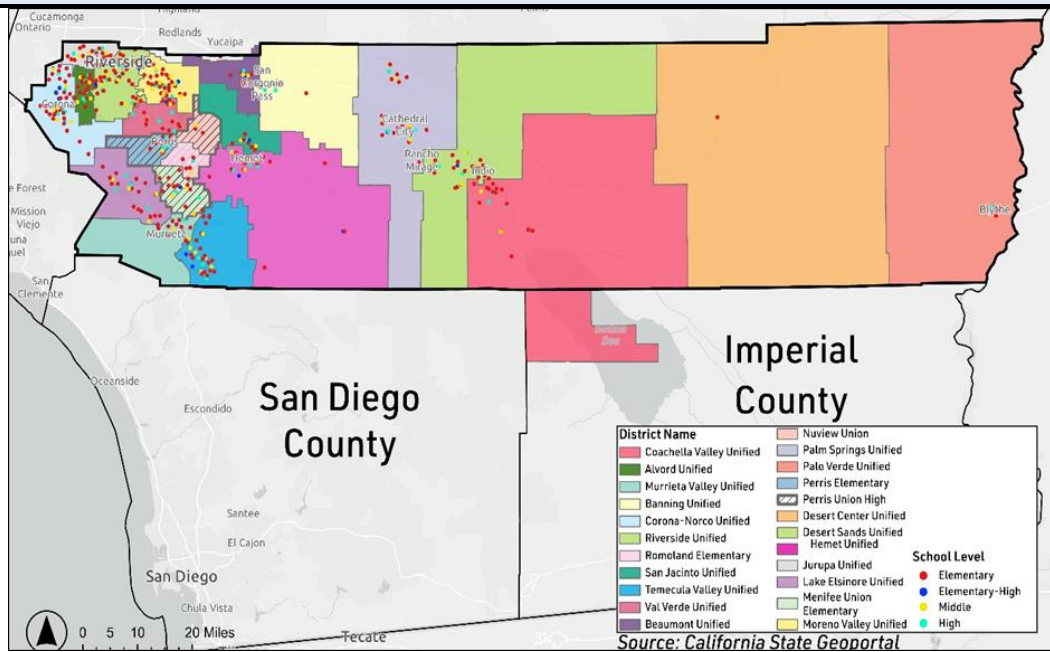
A concise overview of some of the school districts in **Riverside County, California**:

- 1. Alvord Unified School District:**
  - a. Location: Riverside, California
  - b. Serves: Western portion of the City of Riverside, eastern portion of the City of Corona, and segments of unincorporated parts of Riverside County.
- 2. Banning Unified School District:**
  - a. Location: Central part of Riverside County, California
  - b. Services: City of Banning and the unincorporated area of Cabazon.
- 3. Beaumont Unified School District:**
  - a. Location: Central part of Riverside County, California
  - b. Services: City of Beaumont and the unincorporated area of Cherry Valley.
- 4. Coachella Valley Unified School District:**
  - a. Location: Main offices in Thermal, California
  - b. Provides education services in the Coachella Valley region.
- 5. Corona-Norco Unified School District:**

- a. Location: Riverside County, California
- b. Serves: Cities of Corona, Norco, and Eastvale.
- 6. Desert Center Unified School District:**
  - a. Location: Riverside County, California
- 7. Desert Sands Unified School District:**
  - a. Location: La Quinta, California
  - b. Key Areas Served: La Quinta and surrounding regions.
- 8. Hemet Unified School District:**
  - a. Location: Hemet, California
  - b. Coverage: Hemet, East Hemet, Valle Vista, Anza, Winchester, and Idyllwild.
- 9. Jurupa Unified School District:**
  - a. Location: Riverside County, California
  - b. Grade Levels: K-12
- 10. Lake Elsinore Unified School District:**
  - a. Location: Lake Elsinore, California, USA
- 11. Other Notable School Districts:**
  - Menifee Union School District
  - Moreno Valley Unified School District
  - Murrieta Valley Unified School District
  - Nuvview Union School District
  - Palm Springs Unified School District
  - Palo Verde Unified School District
  - Perris Elementary School District
  - Perris Union High School District
  - Riverside Unified School District
  - Romoland School District
  - San Jacinto Unified School District
  - Temecula Valley Unified School District
  - Val Verde Unified School District

Each of these districts contributes uniquely to education and community development in Riverside County. Figure 18 gives a snapshot of the different school districts in Riverside county and their locations.

Figure 121: School Districts in Riverside County



Education disparities in Riverside County, California, have a profound impact on fair housing. Areas with lower-quality education often coincide with neighborhoods facing socioeconomic challenges, leading to a cycle of inequality. When education is lacking, employment opportunities diminish, perpetuating housing instability and segregation.

Additionally, unequal access to quality education exacerbates disparities in wealth accumulation, making it harder for marginalized communities to afford housing in areas with better schools and resources. Addressing education disparities is crucial for fostering fair housing practices and creating more equitable opportunities for all residents in Riverside County.

### Healthcare Disparities

Access to quality healthcare is another area marked by disparities in Riverside County. While some residents have easy access to hospitals, clinics, and preventative care services, others, particularly those in rural or low-income areas, face barriers to healthcare access.

Limited transportation options, lack of health insurance, and shortages of healthcare providers exacerbate these disparities, resulting in unequal health outcomes across different demographic groups.

### Health Care Impact to Riverside County

The increase in school segregation from 1991 to 2000 was associated with higher racial disparities in various health outcomes, including:

- Life expectancy
- Early mortality (prior to age 65)
- Infant mortality
- Firearm homicide
- Total homicide
- Teenage pregnancy rates during the period from 2000 to 2020.

Reducing Disparities: The study suggests that reducing school segregation, even in the context of high residential segregation, could have a long-term impact on mitigating racial health disparities.

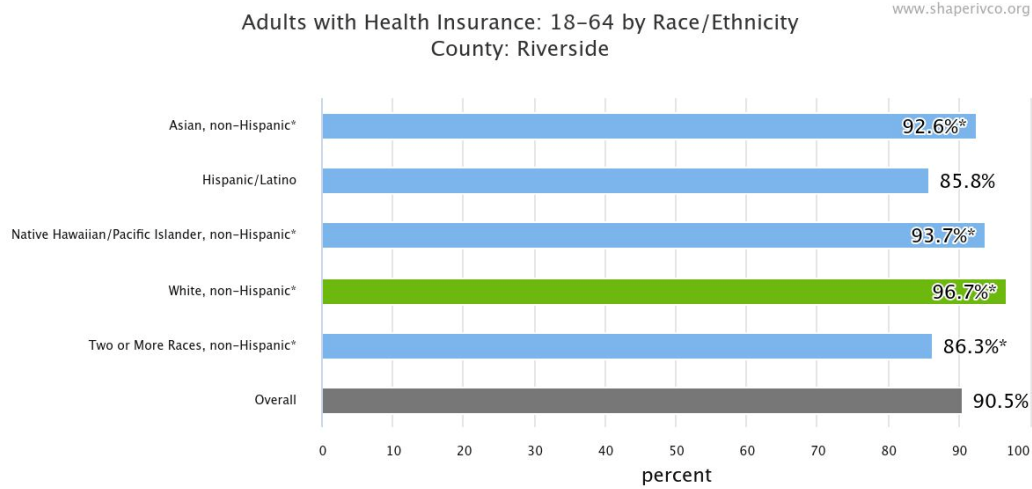
### Access to Healthcare

Access to healthcare is crucial because it ensures that individuals can maintain their physical and mental well-being. In Riverside County, California, where the environment can impact health, such as air quality issues affecting respiratory health, access to healthcare becomes even more critical.

Additionally, factors like housing stability directly influence health outcomes; individuals without stable housing may face increased risks of illness due to exposure to elements and lack of access to proper sanitation. Thus, ensuring access to healthcare services can help mitigate the health risks associated with housing instability in Riverside County and improve overall community health.

Figure 157 below gives a snapshot of Riverside County residents with access to healthcare.

**Figure 122: Adults with Health Insurance 18-64 by Race/Ethnicity County of Riverside**



■ Significantly better than the overall value  
■ No significant difference with the overall value

Source: California Health Interview Survey (2020-2022)  
 \*Value may be statistically unstable and should be interpreted with caution.

### Environmental Health

The Environmental Health Index provides a summary of potential exposure to harmful toxins at a neighborhood level. It relies on EPA estimates related to air quality, including carcinogenic, respiratory, and neurological toxins. Higher index values indicate less exposure to harmful substances.

**In the region, the Environmental Health Index for the total population varies across different racial and ethnic groups:**

- Native American Group: The highest index value is 49.90.
- White Population: Followed closely with an index of 48.02.
- Black Population: Has a lower index of 38.89.

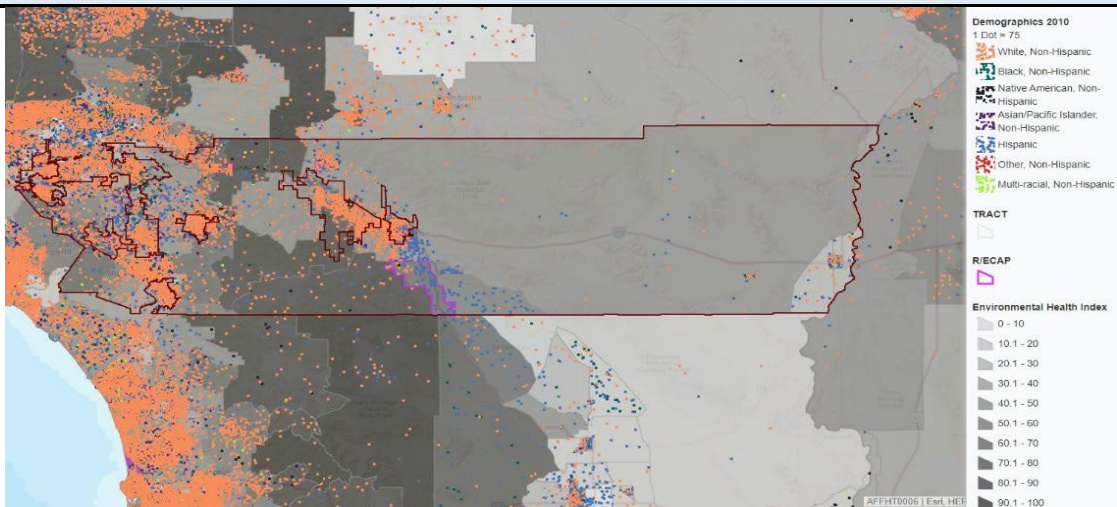
- Hispanic Population: Records an index of 37.84.
- Asian or Pacific Islander Population: Shows an index of 35.12.

**For those below the federal poverty line in the region:**

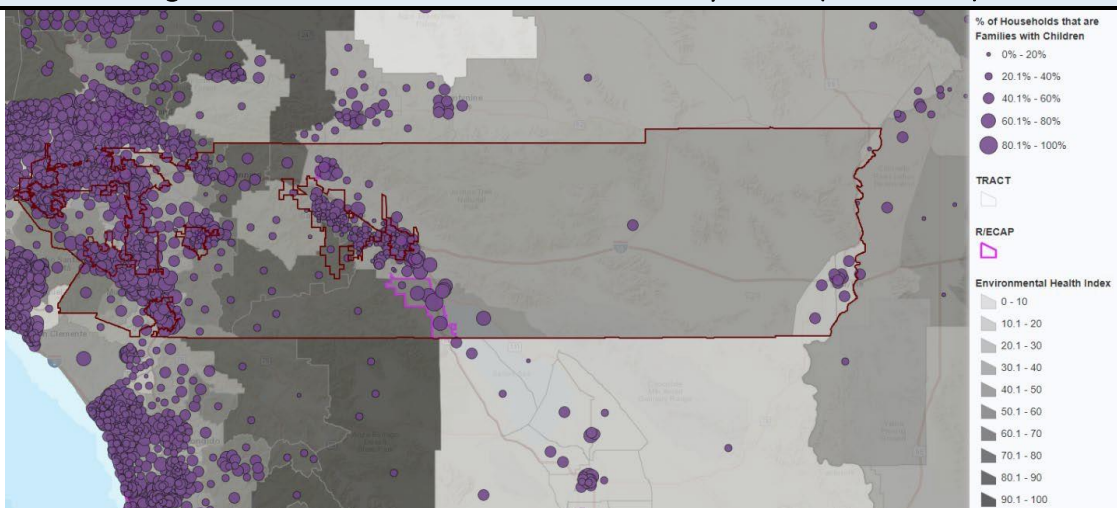
- White Group: The highest Environmental Health Index is 51.53.
- Black Population: Follows with an index of 42.21.
- Hispanic Population: Records an index of 39.29.
- Asian or Pacific Islander Population: Shows a lower index of 34.87.
- Native American Group: Has an index of 44.78.

These indices reflect the varying levels of environmental health risks faced by different communities within Riverside County. Figure 153- 154 gives a snapshot of the environmental health demographics in Riverside

**Figure 123: Environmental Health and Race/Ethnicity (Jurisdiction)**



**Figure 124: Environmental Health and Family Status (Jurisdiction)**



***Employment Disparities***

Economic factors play a crucial role in shaping housing demand and affordability. Key factors to consider:



- **Unemployment Rates:** Monitoring unemployment rates is essential for understanding the economic health of a region. High unemployment rates can lead to housing instability, as individuals struggle to afford housing costs when they are out of work.
- **Workforce by Industry:** The composition of the local workforce across different industries impacts housing needs. For example:
  - **Service Sector:** Service-oriented industries (such as retail, hospitality, and healthcare) often have lower wages. Workers in these sectors may face challenges in accessing affordable housing.
  - **Technology and Innovation:** If Riverside County has a growing tech or innovation sector, it may attract higher-income professionals. This can drive demand for upscale housing.
  - **Manufacturing and Construction:** These industries provide jobs related to housing development and infrastructure. A robust construction sector can contribute to housing supply.
  - **Agriculture:** Riverside County’s agricultural sector may employ seasonal or migrant workers, affecting housing demand and affordability.
- **Income Distribution:** Understanding income distribution is crucial. High-income earners may seek upscale housing, while low-income households require affordable options.
- **Cost of Living:** The overall cost of living affects housing affordability. Factors like transportation costs, healthcare expenses, and utility bills impact residents’ ability to pay for housing.
- **Population Growth and Migration:** Population growth, both from natural increase and migration, influences housing demand. New residents require housing, and migration patterns affect neighborhood dynamics.
- **Housing Supply and Demand Balance:** Analyzing the balance between housing supply and demand is critical. A shortage of housing can lead to rising prices and affordability challenges.

Economic trends are dynamic, and policymakers must adapt housing strategies accordingly. By addressing economic factors, Riverside County can better meet the diverse housing needs of its residents.

**Economic Characteristics and Housing.** Local economic factors significantly influence housing needs, even if they are not directly related to fair housing policies. These characteristics include unemployment rates and the composition of the workforce by industry.

**Key Employers in Riverside County.** The largest employer in Riverside County is the County of Riverside itself, a public employer in the Government Offices industry, employing 24,290 people. March Air Forces Reserve, a public employer in the Military industry, employs 9,600 people. Among private employers, Kaiser Permanente, a company in the Healthcare industry, employs 5,846 people.

**Dominant Industries.** The industries employing the most people in Riverside County are:

- Government Offices
- Education
- Healthcare

Together, these three industries employ 73.72% of the total employees among the listed employers. Understanding the employment landscape provides valuable insights for local housing needs. Policymakers, businesses, and residents can use this data to strategize and plan initiatives that address housing challenges and foster economic development.

Table 53: Workforce by Industry in Riverside County

Industry	#	%	Median Earnings
Agriculture, forestry, fishing and hunting, and mining	13,820	1.30%	\$27,779

Construction	101,452	9.50%	\$50,953
Manufacturing	87,949	8.20%	\$51,031
Wholesale trade	29,122	2.70%	\$51,531
Retail trade	132,380	12.30%	\$31,268
Transportation and warehousing, and utilities	80,469	7.50%	\$42,945
Information	16,570	1.50%	\$59,910
Finance and insurance, and real estate and rental and leasing	53,207	5%	\$57,865
Professional, scientific, management, administrative and waste services	109,795	10.20%	\$43,496
Educational services, and health care and social assistance	222,758	20.80%	\$48,815
Arts, entertainment, and recreation, and accommodation and food services	117,720	11%	\$24,103
Other services, except public administration	52,551	4.90%	\$31,030
Public administration	55,549	5.20%	\$77,153
<i>Source: US Census/ACS</i>			

Employment opportunities in Riverside County exhibit significant variation, impacting different communities. Factors such as education level, race, and socioeconomic status significantly influence access to employment. Unfortunately, discrimination, both explicit and implicit, further exacerbates these disparities, particularly affecting marginalized groups such as people of color, immigrants, and individuals with disabilities.

**Below is a breakdown of unemployment rates across various demographic groups in Riverside County:**

- White Individuals: Unemployment Rate: 2.9% (lower than the average).
- Black or African American Individuals: Unemployment Rate: 5.4% (higher than the average).
- American Indian and Alaska Native Individuals: Unemployment Rate: 4.4% (above the average).
- Asian Individuals: Unemployment Rate: 3.0% (slightly below the average).
- Filipino Individuals: Unemployment Rate: 3.2% (slightly below the average).
- Some Other Race: Unemployment Rate: 3.6% (above the average).
- Individuals Identifying with Two or More Races: Unemployment Rate: 2.9% (equal to the average).

**Ethnic Groups:**

- Central American Individuals: Unemployment Rate: 2.3% (lower than the average).
- Mexican Individuals: Unemployment Rate: 3.7% (higher than the average).
- Hispanic Individuals: Unemployment Rate: 3.5% (also above the average).

These disparities highlight the need for targeted efforts to address employment equity and create opportunities for all residents.

***Job Proximity and Race/Ethnicity:***

Figure 155-156 gives a snapshot of the Jobs Proximity Index for Riverside County which measures the physical distances between place of residence and jobs by race or ethnicity. The higher the value, the better the access to employment opportunities for residents in a neighborhood.

Figure 125: Job Proximity and Race/Ethnicity (Jurisdiction)

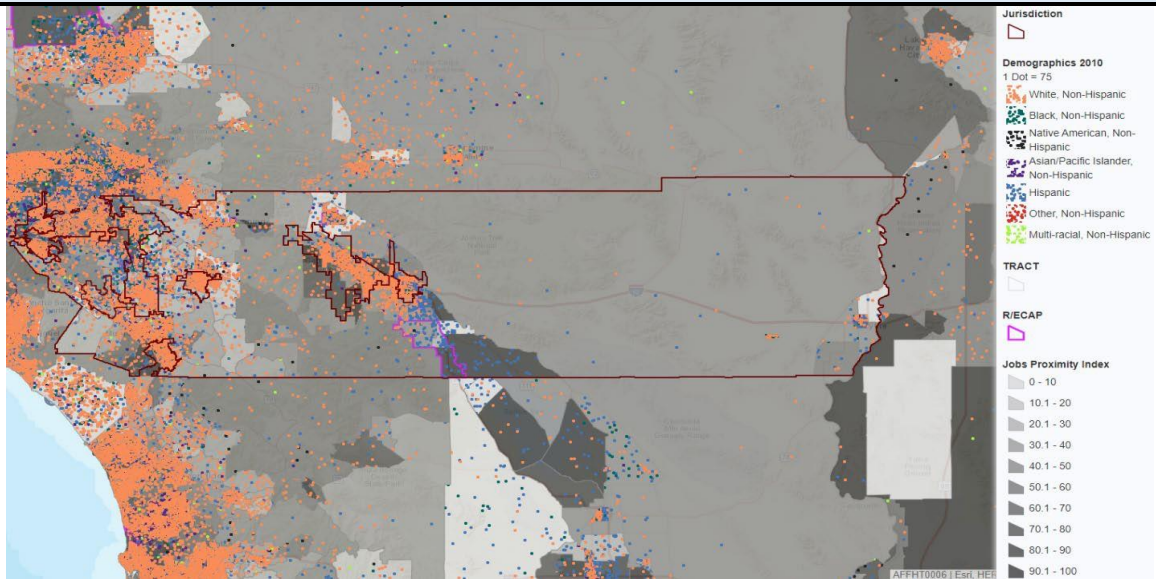
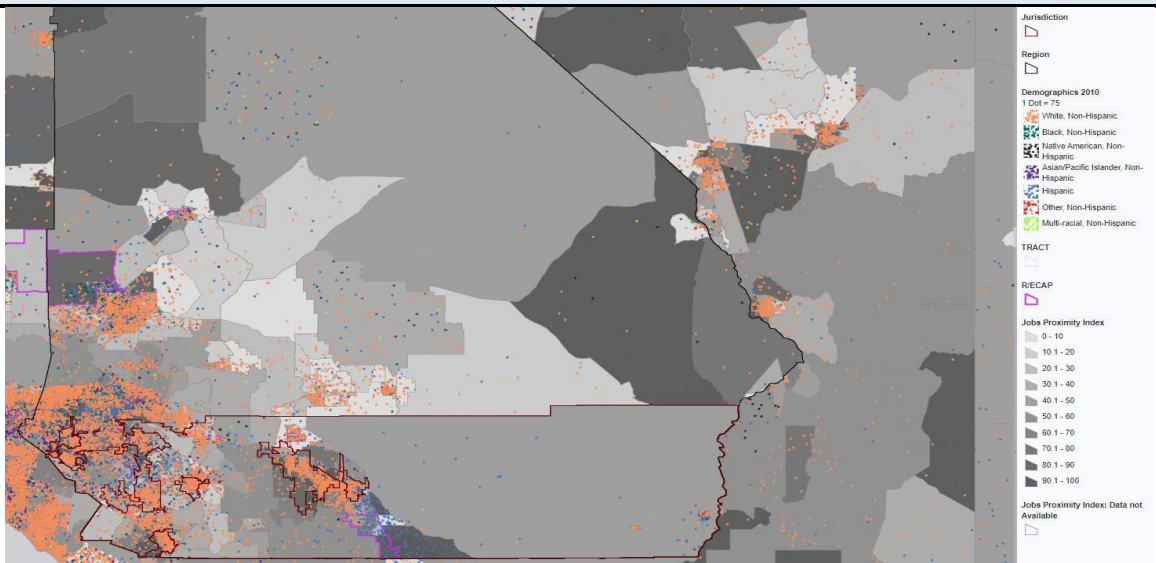


Figure 126: Job Proximity and Race/Ethnicity (Region)



***Housing Disparities***

Housing affordability and quality represent a critical dimension of inequality in Riverside County. The escalating costs of housing in certain areas have resulted in displacement and homelessness for many residents, particularly those with low incomes. Additionally, discriminatory practices such as redlining and housing segregation have historically restricted housing options for minority populations, perpetuating cycles of poverty and segregation. The demographic overview of occupied housing units in the jurisdiction: There are 736,413 occupied housing units in Riverside County, 67.5 percent are owner-occupied and 32.5 percent are renter-occupied.

**Occupants by Race/Ethnicity**

**White Individuals.** Occupy 62.0% of housing units.

- Owner-Occupied: 65.6%
- Renter-Occupied: 55.6%

**Black or African American Individuals.** Occupy 7.7% of housing units.

- Renter-Occupied: 12.2%
- Owner-Occupied: 5.2%

**Individuals of Hispanic or Latino Origin.** Occupy 41.2% of housing units.

- Renter-Occupied: 46.9%
- Owner-Occupied: 38.0%

These housing dynamics underscore the need for equitable housing policies and efforts to address disparities in Riverside County. Table 54 gives a snapshot of the demographics for occupied housing units by region and jurisdiction.

**Table 54: Demographics for Occupied Housing Units (Jurisdiction/Region)**

<b>Riverside County (Jurisdiction)</b>						
	<b>Occupied housing units</b>		<b>Owner-occupied</b>		<b>Renter-occupied</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Race/Ethnicity</b>						
White	464,818	63.1%	329,463	66.3%	135,355	56.6%
Black or African American	47,620	6.5%	24,565	4.9%	23,055	9.6%
American Indian and Alaska Native	5,552	0.8%	3,477	0.7%	2,075	0.9%
Asian	44,300	6.0%	33,206	6.7%	11,094	4.6%
Native Hawaiian/Pacific Islander	1,809	0.2%	1,020	0.2%	789	0.3%
Some other race	132,601	18.0%	80,292	16.1%	52,309	21.9%
Two or more races	39,713	5.4%	25,236	5.1%	14,477	6.1%
Hispanic or Latino origin	285,159	38.7%	175,258	35.2%	109,901	46.0%
<b>Age of Householder</b>						
Under 35 years	112,762	15.3%	46,595	9.4%	66,167	27.7%
35 to 44 years	141,396	19.2%	84,863	17.1%	56,533	23.6%
45 to 54 years	147,851	20.1%	102,208	20.6%	45,643	19.1%
55 to 64 years	141,670	19.2%	108,905	21.9%	32,765	13.7%
65 to 74 years	108,998	14.8%	88,607	17.8%	20,391	8.5%
75 to 84 years	60,358	8.2%	48,097	9.7%	12,261	5.1%
85 years and over	23,378	3.2%	17,984	3.6%	5,394	2.3%
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>						
	<b>Occupied housing units</b>		<b>Owner-occupied</b>		<b>Renter-occupied</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Race/Ethnicity</b>						
White	853,104	62.0%	578,215	65.6%	274,889	55.6%
Black or African American	105,712	7.7%	45,597	5.2%	60,115	12.2%
American Indian and Alaska Native	11,149	0.8%	6,705	0.8%	4,444	0.9%
Asian	92,624	6.7%	67,018	7.6%	25,606	5.2%
Native Hawaiian/Pacific Islander	3,571	0.3%	1,905	0.2%	1,666	0.3%
Some other race	226,225	16.4%	130,495	14.8%	95,730	19.4%
Two or more races	84,118	6.1%	52,098	5.9%	32,020	6.5%
Hispanic or Latino origin	567,439	41.2%	335,520	38.0%	231,919	46.9%

Age of Householder						
Under 35 years	233,857	17.0%	85,389	9.7%	148,468	30.0%
35 to 44 years	268,080	19.5%	152,794	17.3%	115,286	23.3%
45 to 54 years	277,077	20.1%	185,257	21.0%	91,820	18.6%
Age of Householder						
55 to 64 years	268,112	19.5%	200,229	22.7%	67,883	13.7%
65 to 74 years	192,959	14.0%	152,263	17.3%	40,696	8.2%
75 to 84 years	98,640	7.2%	77,901	8.8%	20,739	4.2%
85 years and over	37,778	2.7%	28,200	3.2%	9,578	1.9%

*Data Sources: US Census/ACS*

### Residential Segregation

Residential segregation in Riverside County refers to the spatial separation of different racial or ethnic groups within the county's housing areas. This segregation has significant impacts on housing, contributing to disparities in access to quality housing, educational opportunities, healthcare services, and economic resources. It often results in certain neighborhoods being disproportionately affected by poverty, lack of infrastructure, and environmental hazards, while others enjoy more amenities and resources. This segregation perpetuates inequality and limits social mobility, affecting individuals' health, well-being, and opportunities for economic advancement.

### Sale Prices and Rent Costs

In Riverside County, there has been a noticeable decline in the number of housing units with asking prices under \$10,000 and between \$20,000 to \$24,999 from 2020 to 2022. Similarly, there has been a decrease in the number of housing units in the region with asking prices under \$10,000 and between \$20,000 to \$24,999 from 2020 to 2022.

The number of housing units with asking prices ranging from \$50,000 to \$59,999 has remained stable during the same period. Interestingly, the number of housing units with asking prices between \$1,500,000 to \$1,999,999 has seen an increase from 2020 to 2022.

**Table 56: Asking Prices of Homes for Sale (Jurisdiction/Region)**

	Jurisdiction		Region	
	2020	2022	2020	2022
Less than \$10,000	17	0	68	50
\$10,000 to \$14,999	39	29	68	57
\$15,000 to \$19,999	21	29	68	78
\$20,000 to \$24,999	52	0	182	85
\$25,000 to \$29,999	79	71	115	71
\$30,000 to \$34,999	102	19	102	60
\$35,000 to \$39,999	51	36	159	67
\$40,000 to \$49,999	242	148	269	253
\$50,000 to \$59,999	126	255	140	255
\$60,000 to \$69,999	91	49	427	99
\$70,000 to \$79,999	107	123	545	334
\$80,000 to \$89,999	153	96	196	255
\$90,000 to \$99,999	42	144	194	336

	Jurisdiction		Region	
	2020	2022	2020	2022
\$100,000 to \$124,999	319	85	501	313
\$125,000 to \$149,999	289	71	558	189
\$150,000 to \$174,999	395	364	655	508
\$175,000 to \$199,999	247	201	640	265
\$200,000 to \$249,999	800	512	1,894	1,036
\$250,000 to \$299,999	1,188	531	2,268	1,272
\$300,000 to \$399,999	2,473	1,580	4,485	3,127
\$400,000 to \$499,999	2,380	2,633	3,358	3,845
\$500,000 to \$749,999	1,461	2,902	2,282	4,739
\$750,000 to \$999,999	528	688	796	1,034
\$1,000,000 to \$1,499,999	299	398	517	591
\$1,500,000 to \$1,999,999	150	142	150	221
\$2,000,000 or more	201	303	278	397

*Data Source: US Census/ACS*

In the jurisdiction, there has been a decline in the number of housing units valued at the lower end of the spectrum. Similarly, when we examine the region, we observe a comparable pattern: a decrease in the number of lower-end valued units. However, the regional market has experienced an upward trend in units valued between \$50,000 and \$59,999. Additionally, much like the jurisdiction, the high-end market in the region has seen an increase in units valued at \$1,500,000 to \$1,999,999 and \$2,000,000 or more.

**Table 57: Housing Value - 2020 V. 2022 (Jurisdiction/Region)**

	Jurisdiction		Region	
	2020	2022	2020	2022
Less than \$10,000	5,696	5,126	10,098	9,721
\$10,000 to \$14,999	2,321	1,963	4,045	3,579
\$15,000 to \$19,999	2,272	1,649	4,163	3,106
\$20,000 to \$24,999	2,778	2,545	4,989	4,763
\$25,000 to \$29,999	2,516	2,190	4,339	3,757
\$30,000 to \$34,999	2,155	1,945	3,785	3,435
\$35,000 to \$39,999	1,794	1,664	3,035	2,942
\$40,000 to \$49,999	3,671	4,178	7,082	6,962
\$50,000 to \$59,999	3,286	4,524	6,715	8,128
\$60,000 to \$69,999	2,881	2,312	5,822	4,718
\$70,000 to \$79,999	2,621	2,173	5,372	4,504
\$80,000 to \$89,999	3,414	2,660	6,445	5,106
\$90,000 to \$99,999	2,011	2,302	4,340	4,604
\$100,000 to \$124,999	7,995	6,335	16,650	12,080
\$125,000 to \$149,999	6,062	4,341	12,374	8,589
\$150,000 to \$174,999	13,269	6,198	25,362	11,836
\$175,000 to \$199,999	11,498	6,037	23,140	11,391

	Jurisdiction		Region	
	2020	2022	2020	2022
\$200,000 to \$249,999	36,820	20,820	74,119	41,956
\$250,000 to \$299,999	50,004	28,105	91,369	56,809
\$300,000 to \$399,999	125,663	83,539	212,772	155,138
\$400,000 to \$499,999	96,137	105,478	163,450	181,787
\$500,000 to \$749,999	83,796	154,046	142,796	260,340
\$750,000 to \$999,999	15,826	41,570	30,318	73,832
\$1,000,000 to \$1,499,999	6,896	13,640	10,977	24,819
\$1,500,000 to \$1,999,999	2,411	3,366	3,174	5,138
\$2,000,000 or more	3,466	5,115	5,302	7,886

*Data Source: US Census/ACS*

The information from Table 58 regarding changes in gross rent from 2020 to 2022: In the jurisdiction, there has been a slight decline in the percentage of occupied housing units paying less than \$500 and those paying between \$500 and \$999 in rent.

Similarly, when we examine the region, we observe a comparable pattern: a decrease in the percentage of occupied units paying less than \$500 and between \$500 to \$999 in rent. However, the regional market has experienced an upward trend in units paying between \$2,000 and \$2,499, \$2,500 to \$2,999, and \$3,000 or more.

Additionally, the median rent has increased from \$1,387 in 2020 to \$1,643 in 2022. Table 59 gives a snapshot of the jurisdiction, the rent for all types of housing units has increased. For example, the rent for an efficiency unit has increased from \$1,062 in 2022 to \$1,281 in 2023.

**Table 58: Gross Rent - 2020 v 2022 (Jurisdiction/Region)**

	Jurisdiction		Region	
	2020	2022	2020	2022
Occupied units paying rent	230,553	227,927	477,472	476,242
Less than \$500	3.6%	2.9%	3.9%	3.0%
\$500 to \$999	18.1%	11.7%	19.9%	12.3%
\$1,000 to \$1,499	31.4%	24.5%	33.5%	27.1%
\$1,500 to \$1,999	26.1%	25.9%	25.2%	26.5%
\$2,000 to \$2,499	12.9%	19.4%	11.3%	17.8%
\$2,500 to \$2,999	5.0%	9.0%	4.1%	7.9%
\$3,000 or more	2.8%	6.6%	2.1%	5.3%
Median (dollars)	1,447	1,711	1,387	1,643
No rent paid	8,601	8,228	16,998	16,736

*Data Source: US Census/ACS*

**Table 59: Fair Market Rent - 2022 v 2023 (Jurisdiction/Region)**

	Jurisdiction		Region	
	2022	2023	2022	2023
<b>Efficiency</b>	\$826	\$875	\$1,062	\$1,281
<b>1 bedroom</b>	\$986	\$1,030	\$1,202	\$1,389
<b>2 bedroom</b>	\$1,232	\$1,289	\$1,509	\$1,751

	Jurisdiction		Region	
	2022	2023	2022	2023
<b>3 bedroom</b>	\$1,717	\$1,789	\$2,065	\$2,376
<b>4 bedroom</b>	\$2,132	\$2,216	\$2,542	\$2,922

*Data Source: 2023 HUD Fair Market Rent*

## 2. Discussion of Disproportionate Housing Needs

Riverside County faces significant challenges in addressing disproportionate housing needs, as evidenced by available data. The County's diverse population, economic disparities, and varying housing market conditions underscore the urgency of targeted interventions to ensure equitable access to safe and affordable housing for all residents.

Data analysis reveals several key indicators of disproportionate housing needs in Riverside County including cost burden, overcrowding, substandard housing, and homelessness. Firstly, the disparity between median household income and housing costs is substantial, with a significant portion of households spending more than the recommended 30% of their income on housing expenses.

This trend particularly affects low-income and marginalized communities, exacerbating financial strain and hindering economic mobility. In the jurisdiction, there are different racial and ethnic groups experiencing severe housing cost burden.

**Table 60: Demographics Experiencing Substandard Housing (Jurisdiction/Region)**

<b>(Riverside County, CA CDBG) Jurisdiction</b>			
<b>Experiencing any of the 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
White, Non-Hispanic	54,130	146,344	36.99%
Black, Non-Hispanic	6,845	13,200	51.86%
Hispanic	50,455	94,339	53.48%
Asian or Pacific Islander, Non-Hispanic	6,858	14,947	45.88%
Native American, Non-Hispanic	636	1,399	45.46%
Other, Non-Hispanic	2,319	5,250	44.17%
<b>Total</b>	<b>121,265</b>	<b>275,454</b>	<b>44.02%</b>
<b>Household Type and Size</b>			
Family households, <5 people	61,189	158,633	38.57%
Family households, 5+ people	28,693	52,493	54.66%
Non-family households	31,336	64,326	48.71%
<b>Experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
White, Non-Hispanic	26,157	146,344	17.87%
Black, Non-Hispanic	3,988	13,200	30.21%
Hispanic	30,752	94,339	32.60%
Asian or Pacific Islander, Non-Hispanic	3,784	14,947	25.32%
Native American, Non-Hispanic	429	1,399	30.66%
Other, Non-Hispanic	1,197	5,250	22.80%



Total	66,313	275,454	24.07%
<b>(Riverside-San Bernardino-Ontario, CA) Region</b>			
<b>Experiencing any of the 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
White, Non-Hispanic	223,865	602,650	37.15%
Black, Non-Hispanic	55,330	100,005	55.33%
Hispanic	277,845	509,940	54.49%
Asian or Pacific Islander, Non-Hispanic	35,970	81,445	44.16%
Native American, Non-Hispanic	2,665	5,119	52.06%
Other, Non-Hispanic	12,245	25,460	48.10%
Total	607,925	1,324,635	45.89%
<b>Household Type and Size</b>			
Family households, <5 people	291,945	736,650	39.63%
Family households, 5+ people	149,095	251,595	59.26%
Non-family households	166,885	336,390	49.61%
<b>Experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
White, Non-Hispanic	112,650	602,650	18.69%
Black, Non-Hispanic	33,280	100,005	33.28%
Hispanic	175,300	509,940	34.38%
Asian or Pacific Islander, Non-Hispanic	19,645	81,445	24.12%
Native American, Non-Hispanic	1,660	5,119	32.43%
Other, Non-Hispanic	6,885	25,460	27.04%
Total	349,430	1,324,635	26.38%

*Data Sources: 2020 HUD AFFH Online Mapping and Data Tool*

Moreover, the distribution of affordable housing options across the county is uneven, leading to concentrated areas of housing insecurity and limited access to essential services and opportunities. Certain neighborhoods and demographic groups face heightened risks of homelessness, displacement, and housing instability, perpetuating cycles of poverty and social exclusion. Additionally, demographic shifts, such as population growth and changing household compositions, further strain the housing supply and intensify demand for diverse housing types and supportive services. Failure to address these evolving needs risks exacerbating overcrowding, substandard living conditions, and community disintegration.

### *Housing Needs in Riverside County*

In Riverside County, housing needs are diverse and dynamic, influenced by factors like population growth, economic trends, and housing affordability. Generally, there's a demand for affordable housing options, especially for low- and moderate-income households. Additionally, there's a need for initiatives addressing homelessness and providing supportive housing services. Data mentioned throughout this document such as household incomes, housing prices, rental rates, and demographics provide more specific insights into the housing needs of the county.

As shown in Table 60, the Hispanic community faces the highest percentage of housing problems (53.48%), followed by the Black community (51.86%). The White community has the lowest percentage of severe housing problems (17.87%). Family households with 5 or more people experience a higher percentage of housing problems (54.66%) compared to smaller family households and non-family households. These patterns suggest that larger family households and certain racial and ethnic groups, particularly the Hispanic and Black communities, are disproportionately affected by housing problems.

**Table 61: Demographics Experiencing Severe Cost Burden (Jurisdiction/Region)**

<b>Riverside County (Jurisdiction)</b>			
<b>Race/Ethnicity</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
White, Non-Hispanic	23,144	146,344	15.81%
Black, Non-Hispanic	3,415	13,200	25.87%
Hispanic	20,132	94,339	21.34%
Asian or Pacific Islander, Non-Hispanic	3,009	14,947	20.13%
Native American, Non-Hispanic	319	1,399	22.80%
Other, Non-Hispanic	982	5,250	18.70%
<b>Total</b>	<b>51,001</b>	<b>275,454</b>	<b>18.52%</b>

According to the County of Riverside Housing Needs Assessment, the Regional Housing Needs Assessment (RHNA) process assigned unincorporated Riverside County 30,303 units in new construction need. With its proximity to surrounding counties, infrastructure capability, and available land, it is anticipated that most of the growth during the next eight years will occur within the sphere of influence areas of incorporated cities, and in areas for which Specific Plans or tract maps have been prepared.

These properties include vacant and undeveloped lands presently in the unincorporated County that are adjacent to or within service hookup distance from public sewer, water, and street systems. The County’s policy is to promote compact development in strategically located activity centers, along with infill opportunities within existing urban areas, to minimize development pressures on vacant land on the urban fringe. An analysis of residential development potential demonstrates that there is ample vacant land within these areas that is designated for residential uses to satisfy the RHNA new construction need. In a limited capacity, infill projects throughout unincorporated communities will contribute to the County’s future housing stock. County policy recommends that growth be concentrated near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.

The below table describe the Housing Element Goals for Riverside County.

**Table 55: Housing Element Goals for Riverside County**

<b>Housing Element Goals</b>	
<b>Goal 1 New Construction</b>	Facilitate new housing opportunities to meet the needs of existing and future unincorporated Riverside County residents in all income categories.
<b>Goal 2 Innovative Housing Types</b>	Encourage construction of innovative housing types that are affordable and promote mixed income neighborhoods.
<b>Goal 3 Affordable Housing</b>	Encourage Construction, maintenance, improvement, and preservation of safe, decent and sound affordable housing in unincorporated Riverside County.
<b>Goal 4 Special Needs Groups</b>	Work towards meeting the housing needs of special groups of unincorporated County residents, including but not limited to a growing senior population, large families, female headed households, farmworkers, persons with disabilities, persons with developmental disabilities, and persons and households in need of emergency shelter.
<b>Goal 5 Affirmatively Furthering Fair Housing</b>	Promote opportunities to affirmatively further fair housing opportunities throughout the unincorporated County for all persons regardless of age, race religion, color, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation.

*Housing Stock in Riverside County*

1. Jurisdiction:

- Most occupied housing units are 1-unit detached structures (71.3%).
- Among these, a significant proportion are owner-occupied (84.9%).
- The most common period of construction for housing units falls between 1980 and 1999 (36.3%).
- Room distribution:
  - 4 or 5 rooms: 35.7%
  - 6 or 7 rooms: 32.1%
- Bedroom distribution:
  - 2 or 3 bedrooms: 58.4%
  - 4 or more bedrooms: 32.8%

2. Region:

- Most occupied housing units in the region are also 1-unit detached structures (70.7%).
- A significant majority of these units are owner-occupied (86.4%).
- The most common construction period aligns with 1980 to 1999 (36.3%).
- Room distribution:
  - 4 or 5 rooms: 36.9%
  - 6 or 7 rooms: 32.6%
- Bedroom distribution:
  - 2 or 3 bedrooms: 60.1%
  - 4 or more bedrooms: 30.5%

**Table 56 Physical Characteristics Occupied Housing Units (Jurisdiction/Region)**

Riverside County (Jurisdiction)						
	Occupied housing units		Owner-occupied		Renter-occupied	
	#	%	#	%	#	%
<b>Units in Structure</b>						
1, detached	524,955	71.3%	421,930	84.9%	103,025	43.1%
1, attached	34,085	4.6%	22,188	4.5%	11,897	5.0%
2 apartments	8,390	1.1%	1,297	0.3%	7,093	3.0%
3 or 4 apartments	25,129	3.4%	3,014	0.6%	22,115	9.2%
5 to 9 apartments	31,051	4.2%	1,753	0.4%	29,298	12.3%
10 or more apartments	55,376	7.5%	2,708	0.5%	52,668	22.0%
Mobile home or other	57,427	7.8%	44,369	8.9%	13,058	5.5%
<b>Year Built</b>						
2014 or later	24,196	3.3%	19,478	3.9%	4,718	2.0%
2010 to 2013	22,404	3.0%	15,031	3.0%	7,373	3.1%
2000 to 2009	190,505	25.9%	143,159	28.8%	47,346	19.8%
1980 to 1999	267,561	36.3%	175,982	35.4%	91,579	38.3%
1960 to 1979	156,739	21.3%	96,294	19.4%	60,445	25.3%
1940 to 1959	58,318	7.9%	37,874	7.6%	20,444	8.5%
1939 or earlier	16,690	2.3%	9,441	1.9%	7,249	3.0%
<b>Rooms</b>						
1 room	11,763	1.6%	2,496	0.5%	9,267	3.9%
2 or 3 rooms	71,706	9.7%	16,479	3.3%	55,227	23.1%
4 or 5 rooms	262,983	35.7%	156,249	31.4%	106,734	44.6%
6 or 7 rooms	236,024	32.1%	189,734	38.2%	46,290	19.4%
8 or more rooms	153,937	20.9%	132,301	26.6%	21,636	9.0%
<b>Bedrooms</b>						

<b>Riverside County (Jurisdiction)</b>						
	<b>Occupied housing units</b>		<b>Owner-occupied</b>		<b>Renter-occupied</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
No bedroom	13,317	1.8%	3,076	0.6%	10,241	4.3%
1 bedroom	51,583	7.0%	8,830	1.8%	42,753	17.9%
2 or 3 bedrooms	429,763	58.4%	281,187	56.5%	148,576	62.1%
4 or more bedrooms	241,750	32.8%	204,166	41.1%	37,584	15.7%
<b>Riverside-San Bernardino-Ontario, CA (Region)</b>						
	<b>Occupied housing units</b>		<b>Owner-occupied</b>		<b>Renter-occupied</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Units in Structure</b>						
1, detached	973,044	70.7%	762,244	86.4%	210,800	42.6%
1, attached	60,819	4.4%	34,602	3.9%	26,217	5.3%
2 apartments	18,927	1.4%	1,872	0.2%	17,055	3.4%
3 or 4 apartments	55,254	4.0%	5,319	0.6%	49,935	10.1%
5 to 9 apartments	55,717	4.0%	3,758	0.4%	51,959	10.5%
10 or more apartments	120,664	8.8%	4,501	0.5%	116,163	23.5%
Mobile home or other	92,078	6.7%	69,737	7.9%	22,341	4.5%
<b>Year Built</b>						
2014 or later	38,828	2.8%	27,804	3.2%	11,024	2.2%
2010 to 2013	34,403	2.5%	20,794	2.4%	13,609	2.8%
2000 to 2009	283,978	20.6%	204,638	23.2%	79,340	16.0%
1980 to 1999	499,236	36.3%	313,365	35.5%	185,871	37.6%
1960 to 1979	328,759	23.9%	196,606	22.3%	132,153	26.7%
1940 to 1959	153,233	11.1%	97,014	11.0%	56,219	11.4%
1939 or earlier	38,066	2.8%	21,812	2.5%	16,254	3.3%
<b>Rooms</b>						
1 room	22,271	1.6%	4,478	0.5%	17,793	3.6%
2 or 3 rooms	141,186	10.3%	29,208	3.3%	111,978	22.6%
4 or 5 rooms	508,259	36.9%	278,388	31.6%	229,871	46.5%
6 or 7 rooms	449,311	32.6%	352,078	39.9%	97,233	19.7%
8 or more rooms	255,476	18.6%	217,881	24.7%	37,595	7.6%
<b>Bedrooms</b>						
No bedroom	25,205	1.8%	5,956	0.7%	19,249	3.9%
1 bedroom	103,657	7.5%	15,733	1.8%	87,924	17.8%
2 or 3 bedrooms	827,726	60.1%	509,113	57.7%	318,613	64.4%
4 or more bedrooms	419,915	30.5%	351,231	39.8%	68,684	13.9%
<i>Data Sources: US Census/ACS</i>						

The predominance of detached single-unit structures in Riverside County, California, at 71.3%, significantly shapes the landscape of fair housing policies. These structures often cater to affluent homeowners, potentially exacerbating housing affordability challenges for lower-income individuals and families. Moreover, the prevalence of single-unit homes may perpetuate spatial segregation, as certain neighborhoods become inaccessible to those with lower socioeconomic status, as illustrated in the racial segregation section.

To bring solutions to this, priorities such as fair housing policies must address this disparity by promoting diverse housing options such as ADU's, implementing equitable zoning regulations, and ensuring access to affordable housing opportunities across the county.

**Overcrowding:**

In response to higher housing prices, lower-income households must often be satisfied with smaller, less adequate housing for their available income. This may result in overcrowding. Overcrowding causes a strain on physical facilities, does not provide a satisfying environment, and eventually causes conditions which contribute both to deterioration of the housing stock and neighborhoods in general.

A household is overcrowded if there is more than 1.0 person per room. A typical two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if it had more than four occupants.

**Table 57 Overcrowding (Unincorporated )**

	Household Tenure	
	Owner-Occupied	Renter-Occupied
<b>Occupied Units</b>	513,821	236,155
<b>Overcrowded</b>	20,226	19,006
<b>Severely Overcrowded</b>	6,041	10,225
<b>Percent Overcrowded</b>	5.11%	12.40%

*Source: US Census/ACS*

### 3. Displacement Risk

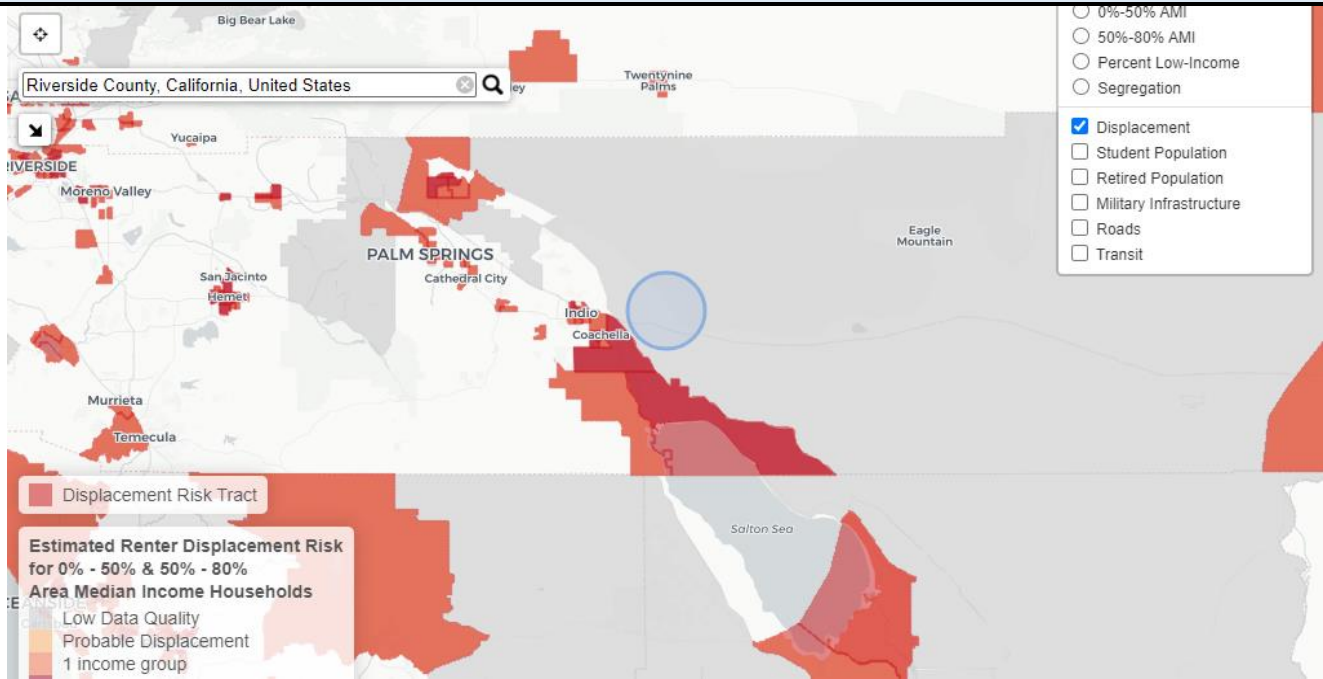
As the region experiences rapid population growth, urbanization, and economic development, the threat of displacement looms large for many individuals and families. Displacement risk in Riverside County, refers to the potential for individuals or communities to be forced out of their homes or neighborhoods due to various factors. The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

#### *Urban Displacement*

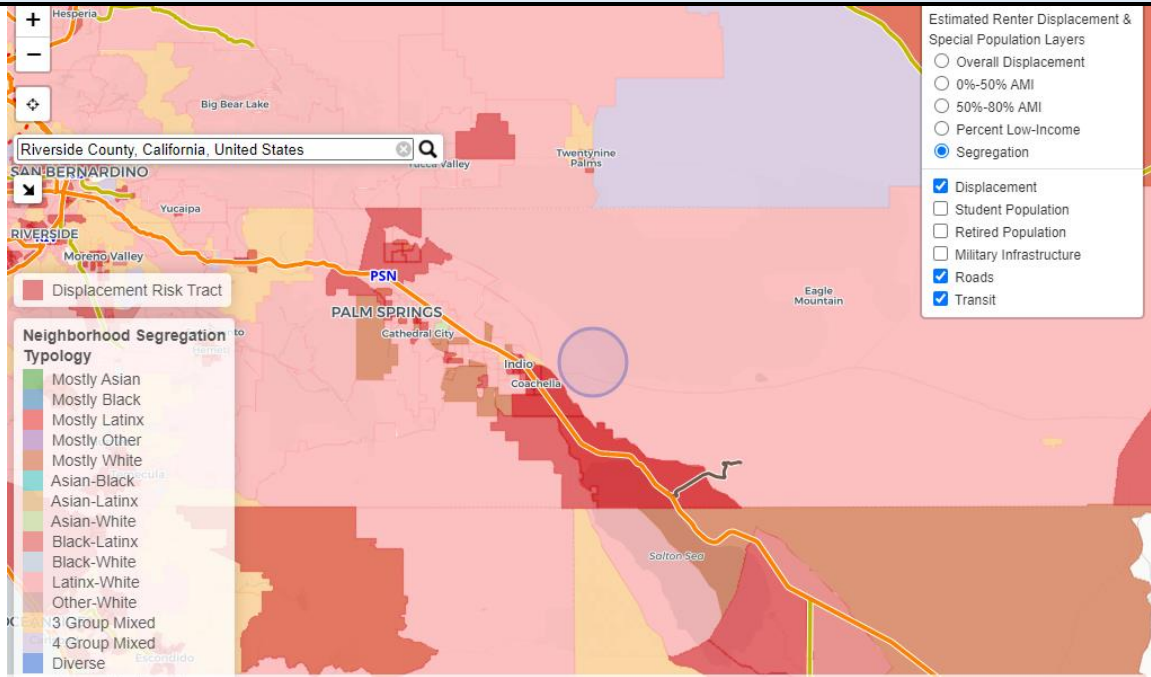
The Urban Displacement Project (UDP) is a research and action initiative of the University of California Berkeley and the University of Toronto. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities.

UDP developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement, based on 2015 data from the American Community Survey. This data was developed to assist local decision makers and stakeholders better plan for existing communities and provide additional resources to areas in need or at-risk of displacement and gentrification. Figures 157-158 show displacement and segregation data for Riverside County using the UDP data online.

**Figure 127 Displacement Data for Riverside County**



**Figure 128 Segregation Data for Riverside County**



***Displaced Risk of Vulnerable Populations***

Persons with Developmental Disabilities Senate Bill (SB) 812 requires the County to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before

an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment like that required for individuals with mental retardation but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the Inland Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, provides a closer look at the disabled population.

As shown below, there are 7,163 persons within the zip codes listed that are served by the Inland Regional Center. This makes up 2 percent of the total population.

**Table 58: Developmentally Disabled Residents by Age Riverside County Unincorporated Areas**

Zip Code	0-14	15-22	23-54	55-65	65+	Totals
92536	1	1	5	0	0	7
92530	132	59	74	11	1	277
92518	1	0	2	0	0	3
92539	11	4	3	0	0	18
92503	243	120	211	25	9	508
92504	135	62	141	20	10	368
92509	216	144	162	35	10	567
92230	2	3	6	2	0	13
92507	113	56	112	8	5	294
92223	117	38	61	19	6	241
92882	192	77	121	14	3	407
92585	55	11	31	4	1	102
92544	120	72	117	13	17	339
92553	211	114	304	53	17	699
92881	79	51	59	5	2	196
92563	154	69	77	4	2	306
92583	122	36	76	12	2	248

Zip Code	0-14	15-22	23-54	55-65	65+	Totals
92883	78	33	37	5	1	154
92570	152	70	111	3	1	337
92545	98	59	106	9	3	275
92548	15	7	19	0	0	41
92549	6	3	4	0	0	13
92567	28	5	8	0	2	43
92505	124	61	189	33	17	424
92508	83	41	82	6	4	216
92561	2	2	0	0	0	4
92282	0	2	0	0	0	2
92220	48	19	67	6	5	145
92587	37	11	22	3	1	74
92555	120	58	126	11	3	318
92592	185	83	84	5	2	359
92532	54	24	33	0	0	11
92595	63	38	51	2	0	154
Total	2,997	1,433	2,501	308	124	7,163

*Source: Inland Regional Center 2013.*

There are several housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group.

### *Lack of Affordable Housing*

Despite efforts to address the housing crisis, Riverside County continues to grapple with a shortage of affordable housing options. The gap between housing supply and demand, particularly for low-income households, leaves many individuals and families vulnerable to displacement. Without access to affordable housing, residents may be forced to choose between paying exorbitant rents or relocating to more affordable but often distant areas, disrupting social networks and economic opportunities.

According to data from the U.S. Census Bureau, the median household income in Riverside County is \$65,018, while the median home value is \$405,000 (as of 2020). This income-to-home value ratio highlights the challenge many residents face in affording homeownership. Rental affordability is also a concern. The median gross rent in Riverside County is \$1,452, making it difficult for low-to-moderate-income households to find affordable rental options, especially considering the recommended 30% of income allocation towards housing costs. Demographic trends also factor into affordable housing, population growth in Riverside County has outpaced housing construction, exacerbating the affordability crisis. According to the California Department of Finance, the county's population increased by over 11% between 2010 and 2020, while housing production lagged.

The county's demographic composition includes diverse communities, with a significant proportion of low-income households, seniors, and minority populations. These demographic groups are disproportionately affected by the lack of affordable housing options. Job growth and economic opportunities in sectors such as healthcare, education, and logistics have attracted residents to Riverside County. However, wage growth has not kept pace with rising housing costs, leading to housing cost burdens for many households.



The COVID-19 pandemic exacerbated housing instability, with job losses and income disruptions further straining households' ability to afford housing. Limited housing supply and high demand have driven up home prices and rents in Riverside County. Data from the California Association of Realtors indicates that housing inventory levels have remained low, with a seller's market prevailing in many areas. Land use regulations, zoning restrictions, and development challenges contribute to the slow pace of housing construction, particularly for affordable housing projects. Data on housing permits and construction activity underscore the need for streamlined development processes and increased investment in affordable housing initiatives.

### *Policy and Planning*

Government policies and urban planning decisions can also influence displacement risk in Riverside County. Zoning regulations, housing policies, and land use decisions can either exacerbate or mitigate displacement pressures. For example, policies that prioritize affordable housing development, tenant protections, and community engagement can help reduce displacement risk, while policies that prioritize profit-driven development without consideration for existing residents can worsen the problem.

Overall, displacement risk in Riverside County is a complex issue influenced by various economic, social, and environmental factors. Addressing this challenge requires a holistic approach that considers the needs and rights of existing residents, while also promoting equitable and sustainable development. Displacement risk poses a significant challenge to the residents of Riverside County, threatening the stability, well-being, and vitality of communities across the region. By addressing the root causes of displacement, including rising housing costs, gentrification, and economic instability, Riverside County can work towards creating more equitable and inclusive communities.

## **4. Local Knowledge and Data Relating to Fair Housing**

The AFH County-Wide Survey was a collaboration between Riverside County and the Housing Authority. The survey received 296 responses and was distributed among stakeholders and county residents, the results serve as a valuable source of local knowledge.

### *Survey Participant Demographics*

The participants of the survey were primarily white, Hispanic and or African American with over 70% living in Riverside County. Interestingly 25% of the participants were disabled or live with someone who is disabled and 15% identify as part of or live with someone from the LGBTQ+ community.

Around 20% are first-generation immigrants or refugees. 67% fall within the low to moderate income category. Household make up include an estimated 25% of households have 5 or more people and 26% are households of 2 persons. 60% of participants are homeowners vs. 28% renters. More than 72% spend over 30% of their monthly income on housing expenses.

### *Fair Housing Survey Data*

#### **Encountering Discrimination:**

- 22% encountered housing discrimination.
- 6% suspect they may have experienced it.
- 13% know someone who has faced housing discrimination.
- About 50% do not know anyone who has experienced it.

- The main factors for housing discrimination were race/ethnicity, religion, and disability.

**Factors Limiting Housing Options:**

The biggest limiting factors for housing options in the county are:

- Rent or mortgage costs.
- High down payments.
- Limited housing availability.
- Poor credit.
- Local zoning regulations.

**Critical Housing Issues Needing Attention:**

- Increase affordable housing for families.
- Enhance affordable housing options for seniors.
- Provide affordable housing with supportive services for homeless individuals and families.
- Offer assistance to first-time homebuyers (counseling, down payments, closing costs).

**Barriers to Homeownership:**

- Rent or mortgage costs exceeding affordability.
- Insufficient funds for a deposit.
- Low credit history or credit score.

*Understanding the AFH Survey results and the relation to Fair Housing*

The data from the AFH Survey conducted provides valuable insights that can significantly impact fair housing practices.

**7. Demographic Representation:**

- Understanding the racial and ethnic composition of survey participants (e.g., White, Hispanic or Latino, Black or African American, Asian) is crucial. It highlights potential disparities and helps identify groups that may face housing inequities.
- Design targeted programs that address the specific needs of underrepresented communities.

**8. Occupation and Income:**

- The fact that 10% of participants are social service providers and 67% fall into the low to moderate income category underscores the importance of affordable housing initiatives.
- Focus on creating affordable housing options that cater to essential workers, service providers, and those with limited financial resources.

**9. Household Size and Tenure:**

- The percentage of households with 5 or more people (25%) highlights the need for larger housing units. Families with multiple members require adequate space.
- Balancing homeownership (60%) and rental options (28%) is essential. Policies should encourage affordable rentals and the opportunity and pathway to create affordable rentals such as ADUs while also promoting sustainable homeownership.

**10. Housing Discrimination and Barriers:**

- The prevalence of housing discrimination (22%) based on factors like race/ethnicity, religion, and disability necessitates robust enforcement of fair housing laws.
- Addressing discriminatory practices and promoting education about housing rights can create a more equitable housing landscape.

**11. Critical Housing Issues:**

- The identified issues (e.g., affordable housing for families, seniors, homeless individuals) should guide policy decisions.
- Prioritizing affordable housing development, supportive services, and first-time homebuyer assistance can lead to positive outcomes.

**12. Impact on Homeownership:**

- The challenges faced by potential homebuyers (e.g., affordability, low credit scores) underscore the need for financial literacy programs and down payment assistance.
- Prioritizing affordable housing development, supportive services, and first-time homebuyer assistance can lead to positive outcomes.

This data illustrates specific needs, challenges and potential initiatives Riverside County should address regarding fair housing.

*Local Fair Housing Related Zoning Changes*

In all sixteen jurisdictions surveyed within the HWS survey, zoning changes related to fair housing were identified. These programs primarily aimed to eliminate constraints hindering the development of various housing types. Notably, the focus was on addressing the housing needs of specific groups, including those requiring agricultural or employee housing, emergency shelters, group homes, low barrier navigation centers (LBNCs), manufactured homes, reasonable accommodations, supportive housing, and transitional housing. These zoning amendment programs were often complemented by promotional efforts, technical assistance, and incentivization programs, creating a comprehensive approach to encourage housing development.

*Agricultural/Employee Housing*

Eleven jurisdictions implemented zoning code amendments related to agricultural and/or employee housing provisions. These changes were aimed at ensuring compliance with California State law. The relevant state laws include Health and Safety Code Sections 17021.5, 17021.6, and 17021.8.

*Emergency Shelters*

Ten jurisdictions identified zoning amendments related to emergency shelters, allowing emergency shelters wider variety of zones ensuring that no additional standards are applied to emergency shelters beyond what applies to similar residential uses in the same zone.

*Group Homes*

Nine jurisdictions identified zoning amendments for group homes or residential care facilities. Programs identifies common barriers to the development of group homes and provides recommendations on how to address them.

*Low Barrier Navigation Centers*

Eleven jurisdictions included revisions to accommodate for low barrier navigation centers (LBNCs). Amendments include updating the zoning code to define and permit LBNCs as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.

*Manufactured Homes*

Four jurisdictions included zoning amendments to include allowing manufactured and mobile homes as a by-right use in all residential zones and allowing manufactured homes the same as other single family residential units in each zone.

### *Reasonable Accommodations*

Five jurisdictions included programs regarding a reasonable accommodations procedure for persons with disabilities. Programs were included to ensure that the reasonable accommodations process is effective, objective, and does not add constraints to development of housing for persons with disabilities

### *Supportive Housing*

Eleven jurisdictions included amending the zoning ordinance to allow for transitional housing. Supportive housing for this purpose is defined by the state of California as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

### *Transitional Housing*

Seven jurisdictions included amending the zoning ordinance to allow for transitional housing. Transitional housing for this purpose is defined by the state of California as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.”

### *Understanding Fair Housing*

Fair housing encompasses the principles of equality, non-discrimination, and access to housing opportunities for all individuals, regardless of race, color, religion, sex, familial status, national origin, disability, or any other protected characteristic. In Riverside County, as in many regions across the United States, achieving fair housing is an ongoing endeavor shaped by historical legacies, socioeconomic factors, and policy interventions. To understand the present state of fair housing in Riverside County, it's crucial to examine its historical context. Like many areas in the U.S., Riverside County has grappled with issues of segregation, redlining, and discriminatory housing practices in the past.

These historical injustices continue to reverberate through the county's housing landscape, influencing patterns of segregation, disparities in access to resources, and socioeconomic inequalities. Data plays a pivotal role in understanding the complexities of fair housing in Riverside County. Analyzing demographic trends, housing affordability indices, segregation patterns, and access to amenities provides valuable insights into the challenges facing marginalized communities. For example, mapping out areas with disproportionately high poverty rates or limited access to quality housing reveals areas in need of targeted interventions.

Riverside County has seen the emergence of various local initiatives aimed at promoting fair housing and advancing equity. Community-based organizations, advocacy groups, and government agencies collaborate to address housing discrimination, provide affordable housing options, and promote inclusive community development. These initiatives range from educational campaigns and outreach programs to policy advocacy and legal assistance for victims of housing discrimination.

The Fair Housing Council of Riverside County (FHCRC) provides fair housing counseling services for the jurisdictions in Riverside County. Fair Housing Council of Riverside County proudly serves the communities of:

- County of Riverside\*
- City of Riverside
- City of Moreno Valley
- City of Palm Desert
- City of Perris
- City of Jurupa Valley

- City of Corona
- City of Hemet
- City of Temecula
- City of Meniffee
- City of Palm Springs

The FHCRC is a nonprofit organization that provides a variety of fair housing resources and services in Riverside County, including resources for tenants, property managers, and service providers, dispute resolution, and housing counseling. Fair housing services include investigating complaints of housing discrimination, providing outreach and education to housing providers, and assisting residents with filing fair housing complaints with state and federal enforcement agencies, such as the Civil Rights Department and the HUD Office of Fair Housing and Equal Opportunity (HUD FHEO).

The FHEO administers the Fair Housing Assistance Program (FHAP), which awards and manages the program grants and works with lawmakers to develop and refine fair housing legislation. The FHEO also tracks data on fair housing cases on a jurisdictional level.

### *State Laws Related to Fair Housing*

a. Protected Classes Under California State Law Fair Employment and Housing Act (FEHA) (Statute at Government Code section 12955 et seq.) Regulations at 2 Cal. Code of Regulations (C.C.R.) section 12000 et seq.)

The California Fair Employment and Housing Act (FEHA) prohibits discrimination in housing based upon the following characteristics or protected classes:

- Race, color (including hair texture and style)
- Ancestry, national origin
- Religion
- Disability, including mental and/or physical
- Sex, gender
- Sexual orientation
- Gender identity, gender expression
- Genetic information (such as likelihood of gene mutation or chronic disorder)
- Marital status
- National Origin
- Familial status (households with children under age 18, pregnant, or pursuing legal custody of children under 18)
- Source of income, including Section 8 Housing Choice Vouchers and other forms of rental assistance
- Military/Veteran status

FEHA covers the sale or rental of most housing accommodations and dwellings, including homes, condominiums, apartments, mobile home parks, community associations, planned developments, housing cooperatives, single room occupancy hotel rooms, bunkhouses, dormitories, sober living homes, transitional housing, emergency shelters, group homes, shelters, structures housing farmworkers, floating homes, and recreational vehicles used as a home or residence.

Housing accommodation owners, managing agents, real estate brokers, mortgage lenders, public housing authorities, homeowners' associations, and state and local governments are also subject to the law. Advertising, financial assistance and lending, real estate transactions, and government involvement with housing opportunities, including land use decisions, are also covered.

FEHA (Government Code section 12955(I)) specifically prohibits both intentional discrimination and actions that cause a discriminatory effect through public or private land use practices, decisions, and authorizations.

Government Code section 12955.8 prohibits actions or failures to act, including through land use policies and practices, that have a disproportionate impact on persons protected by fair housing laws unless necessary to achieve an important purpose sufficiently compelling to override the discriminatory effect, and there are no less restrictive means to achieve the purpose. A discriminatory effect is shown if an act or failure to act has the effect, regardless of intent, of unlawfully discriminating based on membership in a protected class.

Proof of an intentional violation includes, but is not limited to, an act or failure to act that demonstrates an intent to discriminate in any manner against a protected class in violation of the statute. A person intends to discriminate if one's membership in a protected class is a motivating factor in committing a discriminatory housing practice, even though other factors may have also motivated the practice. An intent to discriminate may be established by direct or circumstantial evidence.

FEHA also expressly prohibits the existence of restrictive covenants that make housing unavailable based on categories protected under state or federal fair housing laws. County recorders, title insurance companies, escrow companies, real estate brokers, real estate agents or associations that provide declarations, governing documents, or deeds, are required to place a cover page over the document, or a stamp on the first page of the document, specifically indicating that any restrictive covenant contained in the document which violates state and federal fair housing laws is void.

According to the California Department of Fair Employment and Housing (DFEH), effective January 1, 2006, any person holding an ownership interest of record in a property that he or she believes is subject to an illegal restrictive covenant may record a document titled Restrictive Covenant Modification with the county recorder. The modification request must include a complete copy of the original document containing the unlawfully restrictive language with the restrictive language stricken. Following approval by the county counsel, the county recorder must record the modification document (Title II Government Code section 12956.2, subdivisions (a) and (b)).

For common interest developments or associations, Civil Code section 1352.5, requires the board of directors, without the approval of the owners, to delete any unlawful restrictive covenant and restate the declaration or governing document without the restrictive covenant but with no other change to the document. A board of directors of a common interest development or association is not required to obtain approval from the county recorder prior to removal of restrictive covenant language. In addition to FEHA, there are several other California laws impacting fair housing (in some places FEHA does incorporate some provisions of the Unruh Civil Rights Act (California Civil Code sections 51 - 52)).

Other laws include the Ralph Civil Rights Act (California Civil Code section 51.7) and the Tom Bane Civil Rights Act of 1976 (California Civil Code section 52.1) as follows:

**The Unruh Civil Rights Act (Civil Code section 51)** provides protection from discrimination by all business establishments in California, including housing and accommodations, because of age, sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.

While the Unruh Civil Rights Act specifically lists the foregoing as protected classes, the California Supreme Court has repeatedly held that protections under the Unruh Act are not necessarily restricted to these specifically enumerated characteristics. The Unruh Act therefore covers all arbitrary and intentional discrimination by a business establishment based on personal characteristics, as does FEHA, since it incorporates the Unruh Civil Rights Act protections.

**The Ralph Civil Rights Act of 1976 (Civil Code section 51.7)** forbids acts of violence or intimidation by threat of violence, including in housing, because of a person’s sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, or sexual orientation, political affiliation, position in a labor dispute, or are perceived to hold one of these protected characteristics. California law forbids verbal or written threats, physical assault or attempted assault, graffiti, and vandalism or property damage (Civil Code section 51.7).

**The Tom Bane Civil Rights Act (Civil Code section 52.1)** provides another layer of protection for fair housing choice by protecting all people in California from interference by threat, intimidation, coercion, or attempts to interfere by threat, intimidation, or coercion with an individual’s exercise or enjoyment of their constitutional or statutory rights, including fair housing rights. Discrimination in State-Funded Programs (Government Code sections 11135 - 11139.7; Regulations at 2 C.C.R. section 11140 et seq.)

Government Code sections 11135 - 11139.7 provide protection from discrimination based on sex, race, color, religion, ancestry, national origin, ethnic group identification, age, mental disability, physical disability, medical condition, genetic information, marital status, or sexual orientation in any program or activity that is conducted, operated, or administered by the state or by any state agency, is funded directly by the state, or receives any financial assistance from the state.

Specifically, whenever a state agency that administers a program or activity has reasonable cause to believe a contractor, grantee, or local agency has violated the provisions of Section 11135 or has adopted any regulation to implement such section, the head of the state agency shall notify the contractor, grantee, or local agency of such violation and shall submit a complaint detailing the alleged violations to the DFEH for investigation and determination. If it is determined that a contractor, grantee, or local agency has violated the provisions of this article, the state agency that administers the program or activity involved shall take action to curtail state funding in whole or in part to such contractor, grantee, or local agency. In addition, individuals have a private right of action to either file a complaint with DFEH or sue directly in state court without going through an administrative action.

Government Code sections 11135, 11139; S.B. 1442 (Liu, Chapter 870, Statutes of 2016, transferring authority to enforce to DFEH). Housing Discrimination (Government Code section 65008) Government Code section 65008 prohibits discrimination against affordable housing developments, affordable housing developers, and potential residents by local governments when carrying out their planning and zoning powers. Specifically, 65008 prohibits local governments from enacting or enforcing ordinances that prohibit or discriminate against housing or emergency shelter because of any of the following:

- The method of financing; The age or occupation of the owner or intended occupants;
- The intended occupants’ membership in a protected class, i.e., sex, gender, gender identity, gender expression, sexual orientation, race, color, religion, ancestry, national origin, familial status, marital status, disability, genetic information, source of income, veteran or military status, age, medical condition, citizenship, primary language, immigration status;
- The housing is intended to be occupied by low-, moderate-, or middle-income households; or,

- The development consists of a multifamily residential project that is consistent with both the jurisdiction’s zoning ordinance and general plan. Significantly, 65008 prohibits local governments from imposing different requirements on affordable developments than those imposed on non-assisted projects. Immigrant Tenant Protection Act of 2018 (California Civil Code section 1940.3)

**The Immigrant Tenant Protection Act of 2018** prohibits landlords from inquiring about or requiring any statement, representation, or certification from any tenant, prospective tenant, occupant, or prospective occupant regarding their immigration or citizenship status. It also prohibits landlords from disclosing to any person or entity information regarding immigration or citizenship status for the purpose of harassing or intimidating a protected tenant, prospective tenant, occupant, or prospective occupant.

The statute also subjects attorneys to State Bar disciplinary hearings for reporting suspected immigration status or threatening to report suspected immigration status of a witness or party to a civil or administrative action, or family member thereof, in retaliation for exercising their housing rights.

This discourages express or implied threats to report a tenant or their family member’s immigration status made by landlord attorneys in legal proceedings, including eviction cases. In addition, the law forbids public entities, including local jurisdictions, from compelling landlords by ordinance, regulation, policy, or administrative action to make inquiries about, compile, disclose, report, or provide any information regarding a person’s citizenship or immigration status. It also forbids public entities from compelling landlords to prohibit offering, or continuing to offer, accommodations for rent or lease to persons based on their citizenship or immigration status.

Additional protections for immigrants are found at California Civil Code sections 1940.2 (a), 1940.3(b), 1940.35, or 1942.5(c) or (e), or Code of Civil Procedure 1161.4(a). Under some circumstances, such as retaliation or harassment, violations of these statutes can also constitute a violation of FEHA. 2 C.C.R. 12005(b)(1)(B).

**Affirmatively Furthering Fair Housing Affirmatively Furthering Fair Housing (Government Code section 8899.50)**  
The passage of Assembly Bill (AB) 686 in 2018 strengthened California’s commitment to fair housing and access to opportunity by mandating that all public agencies must affirmatively further fair housing through their housing and community development programs. Under Title II Government Code section 8899.50(a)(1), which codified AB 686, “affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

The duty to affirmatively further fair housing extends to all a public agency’s activities and programs relating to housing and community development. Public agencies are required to take meaningful actions to affirmatively further fair housing; however, they are not required to take, nor are they prohibited from taking, any particular action so long as it is not materially inconsistent with the obligation to AFFH, and it aligns with HUD’s 2015 AFFH Final Rule. HUD has since suspended the rule at the federal level; however, Gov. Code section 8899.50 maintains this obligation for entities in California.

**Title VII Government Code section 65580 through 65589.3** mandates that local governments address their communities’ existing and projected housing needs, including the needs of lower-income households, by requiring



all cities and counties to adopt a housing element within their general plan to guide residential development policies, land use patterns, and housing policy related to public investments. Housing elements must identify all relevant land use controls, discuss impacts on the cost and supply of housing, and evaluate the impacts of standards, including development standards.

The analysis must determine whether land use controls constrain the development of multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. Such analysis may reveal that certain policies have a disproportionate or negative impact on the development of housing types (e.g., multifamily) or on housing developed for low- or moderate-income households.

The analysis of potential governmental constraints should describe past or current efforts to remove governmental constraints, and the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element. With the passage of AB 686 in 2018, all housing elements must now include a program that promotes and affirmatively furthers fair housing opportunities community-wide for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and any other characteristic protected by state and federal fair housing and planning laws.

Additionally, all housing elements adopted on or after January 1, 2021, must now contain an Assessment of Fair Housing (AFH) consistent with the core elements of analysis required by the federal AFFH Final Rule of July 16, 2015. The purpose of the AFH requirement is to help jurisdictions undertake fair housing planning in ways that lead to meaningful actions that overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.

Under the amended state Housing Element Law, site inventories must identify land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment to meet the locality's housing need for designated income levels, and an analysis of the relationship of zoning and public facilities and services to these sites. 103 No-Net-Loss Law (Government Code section 65863) Title VII of Government Code section 65863(a) requires that local governments have sites available and identified in housing elements to always accommodate their share of unmet regional housing needs. The code specifies that "at no time" shall the jurisdiction allow development which causes the land inventory to become insufficient to meet the jurisdiction's unmet lower- and moderate-income housing needs.

The law also prohibits changes to sites identified in the housing element, such as reductions to residential density, unless the jurisdiction can establish that there will be no net loss of residential unit capacity. 104 If the approval of a development project results in the development of fewer units by income category than identified in the housing element, and remaining sites are inadequate to accommodate the unmet need, jurisdictions must make additional adequate sites available to accommodate this need. 105.

**California State Laws Impacting Housing Development Housing Accountability Act (HAA) (Government Code section 65589.5)** The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require high fees and exactions be paid by producers of housing. Among the consequences of those actions are discrimination against low-income and minority households.

**The Housing Accountability Act** is intended to limit the reasons that local agencies can deny, reduce the density of, or render infeasible housing development projects, including emergency shelters and housing development projects serving very low, low-, or moderate-income households.

**Housing Crisis Act of 2019, Senate Bill 330 (2019)** (Government Code section 66300 et seq.) The Housing Crisis Act of 2019 is intended to accelerate housing production in California by streamlining permitting and approval processes, cutting the time it takes to obtain building permits, ensuring no net loss in zoning capacity, barring local governments from reducing the number of homes that can be built, and limiting fees after projects are approved. Streamlined Ministerial Approval Process, Senate Bill 35 (2017) (Government Code sections 65400 and 65582.1)

In 2017, California passed **SB 35**, creating a streamlined approval process for housing developments in localities that have not yet met their housing targets, provided that the development is on an infill site and complies with existing residential and mixed-use zoning. Participating developments must provide at least 10 percent of units for lower income families. All projects over 10 units must use prevailing wage, and larger projects must provide skilled and trained labor.

**Density Bonus Law (Government Code Section 65915 et seq.)** The Density Bonus Law at Government Code Section 65915 et seq. requires local governments to adopt an ordinance providing for bonuses allowing increased project density above the base residential density and/or other regulatory or financial incentives to developers for the development of housing units that are affordable to qualifying low and moderate-income households, and to grant such a density bonus when applicant requests one. Increased density bonuses and the other incentives offered by the law are intended to help make the development of affordable housing more economically feasible for housing developers. Developers may also be eligible for concessions or incentives, waivers, or reductions, such as:

1. Relaxation of site development standards and modification of zoning codes or architectural design requirements.
2. Mixed used zoning that will reduce the cost of the housing; or
3. Other regulatory incentives that result in cost reductions to provide for affordable housing. Housing Density Bonuses, Assembly Bill 2501 (2016) (Government Code section 65915)

In 2016, the passage of **AB 2501** clarified that incentives under the Density Bonus Law at Title VII Government Code section 65915 are required for housing providers who include the requisite amount of affordable housing units in a project and provided for faster processing of density bonus applications. It also limited cities' and counties' ability to impose additional requirements on developers that may be intended to block development. Density Bonuses for Affordable Housing, Assembly Bill 1763 (2019) (Government Code section 65915)

In 2019, **AB 1763** was passed amending the Density Bonus Law at Title VII Government Code section 65915 to provide enhanced density bonuses to housing developments that are 100 percent affordable to encourage development for low-income households.

**Least Cost Zoning Law (Government Code section 65913.1)** Title VII Government Code section 65913.1 requires local governments to zone sufficient land for residential use with appropriate standards, in relation to zoning for nonresidential uses and growth projections, to meet the housing needs of all income groups as identified in the jurisdiction's housing element of the general plan. Appropriate standards are defined to mean density and development requirements that contribute significantly to the economic feasibility of producing housing at the lowest possible cost given existing circumstances.

**Zoning Regulations, Assembly Bill 1505 (2017)** (Government Code sections 65850 through 65850.01) With the passage of AB 1505 in 2017, jurisdictions were authorized to require that a certain amount of low-income housing, on-site or off-site, is included as a condition of the development of residential rental units. The law also authorizes HCD, if the city or county meets certain conditions, to review an ordinance that requires as a condition of residential rental unit development that more than 15 percent of the total number of units be affordable to households at 80 percent or less of the area median income within 10 years of its adoption or amendment. The law authorizes HCD to request and require that a jurisdiction provide evidence that the ordinance does not unduly constrain the production of housing by submitting an economic feasibility study.

**Supportive Housing Streamlining Act, Assembly Bill 2162 (2018)** (Government Code section 65583) The act amended Government Code section 65583 to require that supportive and transitional housing be a use by-right in zones where multifamily and mixed uses are permitted, including non-residential zones, if the proposed housing development meets specified criteria. It also requires local governments approve, within specified periods, a supportive housing development that complies with these requirements. The law prohibits the local government from imposing minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop.

**Surplus Public Land, Assembly Bill 1255 (2019)** (Government Code section 54230) Passed in 2019, AB 1255 recognized that state and local agencies own thousands of parcels of land throughout the state, some of which exceed those agencies' foreseeable needs. Title V Government Code section 54230 requires cities and counties to report to the state an inventory of its surplus lands in urbanized areas, and it requires the state to include this information in a digitized statewide inventory of surplus land sites.

**Surplus Land Act, Assembly Bill 1486 (2019)** (Government Code section 54220. The law aims to connect developers who are interested in building more affordable homes to surplus local public land that is both available and suitable for housing development.

**Residential Development, Senate Bill 6 (2019)** (Government Code section 11011.8 and Government Code section 65583.3) Passed in 2019, SB 6 requires the state to create a publicly available and searchable inventory of local sites suitable and available for residential development, along with state surplus lands, available via a link on the website of the Department of General Services.

**Housing Data Collection and Reporting, Assembly Bill 1483 (2019)** (Government Code section 65940.1) AB 1483 (2019), requires local jurisdictions to publicly share information about zoning ordinances, development standards, current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project on its internet site. They must also include all zoning ordinances and development standards, specified annual fee reports or annual financial reports, and an archive of impact fee nexus studies, cost of service studies, or equivalent. The law also requires HCD to develop and update a 10-year housing data strategy.

**Housing Program Eligible Entities, Assembly Bill 1010 (2019)** (Health and Safety Code section 50650.8) AB 1010, passed in 2019, expanded definitions included in the California Health and Safety Code to allow duly constituted governing bodies of a Native American reservation or rancheria to become eligible entities able to participate in affordable housing programs such as CalHOME. California Environmental Quality Act Exemption for Supportive and Transitional.

**Housing, Senate Bill 450 (2019)** (Public Resources Code section 21080.50) With the passage of SB 450 in 2019, projects related to the conversion of motels, hotels, residential hotels, or hostels to supportive or transitional

housing are exempt from the California Environmental Quality Act until January 1, 2025, to lessen the hurdles for conversion projects.

Properties Eligible for a Welfare Exemption, Assembly Bill 1743 (2019) (Government Code section 53340) In 2019, AB 1743 expanded the properties that are exempt from community facility district taxes to include properties that qualify for the property tax welfare exemption. The law also limits the ability of local agencies to reject housing development projects on the basis that their qualification for the exemption constitutes an adverse impact upon the public health or safety.

**Property Tax and Community Land Trust, Senate Bill 196 (2019)** (Revenue and Taxation Code section 75.11) The Legislature, recognizing that community land trusts (CLTs) and limited equity housing cooperatives provide affordable housing options to low- and moderate-income households, passed SB 196 in 2019. SB 196 enacted a new welfare exemption from property tax for property owned by a CLT and made other changes regarding property tax assessments of property subject to contracts with CLT's (Revenue and Taxation Code section 75.11).

**Affordable Housing Special Beneficiary District, Assembly Bill 2031** (2016) (Health and Safety Code section 34191.30 et seq.) Passage of AB 2031 in 2016 added Part 1.87 to the Health and Safety Code providing jurisdictions with a key tool for financing affordable housing development through the issuance of affordable housing bonds to be repaid from distributions of its property tax or "boomerang funds" received because of the dissolution of redevelopment agencies. e. California State Laws on Accessory Dwelling Units (ADUs) Accessory Dwelling Units (Government Code sections 65852.1 through 65852.2) California's Planning and Zoning Law at Government Code sections 65000 et seq. authorizes a local agency to provide by ordinance the creation of accessory dwelling units (ADUs) in single-family and multifamily residential zones.

The law requires jurisdictions to provide expedited approval of an application for a building permit to create, when specified conditions are met, one ADU per single-family lot if the unit is contained within the existing space. The law also places limits on parking and set back requirements. Accessory dwelling or second units can be a useful strategy for housing elderly persons and persons with disabilities. Land Use, Accessory Dwelling Units, Assembly Bill 68 (2019) (Government Code sections 65852.2 and 65852.22)

In 2019, AB 68 made changes to facilitate the development of more ADUs, including reducing barriers to ADU approval and construction, which will increase production of these low-cost, energy-efficient units and add to California's affordable housing supply. Accessory Dwelling Units, Assembly Bill 881 (2019) (Government Code section 65852.2) AB 881 (2019), removed impediments to ADU construction by restricting local jurisdictions' permitting criteria, clarifying that ADU's must receive streamlined approval if constructed in existing garages, and eliminating local agencies' ability to require owner-occupancy for five years.

**Accessory Dwelling Units Sale or Separate Conveyance, Assembly Bill 587** (2019) (Government Code section 65852.26) Passed in 2019, AB 587 added Government Code section 65856.26 providing an exemption for qualified nonprofit organizations, including affordable housing organizations, to sell deed-restricted land to be conveyed separately from the primary residence to qualified low-income homeowners. The law includes the requirement of affordability restrictions on the sale and conveyance of the property to ensure the property will be preserved for low-income housing for 45 years.

**Accessory Dwelling Units, Senate Bill 13** (2019) (Government Code section 65852.2 and Health and Safety Code section 17980.12) In 2019, SB 13 amended Government Code section 65852.2, creating a tiered fee structure which charges ADUs based on their size and location and addresses other barriers by lowering the application approval timeframe, creating an avenue to get unpermitted ADUs up to code, and enhancing an enforcement

mechanism under Health and Safety Code section 17980.12 allowing the state to ensure that localities are following ADU statute. Accessory Dwelling Units and Common Interest Developments, Assembly Bill 670 (2019) (Civil Code section 4751) AB 670, passed in 2019, added Civil Code section 4751 relating to common interest development.

The law allows for the construction of affordable ADUs and junior accessory dwelling units that are owner-occupied and that are used for rentals of terms longer than 30 days. The law also prohibits homeowners' associations from preventing the development of such ADUs. Accessory Dwelling Unit Incentives, Assembly Bill 671 (2019) (Government Code section 65583 and Health and Safety Code section 50504.5) In 2019, California passed AB 671 amending Housing Element Law at Government Code section 65583 and adding Health and Safety Code section 50504.5. The law requires local governments to develop housing plans that incentivize and promote the creation of affordable ADU rentals and requires the state to develop a list of state grants and financial incentives for affordable ADUs.

**California State Funding Laws Building Homes and Jobs Act, Senate Bill 2 (2017)** The Building Homes and Jobs Act imposes a fee on the recording of real estate documents to increase funding for affordable housing. The revenues from the fee are deposited in the Building Homes and Jobs Fund. The act provides that first-year proceeds are split evenly between local planning grants and the California Department of Housing and Community Development (HCD) programs addressing homelessness. Thereafter, 70 percent of the proceeds will be allocated to local governments; 15 percent will be allocated to HCD; 10 percent to assist the development of farmworker housing; and 5 percent to administer a program to incentivize the permitting of affordable housing, while another 15 percent will be allocated to the California Housing Finance Agency (CalHFA) to assist mixed-income multifamily developments. Housing Sustainability Districts Program, Assembly Bill 73 (2017) (Government Code section 66200 et seq.)

The Housing Sustainability Districts Program provides state financial incentives to cities and counties that create a zoning overlay district with streamlined zoning. Development projects must use a prevailing wage and include a minimum amount of affordable housing. Workforce Housing Opportunity Zone (Government Code Section 65620) Government Code section 65620 authorizes the state to provide planning funds to a city or county to adopt a specific housing development plan that minimizes project-level environmental review. The law requires at least 50 percent of total housing units within that plan to be affordable to persons or families at or below moderate-income, with at least 10 percent of total units affordable for lower-income households. In addition, development projects must use a prevailing wage.

**Housing Trust for the National Mortgage Special Deposit Fund, Senate Bill 113 (2019)** Signed into law in 2019, SB 113 created a trust to manage funds from the National Mortgage Special Deposit Fund to provide sustainable, ongoing legal assistance to California renters and homeowners in housing-related matters through local nonprofit organizations. The bill also appropriates funds to study the most effective way to establish and manage a trust to accelerate housing production and assist in creating needs assessments (California Health and Safety Code section 50515.02).

**California State Laws Tailored to Subpopulations Veterans and Affordable Housing Bond Act of 2018, Senate Bill 3 (2017)** (Health and Safety Code section 54000) The Veterans and Affordable Housing Bond Act of 2018 authorized the issuance of bonds to be used to finance various existing housing programs, provide infill infrastructure financing, create affordable housing matching grant programs, and to provide additional funding for programs for farm, home, and mobile home purchase assistance for veterans.

**Farmworker Housing, Assembly Bill 571 (2017)** (Health and Safety Code section 50710 et seq.) AB 571 (2017), amended Farmworker Housing and Office of Migrant Services Programs under California's Health and Safety Code

making modifications to the state’s farmworker housing tax credit and California’s Revenue and Taxation Code to increase its use. It authorized HCD to advance funds to operators of migrant housing centers at the beginning of each season and extends their occupancy to 275 days.

**Homeless Youth Act of 2018**, Senate Bill 918 (2018) (Welfare and Institutions Code section 8259) In 2018, the Homeless Youth Act of 2018 passed, requiring the Homeless Coordinating and Financing Council (HCFC) to assume additional responsibilities, including collecting data on youth homelessness and setting specific, measurable goals. The Homeless Youth Act of 2018 requires the HCFC to collect data on youth homelessness, develop outcome metrics, prevent homelessness among youth involved with the child welfare or juvenile justice systems, and collaborate with stakeholders to inform policy, practices, and programs.

**Hiring of Real Property, Assembly Bill 2219** (2018) (Civil Code Section 1947.3) AB 2219, passed in 2018, requires a landlord or a landlord’s agent to allow a tenant to pay rent through a third party. The Civil Code section 1947.3 as amended ensures that third-party payments, which may come from a variety of sources including social service agencies or programs, family members, caretakers, or payees, are accepted by landlords. Such protections help ensure that tenants who may have a disability, be low-income, and/or are struggling to pay rent are able to meet their tenancy responsibilities and to maintain housing.

**Tenant Protection Act of 2019, Assembly Bill 1482** (2019) (Civil Code section 1946.2) On January 1, 2020, the Tenant Protection Act of 2019 took effect, providing California tenants with just cause protections statewide. Pursuant to California Civil Code section 1946.2, once a tenant has continuously and lawfully occupied residential real property which is subject to the Tenant Protection Act of 2019 for 12 months, the owner may not terminate their tenancy without just cause, which is required to be stated in the landlord’s written notice to terminate tenancy. In addition to just cause protections, passage of the Tenant Protection Act of 2019 established statewide limitations on gross rental rate increases (Civil Code section 1947.12(k)(1)). The rental rate increase limitations do not apply to housing subject to a local rent control ordinance that restricts annual rental rate increases to an amount less than that provided for by the Tenant Protection Act of 2019. Housing that has been issued a certificate of occupancy within the last 15 years is exempt from both the “just cause” requirement and the rent cap. Protections under the Act are enforced through the California Court System.

**The Lanterman Developmental Disabilities Services Act** (Welfare and Institutions Code Sections 5115 and 5116) Pursuant to the Lanterman Act, persons with developmental disabilities have the same legal rights and responsibilities guaranteed all other individuals by the United States Constitution and subsequent laws, as well as the Constitution and laws of the State of California. Under the Lanterman Act, an otherwise qualified person by reason of having a developmental disability shall not be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity that receives public funds.

The Lanterman Act states that persons with development disabilities have the right to treatment and habilitation services and supports in the least restrictive environment. Welfare & Institutions Code section 5115 provides that it is the policy of the state in the Lanterman-Petris-Short (LPS) Act and the Lanterman DDS Act that persons with mental health disorders or physical disability are entitled to live in normal residential surroundings and should not be excluded because of their disabilities.

This critically important 1970 commitment to community integration and de-institutionalization has a second paragraph providing that there is a statewide policy that the use of property for the care of six or fewer persons with mental health disorders or other disabilities is a residential use of property for zoning. (Note however that housing with more than six people may also be a residential use under both the state and federal fair housing laws.)

Welfare & Institutions Code section 5116 implements the principle in section 5115 by providing that a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer persons with mental health disorders or other disabilities or dependent and neglected children, shall be considered a residential use of property for the purposes of zoning if the homes provide care on a 24-hour-a-day basis.

These homes shall be a permitted use in all residential zones, including, but not limited to, residential zones for single-family dwellings. Local agencies must allow these licensed residential care facilities in any area zoned for residential use. The use of a property for the care of six or fewer persons with mental health disorders or other disabilities is a residential use of the property for the purposes of zoning, and such homes may not be required to obtain conditional use permits or variances that are not required of other family dwellings.

**Developmental Services, Senate Bill 81** (2019) (Welfare and Institutions Code section 4519.4) In 2019, SB 2019 amended the California Welfare and Institutions Code to add, among other things, a requirement that the Department of Developmental Services (DDS) consult with specified stakeholders, including representatives of the Developmental Services Task Force (DSTF) and the Department of Rehabilitation (DR), to discuss system reforms to better serve consumers with developmental disabilities; to perform various duties, such as evaluating compliance with federal rules relating to specified services; and to report on the progress of these efforts.

**The Housing Opportunities Act, Senate Bill 329** (2019) (Government Code sections 12927 and 12955) Passage of The Housing Opportunities Act in 2019 broadened the definition of “Source of Income” based discrimination to include protections for verifiable income paid directly to a tenant, to a representative of a tenant, or to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance and housing subsidies. Code Civ. Proc § 1161.3 – Prohibits landlords from evicting a tenant based on acts of domestic violence, stalking, sexual assault, human trafficking, or elder/dependent adult abuse committed against that tenant or member of the tenant’s household. Civ. Code § 1946.7 – Allows survivors to terminate their leases early, with 14 days’ notice. Civ. Code §§ 1941.5, 1941.6 – Gives survivor tenants the ability to obtain lock changes for their safety. AB 2413,

The Right to a Safe Home Act (Civ. Code § 1946.8, Gov. Code § 53165, Code Civ. Proc. § 1161.3 Strengthened housing protections for victims of abuse, victims of crime, or persons in an emergency who need police or emergency assistance from penalties such as eviction. Prohibits local governments from assessing penalties against tenants or landlords for calls for police or emergency assistance. h. California State Laws on Infrastructure Priority Allocation of Water and Sewer Service (Government Code section 65589.7)

To improve the effectiveness of the law in facilitating housing development for lower income households, Government Code Section 65589.7 requires local governments to submit a copy of the housing element to water and sewer providers and requires these providers to establish procedures to grant priority service to housing for lower-income households.

**Specifically, water and sewer providers should establish procedures to:**

- Grant priority to a proposed development that includes housing affordable to lower-income households.
- Prohibit water and sewer providers from denying/conditioning the approval or reducing the number of services for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.
- Require Urban Water Management Plans include projected water use needed for lower-income single-family and multifamily households.

Failure to Provide Infrastructure FEHA 2 CCR (Government Code section 12161) Public and private practices that result in denial or failure to provide infrastructure and services in a discriminatory manner are considered a potential violation. Identify Disadvantaged Communities (Government Code section 65302.10) This includes the requirement that cities and counties identify certain disadvantaged unincorporated communities within their jurisdiction and/or growth path, analyze water, wastewater, storm water drainage, and structural fire protection infrastructure and service deficiencies and needs in those communities, and identify funding mechanisms to address those needs.

California Department of Fair Employment and Housing (DFEH) Regulations DFEH Housing Regulations (2 California Code of Regulations section 12005 et seq.) Effective January 1, 2020, the California Department of Fair Employment and Housing (DFEH) enacted regulations to protect against housing discrimination. These regulations, 2 CCR Section 12005 et seq, implement the FEHA statute, making it easier for housing providers, owners, tenants, state and local governments, and financing and real estate entities to understand their rights and obligations. DFEH's statute and fair housing regulations generally provide broader protections than are available under federal law, they cover a much broader list of protected classes.

The regulations address direct and vicarious liability for discriminatory housing practices, how to establish liability based on a practice's discriminatory effect, burdens of proof, legally sufficient justifications to allegations of discriminatory effect, retaliation and harassment, discriminatory effect in financial practices and real estate practices, land use discrimination, reasonable accommodations for people with disabilities, and the use of criminal history in rental housing applications.

More specifically, the new FEHA regulations address discriminatory effect, also known as disparate impact, which addresses neutral policies or practices that disproportionately affect persons in protected classes or has the effect of perpetuating segregation. The regulations establish a burden-shifting test to show that the challenged practice has a discriminatory effect, then the burden shifts to the respondent to show a legally sufficient justification for the practice and that there is no less discriminatory alternative available.

The regulations also include clarified protections on practices constituting harassment, including quid quo pro and hostile environment harassment, and practices constituting retaliation. The regulations implement the prohibition of discrimination in land use practices and housing programs, including specific practices related to land use. The regulations provide clarity on the reasonable accommodation process and requirements for assistance animals. Lastly, the regulations address the use of criminal history information in housing transaction, including prohibited uses of criminal history information and specific practices relating to criminal history information.

These regulations are powerful new tools in California that regulate best practices for housing providers and state and local government to promote housing. Plans, Programs, and Policies Fair housing laws at the federal and state levels determine protections or policies for protected classes in California. Local planning, zoning, and housing development laws and programs have a significant impact on protected classes and housing choice. The following section summarizes relevant plans, programs, and policies that directly help to promote fair housing goals in California.

### *Challenges and Opportunities*

While progress has been made, significant challenges persist in achieving fair housing in Riverside County. Persistent poverty, lack of affordable housing, and systemic barriers continue to undermine efforts toward equitable housing access.



However, these challenges also present opportunities for innovation, collaboration, and policy reform. By fostering partnerships between stakeholders, leveraging data-driven approaches, and centering the voices of impacted communities, Riverside County can work towards a more just and inclusive housing landscape.

The County also spends CDBG funds annually on public facility improvements in disadvantaged areas including sidewalk replacement, library building upgrades, and park/open space upgrades to contribute to a higher quality of life for residents. In Riverside County, fair housing is an ongoing journey, shaped by historical legacies, socioeconomic dynamics, and community-driven initiatives.

By harnessing local knowledge, leveraging data insights, and fostering collaboration, Riverside County can pave the way for a future where every individual has access to safe, affordable, and dignified housing, regardless of their background or circumstances.

## 5. Assessment of Contributing Factors to Fair Housing Issues

### *Housing Element*

The Housing Element sets forth five primary goals, each with associated policies, actions, implementing resources, responsible agency and timeframes included for the purposes of mitigating impediments to fair housing within the County.

#### **These goals include:**

- Goal 1: To assist in the development of adequate housing to meet the county’s fair share of the region’s housing needs for all economic segments of the population, with an emphasis on lower-income households and households with special needs.
- Goal 2: To conserve and improve the condition of the housing stock, particularly affordable housing.
- Goal 3: To promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, sex, etc.
- Goal 4 Establish adequate planning, administrative and fiscal tools to implement housing policies.
- Goal #5: Reduce per capita residential energy use.

### *Regional Analysis of Impediments (Housing Element)*

Previous regional impediments to fair housing choice identified in the 2012 AI are listed below. The impediments provide a snapshot of the barriers faced in 2012 by residents, including inadequate affordable housing supply, displacement, greater access to opportunity, and others.

1. Inadequate supply of affordable housing available to lower-income and minority households. Impediment
2. Community resistance to the development of multifamily rental housing and housing for lower-income or minority households. Impediment
3. Shortage of subsidies and strategies to promote affordable, accessible housing for low, very low, and extremely low-income households, including protected classes. Impediment
4. Communities lack enough awareness of potential fair housing impediments and ways to address those impediments. Impediment
5. Limited coordination on fair housing issues among state fair housing enforcement agencies. Impediment
6. Local development standards and their implementation e.g., zoning, building or design standards, may constrain the development of housing opportunities for minority and low-income households. Impediment
7. Low-income households may be at risk of displacement in areas subject to strong new development pressure or activity. Impediment

- 8. Inadequate access for minority households to housing outside of areas of minority concentration. Impediment
- 9. State CDBG and HOME Programs underserve minorities in some instances.
- 10. Inadequate access to employment opportunities, transportation, public and social services infrastructure to support increased housing opportunities for lower income, minority, and disabled households. Source: State of California Department of Housing and Community Development (HCD) 2012 Analysis of Impediments to Fair Housing Choice.

*Current Local Contributing Factors*

There are several factors and elements that contribute to and may cause fair housing issues. Some of these are historical and referenced in the preceding section on local knowledge and data.

- 1. **Resident Opportunities:** Riverside County exhibits significant disparities, with certain communities facing limited access to affordable housing due to high rent prices and low-income levels. This creates barriers to fair housing for marginalized groups. Countywide, there are disparities across racial/ethnic groups in access to educational opportunities, there are disparities across racial/ethnic groups in access to environmental opportunities, There are significant disparities in access to economic opportunity.
- 2. **Historical Discrimination:** Historical discriminatory practices, such as redlining and segregation, have left lasting impacts on housing patterns in Riverside County. These practices have marginalized minority communities, leading to unequal access to housing opportunities.
- 3. **Limited Affordable Housing Stock:** Riverside County faces a shortage of affordable housing units relative to its population growth. The lack of affordable options disproportionately affects low-income individuals and families, exacerbating fair housing issues.
- 4. **Zoning Policies and Land Use Regulations:** Zoning policies and land use regulations can perpetuate segregation and limit housing choices for certain demographics. These policies may restrict the development of affordable housing in certain areas, contributing to fair housing disparities.
- 5. **Language and Cultural Barriers:** Language and cultural barriers can impede access to housing resources and information for non-English-speaking residents in Riverside County. Limited language accessibility may prevent individuals from understanding their fair housing rights and accessing assistance programs.
- 6. **Limited Enforcement of Fair Housing Laws:** Despite legal protections, the enforcement of fair housing laws in Riverside County may be inadequate. Discriminatory practices by landlords, property managers, and housing providers may go unchecked, further perpetuating housing inequality.
- 7. **Gentrification and Displacement:** Gentrification in Riverside County can lead to the displacement of long-term residents, particularly communities of color and low-income individuals. As neighborhoods undergo revitalization efforts, rising property values and rents may force vulnerable populations out of their homes, exacerbating fair housing issues.
- 8. **Transportation Accessibility:** Limited transportation options in certain areas of Riverside County can restrict housing choices for residents, particularly those without access to private vehicles. This can lead to segregation and unequal access to employment, education, and other essential services, contributing to fair housing disparities.

Addressing these contributing factors requires a comprehensive approach, including policy reforms, community engagement, and targeted interventions to promote fair housing practices and ensure equitable access to housing opportunities for all residents of Riverside County.



# Section VI: Fair Housing Priorities and Goals



**City of Palm Desert**

## Section VI Fair Housing Priorities and Goals

The County's AFH planning process included analyzing all data from survey respondents, from stakeholders, demographic and socioeconomic data, regional and localized trends and shifts. From this process, fair housing priorities and goals were created. However, the AFH process also includes review and evaluating past fair housing implementation. The following includes a small analysis of the past goals, actions and strategies adopted and implemented over the past 5 years.

Overview of Process and Analysis Used to Reach the Goals. The process for determining fair housing goals consisted of a six-tiered review and analysis:

1. Review of previously established fair housing goals,
2. Analysis of demographic data,
3. Analysis interpretation of stakeholder focus group feedback,
4. Analysis interpretation of AFH survey results,
5. Review of fair housing service provider activities,
6. Analysis of public comment, and
7. Review of other County Fair Housing reports and document priorities and goals.

### 1. Assessment of Past Goals, Actions, and Strategies

The County of Riverside has fully implemented their 2020 Analysis of Impediment to Fair Housing Choice (AI) recommendations.

#### **2020 AI Recommendation 1:**

1. The County of Riverside and its contracted fair housing service provider should continue providing educational opportunities for property owners, property managers, and residents. These opportunities should provide information concerning the law as it pertains to reasonable accommodations and reasonable modifications, which are some of the leading reasons why persons with disabilities encounter discrimination when seeking housing or attempting to maintain their housing.
2. It is recommended that the County provide for, under contract, multiple workshops per year for the next five years in locations throughout the County. These workshops should be focused on the rights of persons with disabilities as it relates to their ability to obtain and maintain housing. The content of these workshops should be tailored to landlords, tenants, and government officials (e.g., code enforcement, PHA staff, EDA staff), including a general introduction to fair housing laws and discrimination, and then primarily focus on forms of discrimination against persons with disabilities, such as unreasonably denying or refusing to address requests for reasonable accommodation and modification.
3. It is further recommended that the County continue contracting with a fair housing service provider for both discrimination and landlord-tenant services. Each annual contract should include metrics, benchmarks, and reporting requirements specific to this recommendation.

The County implemented all 3 recommendations noted above. FHCR has indicated the County maintains an annual Fair Housing contract that includes all jurisdictions in Riverside County. The FHCR provides educational opportunities for property owners/manager and residents, provides landlord/tenant mediation services, and hosts several workshops, including two upcoming workshops for first-time homebuyers.

#### **2020 AI Recommendation 2:**

Siting and Standards for Transitional and Supportive Housing.

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

The County completed an amendment to Ordinance No. 348 in March 2021 regarding transitional and supportive housing. Below is a summary of the actions as described by the City:

“Staff completed drafting an amendment to Ordinance No. 348 to ensure that transitional and supportive housing will be permitted by right in residential zones and subject only to those restrictions that apply to other residential uses of the same type in the same zone. After the breadth and scope of legislative statutory changes to the law in 2018 and 2019, particularly with respect to supportive housing, the County is redrafting its ordinances by adapting the additional requirements into amendments being prepared in response to the state’s focus on new housing and housing-related legislation during the 2018 and 2019 legislative sessions. The supportive and transitional ordinance amendments were adopted in March 2021.”

“Transitional housing and supportive housing must be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). The County permits transitional and supportive housing in all zones where one family or multi-family dwellings are allowed, including mixed use zones, and nonresidential zones that allow residential, subject only to the same regulations as similar uses in the same zone, consistent with Health and Safety Code Sections 50675.14 and 50675.2.”

Past Goals		Action	Strategies/Progress Report
1	To assist in the development of adequate housing to meet the county’s fair share of the region’s housing needs for all economic segments of the population, with an emphasis on lower-income households and households with special needs;	Ongoing housing development	Increased housing production with a focus on affordability. <b>Progress Status: On target.</b>
2	To conserve and improve the condition of the housing stock, particularly affordable housing;	Continued allocation of funding for affordable housing improvement programs such as the Home Repair Program which are targeted to assist very low to moderate income households	Annual allocation of funding for program implementation. Ensuring 90% of expiring housing covenants are maintained. <b>Progress Status: On target.</b>
3	To promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, sex, etc.	Ensure that regulatory agreements include equal opportunity compliance verbiage. Continued funding of FHCRC AFFH services.	*Ongoing monitoring activities of properties that receive County funding. *Section 3 enforcement monitoring activities and collaborations. <b>Progress Status: On target.</b>
4	Establish adequate planning, administrative and fiscal tools to implement housing policies	Ongoing efforts are being made to implement and improve housing policies	The County continues to implement and improve planning and administrative tools and appropriately updates its internal policies and procedures <b>Progress Status: On target.</b>

Past Goals		Action	Strategies/Progress Report
5	Reduce per capita residential energy use	Continuous efforts are being made to promote energy efficient strategies within agency funded housing activities. Policies	Continuous prioritization <b>Progress Status: On target.</b>
6	Implement homelessness prevention services	Design and implement a coordinated prevention system to provide limited cash assistance, a wide range of free or low-cost supportive services, and/or supplies to those most likely to become homeless.	Implementation of Homelessness Action Plan Goals <b>Progress Status: On target.</b>
7	Ensure funding of a coordinated system to end and prevent homelessness.	Identify a wide range of public and private funding opportunities to conduct the design and implementation of the coordinated system to prevent and end homelessness	Continuous prioritization. <b>Progress Status: On target.</b>
8	Continue the provision of educational opportunities for property owners, property managers, and residents concerning the law as it pertains to reasonable accommodations and reasonable modifications.	The County of Riverside and its contracted fair housing service provider should continue providing educational opportunities for property owners, property managers, and residents.	Annual allocation of funding for program implementation. <b>Progress Status: On target.</b>
9	Under contract, the County should provide multiple workshops per year for the next five years in locations throughout the County. These workshops should be focused on the rights of persons with disabilities as it relates to their ability to obtain and maintain housing.	Ongoing educational services: workshops should be tailored to landlords, tenants, and government officials (e.g., code enforcement, PHA staff, EDA staff), including an introduction to fair housing laws and discrimination, and with focus on forms of discrimination against persons with disabilities, such as unreasonably denying or refusing to address requests for reasonable accommodation and modification.	The County's Fair Housing consultant provides regional education and workshops to targeted groups. <b>Progress Status: On target.</b>
10	To continue contracting with a fair housing service provider for both discrimination and landlord-tenant services.	Ongoing educational services: Each annual contract should include metrics, benchmarks, and reporting requirements specific to this recommendation.	

## 2. Other County Reports: Fair Housing Priorities and Goals

Adherence to federal and state fair housing goals as well as consideration of how to more effectively further the specific fair housing needs of its community shall continue to be a priority within Riverside County. Affirmatively furthering fair housing embedded not only within its five-year Consolidated Plan and its Annual Action Plan, priorities and goals are implemented in the standard housing programmatic operations. Furthermore, the County shall determine the most effective ways to implement goals identified within the AFH Report preparation process.

**The County of Riverside commended the following Goals:**

- Goal 1: New Construction: Facilitate new housing opportunities to meet the needs of existing and future unincorporated Riverside County residents in all income categories.
- Goal 2: Innovative Housing Types: Encourage construction of innovative housing types that are affordable and promote mixed-income neighborhoods.
- Goal 3: Affordable Housing: Encourage construction, maintenance, improvement, and preservation of safe, decent, and sound affordable housing in unincorporated Riverside County.
- Goal 4: Special-Needs Groups: Work towards meeting the housing needs of special groups of unincorporated County residents, including but not limited to a growing senior population, large families, female headed households, farmworkers, persons with disabilities, persons with developmental disabilities, and persons and households in need of emergency shelter.
- Goal 5: Affirmatively Furthering Fair Housing: Promote affirmative further fair housing opportunities throughout the unincorporated County for all persons regardless of age, race, religion, color, religion, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation. As identified within the most recent Housing Element, the following recommended actions capture the County’s planned fair housing priorities.

**The County Housing Element recommended the following housing goals:**

H 5.1: The County shall continue to support fair housing laws and organizations that provide fair housing information and enforcement.

H 5.2: The County shall provide housing information and counseling to low-income households and households with special housing needs.

H 5.3: The County shall promote housing opportunities for all persons, regardless of race, religion, color, ancestry, national origin, sex, marital status, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.

H 5.4: The County shall strive to disperse affordable housing projects throughout the county, while ensuring that affordable housing development occurs in areas with appropriate access to infrastructure, services, and necessary community amenities, wherever feasible.

H 5.5: The County shall increase access to opportunities for lower-income households by encouraging affordable housing development in high-resource areas and improving resources near affordable housing sites located in low-resource areas.

H 5.6: The County shall collaborate with community partners to increase residential low-resource areas access to transit, environmental, economic, and educational opportunities.

### 3. 2024-2029 AFH Report- Fair Housing Priorities and Goals

The following Fair Housing Priorities, Goals and Actions were developed by looking at the community outreach, research and resource development, data collection and analysis.

#### *Fair Housing Priorities*

1. **Promote Fair Housing:** Advocating for policies and practices that ensure equal access to housing opportunities for all individuals, regardless of their background or protected characteristics.
2. **Create and Promote Housing Development Incentives:** Encouraging the development of new housing units by offering incentives to builders and developers. These incentives could include tax breaks, streamlined permitting processes, or grants.
3. **Increase Housing Density:** Focusing on strategies that lead to higher housing density, such as mixed-use developments, transit-oriented housing, and infill projects. This approach optimizes land use and supports efficient urban growth.
4. **Assist Jurisdictions by Providing Good Examples of Regulatory Changes:** Offering guidance and best practices to local governments on updating zoning regulations, land use policies, and building codes to promote fair housing and affordability.
5. **Increase Affordable Housing Volume:** Prioritizing the construction of affordable housing units to meet the needs of low and moderate-income households. This involves collaboration with developers, nonprofits, and community organizations.
6. **Increase Affordable Special Needs Housing:** Addressing the housing needs of vulnerable populations, including individuals with disabilities, seniors, and those requiring specialized housing services.
7. **Preserve Existing Affordable Housing:** Safeguarding existing affordable housing stock through rehabilitation, maintenance, and tenant protections. Preventing displacement is crucial for maintaining community stability.
8. **Promote and Help Fund Affordable Accessory Dwelling Unit (ADU) Development:** Encouraging the construction of ADUs (also known as granny flats or backyard cottages) as an affordable housing option. Providing financial support and streamlining regulations can facilitate ADU development.

### *Fair Housing Goals*

1. Provide Fair Housing Outreach Opportunities to All Areas of the County
2. Provide Zoning and Incentives to Increase a Variety of Housing Types
3. Increase Opportunities for Affordable and Special Needs Housing
4. Comprehensive Supportive Services to First-time Homebuyers
5. Incentivize Accessory Dwelling Unit (ADU) Development

Goals	Fair Housing Priorities	Actions
<b>Provide Fair Housing Outreach Opportunities to All Areas of the County</b>	<b>Promote Fair Housing</b> <ul style="list-style-type: none"> <li>• Community Engagement</li> <li>• Accessible Resources</li> <li>• Cultural Competence</li> <li>• Collaborative Partnerships</li> <li>• Education and Training</li> <li>• Targeted Strategies</li> <li>• Accessible Communication Channels</li> <li>• Feedback Mechanisms</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Action 1.A:</b> Continue contracting with a fair housing provider, such as the Fair Housing Council of Riverside County (FHCRC).</li> <li>• <b>Action 1.B:</b> Provide all informational, outreach, and project/program materials in English and Spanish, and other languages as necessary.</li> <li>• <b>Action 1.C:</b> Recruit and/or involve residents from diverse neighborhood groups and community organizations for focus groups, stakeholder interviews, or committees.</li> <li>• <b>Action 1.D:</b> Increase outreach to community members who are more likely to experience discrimination including education, mediation, and advocacy services.</li> <li>• <b>Action 1.E:</b> Strive to create outreach methods that are convenient to residents such as televised workshops, meetings at schools, outreach at senior centers/living areas, polling questions, promotions at summer events programming, use temporary or movable installations, provide area daycares, and school events, and provide additional ways for residents to learn as part of networking.</li> </ul>
<b>Provide Zoning and Incentives to</b>	<b>Create and promote housing development incentives</b> <b>Increase housing density</b>	<ul style="list-style-type: none"> <li>• <b>Action 2.A:</b> Allow for a variety of housing types and densities across residential and mixed-use zones, including single-room occupancy units,</li> </ul>



Goals	Fair Housing Priorities	Actions
<b>Increase a Variety of Housing Types</b>	Assist jurisdictions by providing good examples of regulatory changes <ul style="list-style-type: none"> <li>• Zoning Policies</li> <li>• Incentive Programs</li> <li>• Public-Private Partnerships</li> <li>• Transit-Oriented Development</li> <li>• Affordable Housing Requirements</li> <li>• Community Engagement</li> <li>• Infrastructure Investment</li> <li>• Streamlined Regulatory Processes</li> </ul>	efficiency units, and missing middle housing types (duplexes, triplexes, quadplexes, garden apartments, etc.). <ul style="list-style-type: none"> <li>• <b>Action 2.B:</b> Promote model incentives that are successful in increasing density or providing special needs housing such as expedited review processes, fee deferrals or waivers, and municipal technical assistance.</li> <li>• <b>Action 2.C:</b> Continuously monitor to ensure compliance with federal and state housing laws (related to ADUs, emergency shelters, density bonuses, LBNCs etc.) Develop and promote model ordinances or example cases and provide technical assistance to jurisdictions to assist with compliance across the region.</li> <li>• <b>Action 2.D:</b> Review current ordinances and regulations with the aim of incorporating incentives and initiatives to promote fair housing practices.</li> </ul>
<b>Increase Opportunities for Affordable and Special Needs Housing</b>	<b>Increase affordable housing volume</b>  <b>Increase affordable special needs housing</b>  <b>Preserve existing affordable housing</b> <ul style="list-style-type: none"> <li>• Government Policies</li> <li>• Funding and Subsidies</li> <li>• Zoning Regulations</li> <li>• Partnerships</li> <li>• Supportive Services</li> <li>• Adaptive Design</li> <li>• Public Awareness</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Action 3.A:</b> Rezone existing high opportunity, single-family neighborhoods to allow for higher density, more affordable housing types.</li> <li>• <b>Action 3.B:</b> Provide rehabilitation and repair funding to lower-income households to maintain the supply of affordable homes and prevent displacement.</li> <li>• <b>Action 3.C:</b> Develop incentives to encourage the development of large housing units to support larger, multigenerational households. Incentives may include reduced parking requirements, accessory dwelling units, increase residential building height, expedited development plan processing, development fees waivers or deferrals, or reduce infrastructure costs.</li> </ul>
<b>Comprehensive Supportive Services to First-time Homebuyers</b>	<b>Promote Homeownership</b> <ul style="list-style-type: none"> <li>• CDBG-HOME funding assistance</li> <li>• Community Engagement</li> <li>• Infrastructure Investment</li> <li>• Streamlined Regulatory Processes</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Action 4.A:</b> Provide financial assistance programs such as down payment assistance, closing cost assistance, and low-interest loans to eligible first-time homebuyers.</li> <li>• <b>Action 4.B:</b> Provide access to grants and subsidies aimed at making homeownership more affordable for low to moderate-income families.</li> <li>• <b>Action 4.C:</b> Provide access to resources and networks such as local real estate agents, lenders, and housing agencies to provide first-time homebuyers with access to a network of trusted professionals.</li> <li>• <b>Action 4.D:</b> Provide Homebuyer training and certification by developing a comprehensive homebuyer training program to educate participants about the responsibilities of homeownership, including property maintenance, insurance, and legal obligations. Provide certification upon completion of the training program, which may qualify participants for additional incentives or benefits</li> </ul>
<b>Incentivize Accessory Dwelling Unit (ADU) Development</b>	<b>Promote and help fund affordable ADU development</b> <ul style="list-style-type: none"> <li>• Zoning Regulations</li> <li>• Financial Incentives</li> <li>• Streamlined Permitting Process</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Action 5.A:</b> Provide a variety of information and incentives for the development of Accessory Dwelling Units, such as FAQs, technical assistance, grants for low-income ADUs, pre-approved plans, cost calculators, fee waivers, expedited review.</li> <li>• <b>Action 5.B:</b> Incentivize <i>affordable</i> ADU development, specifically geotargeting higher resource areas. Actions may include</li> </ul>

Goals	Fair Housing Priorities	Actions
	<ul style="list-style-type: none"> <li>• Design Standards</li> <li>• Education and Outreach</li> <li>• Partnerships</li> <li>• Accessory Dwelling Unit Programs</li> <li>• Public Land Use</li> <li>• Density Bonuses</li> <li>• Legalization Efforts</li> </ul>	<p>maintaining a database of affordable ADUs, allowing ADUs in all residential zones, geographically targeting ADU support, providing grants and/or fee waivers for low-income ADUs, create an in-house review and approval process, pre-approved plans for small ADU units, or expediting review for affordable ADUs</p>

### Conclusion

The purpose of the County’s Affirmatively Furthering Fair Housing (AFFH) initiative is to shape a more equitable and inclusive housing landscape. Through meticulous data collection and analysis, the AFH Report identifies the following:

#### 5 Fair Housing Goals:

1. *Provide Fair Housing Outreach Opportunities to All Areas of the County:* By providing outreach opportunities to all areas of the county, we can ensure that every community has access to resources and information necessary to understand and exercise their fair housing rights.
2. *Provide Zoning and Incentives to Increase a Variety of Housing Types:* Implementing zoning regulations and incentives to promote a diverse range of housing types is essential for fostering inclusive communities that cater to the diverse needs of residents.
3. *Increase Opportunities for Affordable and Special Needs Housing:* Increasing opportunities for affordable and special needs housing addresses the pressing need for housing accessibility and affordability, ensuring that vulnerable populations have access to safe and adequate housing options.
4. *Comprehensive Supportive Services to First-Time Homebuyers:* Providing comprehensive supportive services to first-time homebuyers empowers individuals and families to navigate the complexities of the homebuying process, thereby promoting homeownership and wealth-building opportunities.
5. *Incentivize Accessory Dwelling Unit Development:* Incentivizing accessory dwelling unit developments presents a promising avenue for increasing housing supply, promoting density, and accommodating diverse household structures while also fostering economic opportunities for homeowners.

- 8 Fair Housing Priorities:**
1. Promote fair housing
  2. Create and promote housing development incentives
  3. Increase housing density
  4. Increase affordable housing volume
  5. Increase affordable special needs housing
  6. Preserve existing affordable housing
  7. Promote Homeownership
  8. Promote and help fund affordable ADU development

In conclusion, the integration of these top five fair housing goals into the AFFH framework lays the groundwork for fostering vibrant, inclusive, and equitable communities where every individual has access to housing that meets their needs and reflects their aspirations.

Moreover, it is imperative to continue leveraging data-driven insights and collaborative efforts to advance fair housing practices and ensure that housing remains a fundamental cornerstone of social and economic justice for all.

Figure 129 Infographic with County AFFH Goals





# Appendix A: Public Participation Summary



City of Coachella

## Appendix A: Public Participation Summary

The AFH Outreach Program consisted of stakeholder forums, attendance at Supervisor District Meetings, promotional tools including District website and newsletter postings, County and Housing Authority website postings, display flyers at public housing complexes, AFH County-Wide Survey, weekly AFH Committee meetings, 30-day public comment period and Supervisor Public Hearing.

The Outreach Program included a series of 10 project promotional emails connecting with 300 stakeholders to help identify Riverside County housing issues. Four Supervisor District meetings or Municipal Advisory Committee meetings were attended promoting the project to an estimated 85 community members. A total of 35 stakeholders participated in 4 virtual focus group meetings held in March 2024. Also, Stakeholders that could not participate at the meetings completed a Stakeholder Survey. Community residents were asked to complete the AFH Countywide Survey from March 2024 through May 11, 2024. Community residents, Cooperating Jurisdictions and HUD entitlements were asked to review and provide AFH comments during a 30-day public comment period from May 2024 – June 2024.

### Stakeholder Meetings

#### STAKEHOLDER ANALYSIS SUMMARY

##### Top Contributing Factors to Housing Issues:

1. Housing Stock:
  - The existing shortage of supply driven by poor public policy decisions
2. Housing Costs/Income/Wages
  - Rents are too high and are not capped through rent control
  - Inflated costs of living, inadequate wages, and wage stagnation,
  - Wealth and income inequity
  - The most prevalent sectors in the area (logistics, healthcare, leisure/hospitality, education, agriculture) do not pay enough.
3. Inadequate Outreach:
  - The community lacks education for about the importance of affordable housing and there are an insufficient number of educational opportunities.
4. Discrimination
  - The prevalence of discrimination based on race and disability.
  - Historical redlining and inequitable access to capital, quality schools, and jobs.
5. Development
  - Insufficient funding opportunities for developers of all housing types.
  - Insufficient capital investment opportunities as well as insufficient low and moderate resource communities for all housing types.
  - Limitations within funding programs.
  - Lack of government streamlined policies that expedite development.
6. Lending
  - Challenge of finding lenders who will work with the multiple layers of subordinate financing which is often necessary for affordable homeownership.
  - Unfair lending practices.
  - Need for increased private equity

#### Stakeholder Questions

- 7) What type of organization are you from?
- 8) What programs do you feel are the most effective in addressing fair housing?
- 9) How does your agency ensure fair housing?
- 10) In your opinion, what are the top contributing factors to housing inequity?
- 11) In your opinion, what are the top housing priorities that should be addressed in the county?
- 12) How can the County take meaningful actions to address housing priorities?

- Need for increased investment opportunities in single family homes
- Lack of affordable housing, restrictions due lack of understanding or knowledge of programs

**Top Fair Housing Priorities:**

1. Provide housing to homeless individuals and/or families
2. Homelessness
3. Increase senior and family housing
4. Insufficient housing supply
5. Establish a streamlined approval process, safeguards for temporary gaps, an easier approval processes to navigate on both the consumer and builder side
6. Provide increased project-based housing choice vouchers
7. Support affordable housing developers via soft-capital funding
8. Use creative funding vehicles that can allow funds to recycled (Catalyst Fund)
9. Prevent the increase of unhoused households by providing funding for affordable housing
10. Develop more low income and middle-income housing stock
11. PSH, Services (for PSH) Vouchers
12. Fast tracking affordable/mixed-income housing developments
13. Assist more at-risk families and individuals (PSH, veterans, senior, low- and middle-income.
14. Increasing low- and middle-income family, senior, and farmworker housing financing programs and funds
15. Create more opportunity for first-time homebuyers with more down payment assistance programs as well as affordable housing and re-entry to society programs
16. Establish rent control
17. Increase Inclusionary Housing

**Stakeholder Fair Housing Recommendations:**

- Hire property management firms that receive training to make sure fair housing policies are implemented;
- Ensure that Fair housing language is included in regulatory agreements for government funded projects;
- Encourage property owners, property management companies, and housing providers adhere to Housing First practices and principles and that these priorities are embedded in outreach, lease up and management;
- Monitoring and review of tenant selection policies and marketing plans to ensure that they are following SB1380 and adhere to AFFH guidelines and Housing First principles;
- Ongoing efforts to informing the public on fair housing laws and rights is encouraged through education outreach;
- Continued implementation and incorporating of Affirmative Fair Housing Marketing Plans;
- Encourage collaboration amongst multiple housing and supportive service providers; and
- Hire property management companies that ensure fair housing practices are implemented during lease up and long-term rental operations.

**Recommendations for Meaningful Actions to Address Housing Priorities:**

- Providing more soft monies towards the development of additional affordable housing projects. Feedback included the suggestion that there be a minimum of 25% of total development cost as soft monies from local jurisdiction to be competitive for tax credits.
- Expand supply, require affordable units in all new developments, solve section 8 waitlists.
- Continue to convene stakeholders like this. Consider a tax increment program to support meaningful affordable housing financing.
- Put as much construction money as possible into as many projects as possible, 2) prioritize projects with connections to healthcare and childcare, 3) more funding for legal aid orgs.

- Identify County-owned land that is suitable for housing development, announce the sites to the development community, and release RFPs to develop that land with capital and vouchers included.
- Access to funds like rental/down payment assistance, increase funding for education and outreach services, change in policies that would streamline development/contractors of affordable housing.
- Funding opportunities and technical assistance to identify additional sources- Pre-Development funding- Political will and positive messaging regarding affordable housing for the Community.
- Develop more Inclusionary Housing.
- Continue to provide funding and incentives for more housing production of affordable and market rate units
- Decrease red tape for development, provide
- Increase funding of first-time home buyers' programs
- Increase collaboration with cities tribes and other key stakeholders
- Provided more vouchers in early pre-development
- Consider using County owned land within the Notices Of Funding Availability process.
- Increase funding for outreach and education as well as down payment assistance and
- Implement changes in policy that will streamline the approval process for affordable housing contractors
- Increase outreach to the Palm Springs Section 14 survivors and descendants to understand and address their reparations and housing needs
- Collaborate with cities to identify opportunity sites
- Expedite entitlement and provide gap funding
- Decrease the amount of commercial properties
- Work with cities to streamline process

**Programs that Stakeholders Felt Were the Most Important:**

- Section 8
- Affordability, landlord accountability, balanced laws
- Investigating and enforcing discrimination complaints.
- Educational and outreach efforts
- HOME, CDBG, and PBV.
- Housing First practices for PSH units
- Financing programs i.e., Project Based Vouchers and County HOME
- LIHTC program
- Working with USVETS I would have to say those that deal directly with helping US Veterans obtain and sustain housing. SSVF
- Hire property management firms that receive training to make sure fair housing policies are implemented
- Fair housing is required in regulatory agreements for government funded projects

Stakeholders indicated that within their organizations, they promoted and ensured fair housing compliance be implemented in the following practices: ensuring quality contracting, implementing strong policies, maintaining project and service the affordability, lending in underserved communities, providing fair housing awareness training of staff, ensure that everyone in the Coachella Valley, regardless of race, ethnicity, immigration status, and income has an affordable place to live. Agencies also promote fair housing through education & outreach, counseling services, and testing, investing in low and moderate resource communities for all housing types - funding options for developers.

**In Effort to Promote Fair Housing, Stakeholders Implement the Following Practices:**

- Embed Housing First practices and principles within outreach, lease up, and management to ensure compliance with SB1380,

- Review and update tenant selection policies as necessary,
- Inform the public regarding fair housing laws and rights through education outreach,
- Incorporate Affirmative Fair Housing Marketing Plans,
- Collaborate with the County, City partners, and professional property management firms to ensure appropriate outreach is conducted during lease-up.
- Conduct multiple levels of interviews, provide ongoing training, and establish policies and standards,
- Hire property management companies that ensure fair housing practices are implemented during lease up and long term, and
- Develop inclusionary Housing.

**RAW MEETING DATA DETAILS:**

**Method:** Virtual Meetings

**Stakeholder Meeting 1: 3/7/24 9 AM**

Attendees: 1

**Q1:** Participant Organization: Social Services

**Q2:** Section 8

**Q3:** Economic Inequality

**Q4:** Homeless, senior, family housing

**Q5:** By providing more soft monies towards the development of additional affordable housing

Additional Feedback: Projects today need a minimum of 25% of total development cost as soft monies from local jurisdiction to be competitive for tax credits. In order to develop more housing.

**Stakeholder Questions**

**13) What type of organization are you from?**

**14) What programs do you feel are the most effective in addressing fair housing?**

**15) How does your agency ensure fair housing?**

**16) In your opinion, what are the top contributing factors to housing inequity?**

**17) In your opinion, what are the top housing priorities that should be addressed in the county?**

**18) How can the County take meaningful actions to address housing priorities?**

**Stakeholder Meeting 2: 3/7/24 3PM**

Attendees: 5

**Q1:** Participant Organization: Social Service(s)

**Q2:** Affordability, Landlord accountability, Balanced laws

**Q3:** Quality contracting, strong policies, affordability

**Q4:** Shortage of supply driven by poor public policy decisions

**Q5:** 1) Supply 2) Streamlined approval processes 3) Safeguards for temporary gaps 4) Easier processes to navigate on consumer and builder side

**Q6:** Expand supply, require affordable units in all new developments, solve section 8 waitlist.

Additional Feedback: Count on us to partner, get it done!

**Stakeholder Meeting 3: 3/13/24 9 AM**

Attendees: 11

**Q1:** Participant Occupations: Housing, Lenders, and Other (Non-Profit)

**Q3:**

- By lending in underserved communities



- Training staff and awareness
- My organization is working to ensure that everyone in the Coachella Valley, regardless of race, ethnicity, immigration status, and income has an affordable place to live
- Through education, and outreach, counseling services, and testing
- Limited supply – cost-investments in low and moderate resource communities for all housing types, funding options for developers.

**Q4:**

- The most prevalent sectors in the area (logistics, healthcare, leisure/hospitality education agriculture don't pay enough. Rents are too high and are not capped through rent control.
- Income inequality. Racial discrimination. Lack of affordable housing stock.
- Challenge of finding lenders who will work with multiple layers of subordinate financing necessary for affordable home ownership. Income inequality, lack of educational opportunities, cost to develop.
- Lack of government policies or government policies which supported redlining and unfair lending. Additionally, a lack of education for community about the importance of affordable housing.
- Housing- supply -cost capital investment in low and moderate resource communities for all housing types- funding opportunities for developers of all housing types.
- Lack of affordable housing, discrimination based on race and disability.

**Q5:**

- So much across the board! Affordable rental housing, supportive housing, housing for homeless individuals and families and opportunities for home ownership.
- Affordable housing, housing affordability, decrease home ownership gap due to race, income, and other factors.
- Production of more affordable units, tenants' rights and eviction prevention, unsafe living conditions in mobile home parks, home ownership opportunities, lack of rent control.
- Providing project-based housing choice vouchers, supporting affordable housing developers via soft - capital. Using creative funding vehicle that can allow funds to recycle (catalyst fund).
- Capital and vouchers made available for multifamily housing development of all types.
- Request for additional PBV applications for new projects.

**Q6:**

- Continue to convene stakeholders like this. Consider a tax increment program to support meaningful affordable housing financing.
- put as many construction money as possible into as many projects as possible 2) prioritize projects with connections to healthcare and childcare 3) more funding for legal aid organizations
- Identify county owned land that is suitable for housing development, announce the sites to the development community and release RFP's to develop that land with capital and vouchers included.
- Access to funds like rental down payment assistance, increase funding for education and outreach services, change in policies that would streamline development and contractors of affordable housing.
- Funding, opportunities, and perhaps technical assistance to identify additional resources. Pre development funding political will and positive messaging regarding affordable housing for the community.

**Additional Comments:**

- Thank you we have found the county to be a great partner

- Eliminate NIMBY
- The county does an excellent job staying the loop and working closely with developers, cities, and stakeholders. Keep it going echoing the comment about colocation of ECE plus healthcare facilities.
- You should reach out to Palm Springs section 14 survivors and descendants to understand what they are asking for in terms of reparations and housing.

#### Stakeholder Meeting 4: 3/13/24 3 PM

Attendees: 13

**Q1:** Participant Organization: Housing, Government, Other: Affordable Housing and homeless/PSH housing, USVETS deals with homeless and supportive housing, Local CBO outreach (funded through city, state, federal level), Financing programs: project-based vouchers and county HOME funds

**Q2:**

- Investing and enforcing discrimination complaints.
- Educational and outreach efforts.
- Home CDBG and PV.
- Housing first practices for PSH units.
- Financing programs like project-based vouchers and county HOME.
- LIHTC program.
- Working with US vets, I would have to say those that deal directly with helping you US veterans obtain and sustain housing. SSVF.
- Hire property management firms that receive training and make sure fair housing policies are implemented.
- Fair housing is required in regulatory agreements for government funded projects.
- Number of MBI Staff: 3 (Tina Roseberry, Estella Wells, and Brittany Valenzuela)
- Stakeholder Group(s) represented: Housing, Government & Other (US Vets and CBO)

**Q3:**

- Housing first practices and principles embedded in outreach lease up and management.
- By reviewing tenant selection policies.
- We use housing first principles in compliance with SB1380.
- Informing the public on fair housing laws and rights. Also, through education outreach.
- Incorporating affirmative fair housing marketing plans.
- Through our property management company and the tenant selection and marketing plans.
- Working with county city partners and professional property management firm to ensure appropriate outreach and lease-up.
- US vets have multiple levels of interviewing and given assistance as well as set policies and standards through its organization. As well with working with multiple agencies and partners.
- Hire property management companies that ensure fair housing practices are implemented during lease up and long term.
- High cost of living, inadequate wages, and wealth and income inequality.
- Discrimination in sales rental and finance.
- Inclusionary housing.

**Q4:**

- Lack of affordable housing!
- Historical redlining and access to capital, quality schools, and jobs.
- High cost of living, inadequate wages, and wealth and income inequality.
- Private equity starting to invest in single family homes.
- High cost of living, wage stagnation, low supply of housing (market and affordable).
- High cost of living and inadequate wages.
- Limitations within programs, lack of affordable housing, restrictions due lack of understanding or knowledge of programs.
- Shortage of housing, and cost of living.

**Q5:**

- More availability of affordable housing.
- Preventing the increase of unhoused households by providing funding for affordable housing.
- Provide housing to homeless individuals or families.
- Low income and middle-income housing supply.
- Funding for family and senior housing.
- PSH, services (for PSH), vouchers, fast tracking affordable mixed income housing developments.
- At risk families and individuals, PSH, veterans, senior, low income, and middle income.
- Increasingly low- and middle-income family, senior, and farm worker housing financing programs and funds.
- More opportunity for first time home buyers more down payment assistance programs, affordable housing, and re-entry to society programs.
- Increasing amount of affordable housing, down payment assistance programs, and rent control.
- Inclusionary housing.

**Q6:**

- Inclusionary housing.
- Provide money, decrease red tape for development, provide incentives for more housing production, affordable and market rate.
- Increase funds and programs available to assist with development of affordable housing and first-time homeowners.
- Increasing collaboration with cities tribes and key stakeholders.
- More vouchers provided in early pre-development, county owned land NOFAS, funding county funded services programs.
- Increase funding for outreach and education, as well as down payment assistance, and change in policy that will streamline affordable housing contractors. Then, affordable housing! Affordable housing!
- Collaborate with cities to identify opportunity sites, expedite entitlement, and provide gap funding.
- In regard to lack of affordable housing perhaps help in zoning of such and maybe less commercial property locations, increase assistance programs after more affordable housing is developed.
- Increase funding and work with cities to streamline process.

**Additional Comments and Feedback:**

- minimize red tape, particularly for when it impacts affordable housing.

- Would like to see more availability of state and federal funding to continue development and construction of affordable housing.
- Make funds available for rental assistance for seniors.
- Excess sites plus funding will help with leveraging state funding and tiebreakers for LIHTC. Together they will speed up the process to get the units built.
- Need more programs available to help fund homeless resident services or services providers. We have found difficulty in providing homeless housing due to the high cost of providing services.
- It would be helpful to know where within the county there a lack of affordable housing is to focus on.
- One area we are noticing is there seems to be more individuals at the 80% plus ATM I, that are struggling to find affordable housing. Programs to help this group may be helpful.

*District Meetings*

Flyer:



**HWS** HOUSING AND  
WORKFORCE  
SOLUTIONS  
ENGAGE. ENCOURAGE. EQUIP.

In the next six months, the County of Riverside is updating their AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) for the Federal Department of Housing and Urban Development (HUD).

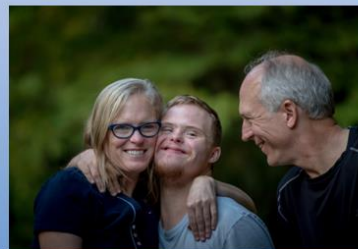
The goal of Affirmatively Furthering Fair Housing (AFFH) is to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.



***Fair housing outcomes would be locally driven based on the fair housing issues presented by local circumstances.***



Implementation of an Assessment of Fair Housing (AFH) plan will greatly enhance equity, human dignity, social welfare, and justice for all protected class groups. Creating equitable access to affordable housing opportunities is crucial to the County's vulnerable populations that have long been denied equal access in many aspects of their lives.



**Your voice matters! Please complete the survey to help guide County determinations that address priority housing and housing issues.**



**If you have questions, please reach out to: [Tina.Roseberry@mbakerintl.com](mailto:Tina.Roseberry@mbakerintl.com)**



**HWS** HOUSING AND  
WORKFORCE  
SOLUTIONS  
ENGAGE. ENCOURAGE. EQUIP.

En los próximos seis meses, el Condado de Riverside actualizará su PROMOCIÓN AFIRMATIVA DE LA VIVIENDA JUSTA (AFFH) para el Departamento Federal de Vivienda y Desarrollo Urbano (HUD).

El objetivo de AFIRMATIVA DE LA VIVIENDA JUSTA (AFFH) es combatir la discriminación en materia de vivienda, eliminar los prejuicios raciales, deshacer patrones históricos de segregación y eliminar las barreras que restringen el acceso para fomentar comunidades inclusivas y lograr equidad racial, elección de vivienda justa y oportunidades para todos los californianos.



**Los resultados de vivienda justa serían impulsados localmente en función de los problemas de vivienda justa presentados por las circunstancias locales.**



La implementación de un plan de Evaluación de Vivienda Justa (AFH) mejorará en gran medida la equidad, la dignidad humana, el bienestar social y la justicia para todos los grupos de clases protegidas. Crear un acceso equitativo a oportunidades de vivienda asequible es crucial para las poblaciones vulnerables del condado a las que durante mucho tiempo se les ha negado la igualdad de acceso en muchos aspectos de sus vidas.



**¡Tu voz importa! Complete la encuesta para ayudar a guiar las determinaciones del condado que abordan la vivienda un prioridad y los problemas de vivienda.**



Si tiene preguntas, comuníquese con:  
[Tina.Roseberry@mbakerintl.com](mailto:Tina.Roseberry@mbakerintl.com)

**District 1 Meeting:**

When: March 27<sup>th</sup> 2024 at 6:00 pm  
Where: 530 West Center Street, Highgrove, CA 92507  
Number of attendees: 16  
Presented under New Business: Riverside County’s Affirmatively Further Fair Housing  
Posted on district website and newsletter: [Home | District 1 County of Riverside Supervisor Kevin Jeffries \(rivcodistrict1.org\)](#)  
No comments received.

**District 2 Meeting:**

When: February 28<sup>th</sup> 2024 at 6:00 pm  
Where: Highgrove Library:530 Center Street, Riverside, CA 92507  
Number of attendees: 20  
Presented under Public comment for a maximum duration of 3 minutes  
Posted on Districts website: [News | Supervisor Karen Spiegel - Riverside County District 2 \(rivcodistrict2.org\)](#)  
No comments received.

**District 3 Meeting:**

When: March 14<sup>th</sup>, 2024 at 6:30 pm  
Where: Francis Domenigoni Community Center (32665 Haddock St, Winchester CA 92596  
Number of attendees: 30  
Posted on Districts website: [News | Supervisor Chuck Washington, District 3](#)

**District 4 Meeting Thousand Palms:**

When: March 21, 2024 at 5:00 pm  
Where: 31-189 Robert Road Thousand Palms, CA 92276  
Canceled

**District 4 Meeting Thermal:**

When: March 25<sup>th</sup>, 2024 at 6:00 pm  
Where: Jerry Rummonds Senior Center Thermal, CA 92274  
Number of attendees: 20  
Comments: audience wanted to know once the AFH is finalized if the data would be implemented in the County’s “outdated” Housing Element.

**District 5 Meeting:**

When: March 21st, 2024 at 6:00 pm  
Where: James A. Venable Community Center / 50390 Carmen Ave, Cabazon, CA 92230 – cancelled meeting

## AFH Survey

Total Responses: 324

Question 1: Please choose your primary relationship to Riverside County (check all that apply)

Answer Choices	Responses	
Resident (I live here)	71.60%	232
Employee (I work here)	73.46%	238
Student (I go to school here)	2.47%	8
Business Owner (I own a business here)	4.01%	13
Social Service Provider	9.57%	31
Housing Developer	6.79%	22
Other (please specify)	1.54%	5
	<b>Answered</b>	<b>324</b>
	<b>Skipped</b>	<b>0</b>

Question 2: In what Riverside County ZIP code do you spend most of your time (live, work, study, etc.)?

Answered 322

Skipped 2

**Question 3: What is your age?**

Answer Choices	Responses	
17 or younger	0.00%	0
18-24	1.00%	3
25-34	8.31%	25
35-44	25.58%	77
45-54	30.23%	91
55-64	27.91%	84
65-74	5.32%	16
75 or older	1.66%	5
	<b>Answered</b>	<b>301</b>
	<b>Skipped</b>	<b>23</b>



**Question 4: What gender do you identify as? (Check all that apply)**

Answer Choices	Responses	
Male	20.00%	60
Female	78.33%	235
Transgender	0.00%	0
Non-Binary	1.00%	3
I decline to say	1.00%	3
Other (please specify)	0.00%	0
	Answered	300
	Skipped	24

**Question 5: What is your race and/or ethnicity? (Check all that apply)**

Answer Choices	Responses	
White	39.73%	118
Black or African American	18.18%	54
Hispanic or Latino	39.06%	116
Asian or Asian American	4.71%	14
American Indian or Alaska Native	3.03%	9
Native Hawaiian or other Pacific Islander	0.67%	2
Middle Eastern or North African	2.02%	6
Other (please specify)	3.37%	10
	Answered	297
	Skipped	27

**Question 6: Do any of the following describe you or a member of your family? (check all that apply)**

Answer Choices	Responses	
Disabled Person	24.55%	54
Military Veteran	18.64%	41

Answer Choices	Responses	
Aged 65+	33.64%	74
LGBTQIA Person	14.09%	31
Homeless or Formerly Homeless Person	11.36%	25
First-Generation Immigrant or Refugee	15.45%	34
First-Generation Immigrant or Refugee	4.09%	9
Low- or Moderate-Income Person	49.55%	109
Low- or Moderate-Income Person	17.27%	38
	<b>Answered</b>	<b>220</b>
	<b>Skipped</b>	<b>104</b>

**Question 7: What level of education have you completed?**

Answer Choices	Responses	
Less than High School	1.00%	3
High School Diploma/Equivalency	9.00%	27
Some College	22.67%	68
Associate degree	9.67%	29
Bachelor's Degree	29.33%	88
Some Graduate School	3.00%	9
Advanced/Professional Degree	25.33%	76
	<b>Answered</b>	<b>300</b>
	<b>Skipped</b>	<b>24</b>

**Question 8: How many people usually live in your household?**

Answer Choices	Responses	
1	7.62%	23
2	26.16%	79
3	20.20%	61
4	21.19%	64
5 or more	24.83%	75
	<b>Answered</b>	<b>302</b>
	<b>Skipped</b>	<b>22</b>

**Question 9: What best describes your household? (children are under 18, adults are 18 and older)**

Answer Choices	Responses	
Single Adult	8.28%	25
Two or More Adults with No Children	29.47%	89
Single Parent with One or More Children	10.26%	31
Two Parents with One or More Children	26.16%	79
Multiple Generations of One Family	22.85%	69
Multiple Unrelated Persons	0.33%	1
Other (please specify)	2.65%	8
	<b>Answered</b>	<b>302</b>
	<b>Skipped</b>	<b>22</b>

**Question 10: In the past month, what has been your housing situation?**

Answer Choices	Responses	
Renting a house	16.94%	51
Renting an apartment	12.62%	38
Homeowner	59.14%	178
Staying in the house/apartment of a friend or family member	11.96%	36
Staying in a homeless shelter	0.00%	0
Homeless with no fixed shelter	0.66%	2
Other (please specify)	2.99%	9
	<b>Answered</b>	<b>301</b>
	<b>Skipped</b>	<b>23</b>

**Question 11: Do you spend more than 30% of your monthly income on housing expenses? (rent/mortgage + utilities)**

Answer Choices	Responses	
Yes	72.19%	218
No	24.17%	73
I don't know	3.64%	11
	<b>Answered</b>	<b>302</b>
	<b>Skipped</b>	<b>22</b>

**Question 12: Have you or someone you know ever encountered any of the forms of housing discrimination described above?**

Answer Choices	Responses	
Yes, I have	21.40%	61
I think I may have	5.61%	16
I haven't, but someone I know has	12.63%	36
I haven't, but I think I may know someone who has	5.96%	17
No, I don't know anyone who has	50.18%	143
N/A / prefer not to say	4.21%	12
	Answered	285
	Skipped	39

**Question 13: If you think housing discrimination is occurring, what types of discrimination do you think are most prevalent? (Please select top three)**

Answer Choices	Responses	
Race/Ethnicity Religion Disability	61.11%	165
Sexual Orientation	20.37%	55
Pregnant or Having Children Sex/Gender	12.96%	35
Age	26.30%	71
Marital Status	12.22%	33
National Origin/Ancestry Family Status	16.67%	45
Criminal History/Record Source of Income	41.11%	111
None, I do not think there is any housing discrimination in Riverside County	18.15%	49
Other (please specify)	8.52%	23
	Answered	270
	Skipped	54

**Question 14: Which issues, if any, limit housing options in the County? (Please select top three)**

Answer Choices	Responses	
Rent or mortgage costs are too high in preferred neighborhoods	89.08%	253
High down payments	53.17%	151
Limited home sizes	10.56%	30
Limited housing availability	42.25%	120
Poor credit history or credit score	44.72%	127
There are not enough homes that can accommodate disabilities (i.e., wheelchair accessible)	9.51%	27
Concern that a family would not be welcome in a certain neighborhood(s)	12.68%	36
Local zoning does not support affordable housing	28.52%	81
I do not know of any limiting factors on housing options	4.93%	14
	Answered	284
	Skipped	40

**Question 15: Please select up to three (3) housing issues most in need of attention in your Riverside County community**

Answer Choices	Responses	
Increase Affordable Rental Housing for Families	65.83%	183
Increase Affordable Rental Housing for Seniors	39.57%	110
Increase Affordable Rental Housing for Farm Workers	7.19%	20
Increase Affordable Housing with Supportive Services for People with Disabilities	15.47%	43
Increase Affordable Housing with Supportive Services for Homeless Individuals and Families	27.70%	77
Eviction Prevention and Renters Rights Assistance	13.67%	38
Assistance to Repair and Modernize Public and Affordable Rental Housing	12.59%	35
Assistance for Qualifying Homeowners to Repair Issues with Homes	24.10%	67
Affordable First-Time Homebuyer Assistance: Counseling, Down Payments, Closing Costs	48.56%	135
Increase Available Housing for People Using Section 8 Housing Choice Vouchers	14.39%	40
Increase Available Housing for People with Low Credit Scores or a Previous Eviction	19.78%	55
Assistance for Energy Efficiency Upgrades to Reduce Utility Bills	22.66%	63

Answer Choices	Responses	
Short-Term Assistance with Rent/Mortgage/Utility Payments	15.47%	43
Other (please specify)	10.07%	28
	Answered	278
	Skipped	46

**Question 16: Do you feel any of the following issues have impacted families or individuals from purchasing a home? (Please select top three)**

Answer Choices	Responses	
Rent or mortgage was more than I/we could afford	85.66%	233
The amount of money I/we had for deposit was too low	59.56%	162
Housing needed to be large enough for my/our household	13.97%	38
My/our credit history or credit score was too low	44.49%	121
I/we need units that accommodate a disability (i.e., wheelchair accessible)	4.78%	13
Not being shown housing in the neighborhood(s) I/we wanted to move to	10.29%	28
Concern that I/we would not be welcome in the neighborhood	4.41%	12
Unaware of rental rehab programs that may be available	19.49%	53
None	8.82%	24
	Answered	272
	Skipped	52

**Question 17: If you have ever applied for a home loan and your application was NOT approved, which of the following reasons were given?**

Answer Choices	Responses	
My/our income level is too low	22.01%	59
The amount I/we had for a down payment was too little	17.54%	47
The amount of savings I/we had was not enough	12.69%	34
The value of my current property was too low	1.12%	3
My/our credit history of credit score(s) was too low	16.79%	45
This question is not applicable to me	22.76%	61
I have not had this problem	44.40%	119
	Answered	268
	Skipped	56





# Appendix B: Goals and Priorities PowerPoint



**City of Beaumont**



## Riverside County AFH

### Goals and Actions



## Riverside County Fair Housing Priorities

- Promote Fair Housing
- Create and promote housing development incentives
- Increase housing density
- Assist jurisdictions by providing good examples of regulatory changes
- Increase affordable housing volume
- Increase affordable special needs housing
- Preserve existing affordable housing
- Promote Homeownership
- Promote and help fund affordable ADU development



## Goal 1: Provide Fair Housing Outreach Opportunities to All Areas of the County

- **Action 1.A:** Continue contracting with a fair housing provider, such as the Fair Housing Council of Riverside County (FHCRC).
- **Action 1.B:** Provide all informational, outreach, and project/program materials in English and Spanish, and other languages, as necessary.
- **Action 1.C:** Recruit and/or involve residents from diverse neighborhood groups and community organizations for focus groups, stakeholder interviews, or committees.
- **Action 1.D:** Increase outreach to community members who are more likely to experience discrimination including education, mediation, and advocacy services.
- **Action 1.E:** Strive to create outreach methods that are convenient to residents such as televised workshops, meetings at schools, outreach at senior centers/living areas, polling questions, promotions at summer events programming, use temporary or movable installations, provide area daycares and school events, and provide additional ways for residents to learn as part of networking.



## Goal 2: Provide Zoning and Incentives to Increase a Variety of Housing Types

- **Action 2.A:** Allow for a variety of housing types and densities across residential and mixed-use zones, including single-room occupancy units, efficiency units, and missing middle housing types (duplexes, triplexes, quadplexes, garden apartments, etc.).
- **Action 2.B:** Promote model incentives that are successful in increasing density or providing special needs housing such as expedited review processes, fee deferrals or waivers, and municipal technical assistance.
- **Action 2.C:** Continuously monitor to ensure compliance with federal and state housing laws (related to ADUs, emergency shelters, density bonuses, LBNCs etc.) Develop and promote model ordinances or example cases and provide technical assistance to jurisdictions to assist with compliance across the region.
- **Action 2.D:** Review current ordinances and regulations with the aim of incorporating incentives and initiatives to promote fair housing practices.



## Goal 3: Increase Opportunities for Affordable and Special Needs Housing

- **Action 3.A:** Rezone existing high opportunity, single-family neighborhoods to allow for higher density, more affordable housing types.
- **Action 3.B:** Provide rehabilitation and repair funding to lower-income households to maintain the supply of affordable homes and prevent displacement.
- **Action 3.C:** Develop incentives to encourage the development of large housing units to support larger, multigenerational households. Incentives may include reduced parking requirements, accessory dwelling units, increase residential building height, expedited development plan processing, development fees waivers or deferrals, or reduce infrastructure costs.



## Goal 4: Comprehensive Supportive Services to First-time Homebuyers

- **Action 4.A:** Provide financial assistance programs such as down payment assistance, closing cost assistance, and low-interest loans to eligible first-time homebuyers.
- **Action 4.B:** Provide access to grants and subsidies aimed at making homeownership more affordable for low to moderate-income families.
- **Action 4.C:** Provide access to resources and networks such as local real estate agents, lenders, and housing agencies to provide first-time homebuyers with access to a network of trusted professionals.
- **Action 4.D:** Provide Homebuyer training and certification by developing a comprehensive homebuyer training program to educate participants about the responsibilities of homeownership, including property maintenance, insurance, and legal obligations. Provide certification upon completion of the training program, which may qualify participants for additional incentives or benefits



## Goal 5: Incentivize Accessory Dwelling Unit (ADU) Development

- **Action 5.A:** Provide a variety of information and incentives for the development of Accessory Dwelling Units, such as FAQs, technical assistance, grants for low-income ADUs, pre-approved plans, cost calculators, fee waivers, expedited review.
- **Action 5.B:** Incentivize *affordable* ADU development, specifically geotargeting higher resource areas. Actions may include maintaining a database of affordable ADUs, allowing ADUs in all residential zones, geographically targeting ADU support, providing grants and/or fee waivers for low-income ADUs, create an in-house review and approval process, pre-approved plans for small ADU units, or expediting review for affordable ADUs.



# Appendix C: Referenced Plans and Publications



**City of Eastvale**

## Appendix C: Referenced Plans and Publications

This appendix provides detailed descriptions of the plans, publications, and legal documents referenced in the Assessment of Fair Housing (AFH) report for Riverside County. Each document plays a crucial role in shaping the county's housing policies and initiatives.

**1. Housing Element:** <https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-RC-Housing-20Element-Chapter-208-revised-with-Appendices-2-15-23-1.pdf>

The Housing Element is a component of Riverside County's General Plan. It outlines the county's housing needs, goals, policies, and programs for a specific planning period. This document identifies strategies for accommodating projected population growth, preserving, and improving existing housing stock, and promoting affordable housing. The Housing Element is updated every eight years and must comply with state housing laws.

**2. Analysis of Impediments to Fair Housing Choice (AI):**  
<https://rivcohps.org/sites/g/files/aldnop131/files/2023-03/2019-2024AnalysisImpedimentFairHousingReport.pdf>

Identifies barriers to fair housing and outlines strategies to overcome these obstacles. The AI is an integral part of the AFH planning process.

**3. Proposed One Year Action Plan 2024-2025 of the Five-Year Consolidated Plan 2024-2029:**  
[https://rivcohws.org/sites/g/files/aldnop131/files/2024-03/Proposed\\_OYAP\\_Plan\\_2024-2025.pdf](https://rivcohws.org/sites/g/files/aldnop131/files/2024-03/Proposed_OYAP_Plan_2024-2025.pdf)

HUD-required one-year Annual Action Plan outlines the county's strategy for using federal funds to address community development and housing needs. The plan includes allocations for various programs like the Community Development Block Grant (CDBG), which supports public services, neighborhood improvements, economic development, and affordable housing initiatives.

**4. CAPER 2023:** <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:a8dd8963-6690-439d-afdf-330db8855c72>

The Consolidated Annual Performance and Evaluation Report. It is a mandatory document that U.S. state and local governments must submit to the Department of Housing and Urban Development (HUD) each year. This report is part of the compliance requirements for jurisdictions that receive federal funding through HUD programs, such as the Community Development Block Grant (CDBG), HOME Investment Partnerships Program, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

**5. Homeless Action Plan:** <https://rivcohws.org/sites/g/files/aldnop131/files/2022-10/County%20of%20Riverside%20Homeless%20Action%20Plan.pdf>

Riverside County's Homeless Action Plan outlines a comprehensive strategy to address homelessness within the county. This plan is developed in collaboration with various stakeholders, including government agencies, non-profit organizations, service providers, and community members.

**6. COC Performance Report -2022:** <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:299ea137-5f86-4982-991f-194493a8135>

The Continuum of Care (CoC) Performance Report for Riverside County is a comprehensive evaluation of the county's efforts to address homelessness. It includes data on various metrics, such as the effectiveness of housing programs, the number of individuals and families served, and the overall impact of CoC-funded initiatives.

**7. FHCRC:**

Quarter 1: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:2f39030b-25f2-478f-add5-66a269628bf8>

Quarter 2: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:05ce80f1-381a-45c0-8a64-8bab9b3a3853>

Quarter 3: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:3cd6298d-9c10-4248-9c20-af78558f5956>

Quarter 4: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:0bf7850c-6131-446f-8b8c-87caaca8e24c>

**8. California State Laws Regarding Fair Housing**

California has enacted several laws to promote fair housing practices and prevent discrimination. Key laws include:

California Fair Employment and Housing Act (FEHA): Prohibits discrimination in housing based on race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, and other protected characteristics.

Unruh Civil Rights Act: Provides protection against discrimination by all business establishments in California, including housing providers.

California Tenant Protection Act (AB 1482): Introduces rent control and just cause eviction protections for tenants.



## 9. Local Zoning Regulations and Ordinances

Riverside County's local zoning regulations and ordinances are critical tools for implementing the county's land use policies. These regulations determine how land can be used and developed, including residential, commercial, and industrial uses. Key ordinances include:

- Zoning Ordinance: Specifies the types of buildings allowed in different areas, building heights, densities, setbacks, and other land use controls.
- Inclusionary Housing Ordinance: Requires developers to include a certain percentage of affordable housing units in new residential developments or pay in-lieu fees to support affordable housing projects.

## 10. Other Relevant Publications:

- Regional Housing Needs Assessment (RHNA): Mandated by state law, the RHNA allocates housing unit targets to cities and counties to ensure they plan for and accommodate all economic segments of the population.
- Community Profiles and Demographic Reports: Provide detailed demographic data, housing statistics, and socioeconomic indicators essential for understanding the community's housing needs and planning appropriately.

Each of these documents informs the development and implementation of policies aimed at promoting fair housing and addressing the diverse housing needs of Riverside County's residents. They collectively ensure that the county meets federal, state, and local requirements for housing and community development.

**County of Riverside  
2024-2029  
Assessment of Fair  
Housing Report**



# CITIZEN PARTICIPATION PLAN

COUNTY OF RIVERSIDE

*CITIZEN PARTICIPATION PLAN*

*24 CFR Part 91.105*

**FIVE-YEAR CONSOLIDATED PLAN  
2024-2029**

**JULY 2024**

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# CITIZEN PARTICIPATION PLAN

## I. INTRODUCTION

On February 5, 1988, the President signed into law the Housing and Community Development Act of 1987, which, among its many provisions, requires jurisdictions to develop and follow a written Citizen Participation Plan. The Riverside County Citizen Participation Plan is intended to ensure full citizen participation in the Riverside County Urban County program. All community development, housing, and emergency shelter activities, either proposed or currently being implemented under the CDBG, ESG, and HOME programs, are governed by the provisions herein.

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

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

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

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

### A. Participation

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

The primary purpose of the participation will be to identify needs, set priorities, allocate funding, and make program recommendations related to the consolidated planning process. The County shall provide for and encourage citizen participation with particular emphasis on low—and moderate-income persons, persons residing in predominantly low—and moderate-income

neighborhoods, persons residing in slums and blighted areas, and persons residing in areas where the use of CPD funds is being proposed.

The primary purpose and intent of HUD's CPD programs covered by this Citizen Participation Plan is to empower residents and improve communities by providing decent and affordable housing, a suitable living environment, and sustainable economic opportunities. The County encourages the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities. Note: Although the term "citizen" is used in the Citizen Participation Plan to be consistent with the statutory language (i.e., "Citizen Participation Plan"), Riverside County welcomes and solicits input from all County residents regardless of their citizenship or right-to-work status.

#### Meeting the Needs of Non-English-Speaking Persons

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

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

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

#### Access for Persons with Disabilities

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

## Access to Residents of Public and Assisted Housing

It is the policy of the County to encourage participation by residents in public and assisted (affordable) housing in the development of the Consolidated Plan and the Assessment of Fair Housing. We will work closely with the Housing Authority of the County of Riverside to insure participation of Section 8 tenants when seeking input under this Citizen Participation Plan.

### **B. Public Hearings**

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

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

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

### **C. Public Notices**

All consolidated planning public hearings will be publicly noticed for a period not less than thirty (30) calendar days in advance of the hearing date and at the beginning of official public comment periods. The notices will be published either as public notices or advertisements in one or more newspapers of general circulation serving the community of affected citizens. In areas where the County has determined that there is a substantial non-English speaking population within its jurisdiction, the hearing notice will be published in English and in the appropriate language(s). The notices will provide details concerning the nature of the public hearing, applicable HUD regulations, date and time of the hearings, and other necessary information. Public notices will also be posted on the Riverside County Department of Housing And Workforce Solution's website at <https://rivcohws.org/community-and-housing-development/public-noticesnewsreports> and [www.harivco.org](http://www.harivco.org).

The County will also follow the above public noticing process for other "non-public hearing" CPD



related actions to be taken by the Board of Supervisors. These actions include Substantial Amendments to the Consolidated Plan or Action Plans.

#### **D. Access to Meetings**

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

#### **E. Public Comments**

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

#### **F. Strategic Plan Development**

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

The following program information is provided to the public:

- a. The estimated amount of funds available to the Urban County Program for community

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

## **G. Substantial Amendments**

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

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

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

1. A new activity not previously listed and described in the Consolidated Plan/One-Year Action Plan;
2. When a proposal is made to amend the description of an existing activity in such a way that the newly described purpose, scope, location, or beneficiaries differ significantly from the original activity’s purpose, scope, location, or beneficiaries, or
3. An increase in the amount of CPD funds allocated to an existing activity when the following apply:
  - a. an increase in funding for a CDBG public service-type activity in an amount greater than \$500,000 or a 100% increase over the current funded amount, whichever is greater;
  - b. an increase in funding for an Emergency Solutions Grant activity in an amount greater than \$200,000, or a 100% increase over the current funded amount, whichever is greater; or

- c. an increase in the funding for other activities (public facility improvements, code enforcement, acquisition, program administration, etc.) in an amount greater than \$1,000,000, or a 100% increase over current funded amount, whichever is greater.
- d. an increase in the funding for HOME eligible activity in an amount greater than \$1,000,000, or a 100% increase over the current funded amount, whichever is greater.

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

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

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

#### **H. Amendment to Citizen Participation Plan**

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

#### **I. Five-Year Assessment of Fair Housing**

Riverside County will conform to the following procedure in drafting and adopting the Assessment of Fair Housing Report:

##### **A. Plan Considerations:**

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

- i. Fair Housing Organizations;
- ii. Other local governments;
- iii. Advocacy groups for special needs households;
- iv. Affordable housing providers;

- v. Banks and other financial institutions; and
- vi. Educational institutions.

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

#### B. Plan Review and Comment:

The draft of the Assessment of Fair Housing Report (AFH) will be available for public review for 30 days before the Board of Supervisors considers it at a scheduled public hearing. During this period, the Department of Housing and Workforce Solutions (HWS) or designee will accept written comments. A summary of the comments received, written and verbal, will be attached to the Assessment of Fair Housing prior to submission to HUD. Copies will be made available following the process described in this section of this document.

#### C. Public Hearing:

The Board of Supervisors will conduct a public hearing to accept public comments on the draft of the Assessment of Fair Housing Report prior to approval and submission to HUD. The participating cities within The county's Urban County Program is not required to hold a public hearing, but it must at least present the Assessment of Fair Housing Report to its respective City Councils and inform the public of Riverside County's public comment period. Section II of this Citizen Participation Plan describes the process for publishing notices for and conducting public hearings.

#### D. Submittal to HUD:

Upon approval and adoption by the Board of Supervisors, the Assessment of Fair Housing Report will be incorporated into the Consolidated Plan and submitted to HUD for approval.

#### E. Document Access and Comments:

The approved Assessment of Fair Housing Report will be kept on file by the Department of Housing and Workforce Solutions (HWS) at 3403 10<sup>th</sup> St, Suite 300, Riverside, CA 92501, and online at <https://rivcohws.org/community-and-housing-development/public-noticesnewsreports#2741959481-5196975> . It can also be made available to those requesting the plan.

#### **J. Access to Information**

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

Standard documents will be available for public review at the Department of Housing and Workforce Solutions (HWS) current address location and the [https://rivcohws.org/](https://rivcohws.org/community-and-)

[housing-development/cdbg-program](https://rivco.org/housing-development/cdbg-program) website. These materials will also be available in a form accessible to persons with disabilities upon request. Comments, questions, or suggested amendments should be directed to the CDBG Program Administrator at [RivCoCDBG@rivco.org](mailto:RivCoCDBG@rivco.org).

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

It is the policy of the County of Riverside to maintain and provide access to all applicable and appropriate records pertaining to the administration of the CDBG, ESG, and HOME programs. Records retention is a component of the County's CPD Program File Management System. Accordingly, the County will maintain and provide access to documentation and records for a period of five (5) years. Current copies of all major documents related to the current Consolidated Plan and related Consolidated Annual Performance and Evaluation Report (CAPER) will be posted on the <https://rivcohws.org/community-and-housing-development/public-noticesnewsreports#2741959481-5196975> webpage. Copies may be requested in person, by mail, email, or by telephone. Program records maintained on file or requiring research and compilation shall be provided within a reasonable time period upon receipt of a written request which specifically states the information desired.

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

Most reasonable requests shall be filled at no cost to the public. Administering agencies reserve the right to charge a fee for duplicating documents when such requests are not reasonable.

Reasonableness will be determined by a combination of the number of copies requested, the size (pages and/or dimensions) of the document, the length of time needed to compile the data, and the direct costs to the administering agency to duplicate the documentation.

#### **K. RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE POLICY HOME PROGRAM [24 CFR 42.325 and 92.353]**

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

All replacement housing will be provided within three (3) years after the commencement of the demolition or conversion. Before entering into a contract committing the County of Riverside to provide funds for a project that will directly result in demolition or conversion, the County of Riverside will make public by publication in a newspaper of general circulation and submit to HUD the following information in writing:

1. A description of the proposed assisted project;

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

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

The Department of Housing and Workforce Solutions (HWS) is responsible for tracking the replacement of lower-income housing and ensuring that it is provided within the required period. The Owner/Developer will be responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any housing or the conversion of lower-income housing to another use.

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

1. Coordinate code enforcement with rehabilitation and housing assistance programs.
2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
3. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
4. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
5. Adopt policies to identify and mitigate displacement resulting from intensive public

investment in neighborhoods.

6. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
7. Adopt tax assessment policies, such as deferred tax payment plans, to reduce the impact of increasing property tax assessments on lower-income owner-occupants or tenants in revitalizing areas.
8. Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhoods in the face of revitalization pressures.

#### **L. Performance Reports**

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

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

#### **M. Technical Assistance**

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

HWS makes technical assistance available to current and potential activity sponsors through the Program Managers, who are the main source of information on CPD programs and the application process. Program Managers are available to provide assistance at community meetings and during proposal preparation, evaluation, review, and monitoring. Although the program managers are the

primary contact between the communities and service providers, all other related HHPWS resources will be made available.

## **N. Complaints**

Residents or other interested parties may submit complaints to the County in relation to the administration of the CPD-funded programs. Complaints may be submitted electronically through email at: [RivCoCDBG@rivco.org](mailto:RivCoCDBG@rivco.org) to the Department of Housing and Workforce Solutions (HWS).

The complaining party should state the nature of the complaint, what prior efforts have been made to resolve the problem, and any other pertinent information which would help staff

determine a solution. All complaints will receive careful consideration, and a timely, substantive response will be provided within fifteen (15) working days.

## **III. Monitoring and Evaluation**

In accordance with HUD CPD program regulations, the County continually monitors all CPD-funded subrecipients and their activities. The County's current CPD Program Monitoring Policies were developed and adopted in September 2016 through Administrative Program Notice 2016.02 and amended July 30, 2024. Further, the County monitors deed restricted projects funded through the HOME program (24 CFR § 92.504 - Participating jurisdiction responsibilities; written agreements; on-site inspection). Housing developed with County administered housing funds such as the HOME program are monitored in accordance with HUD regulation as compiled in Riverside County Monitoring Policies and Procedures. This document is updated annually to incorporate industry and regulation changes.

*24 CFR 200.328 (a)* provides for the county's general program monitoring responsibilities in administering the HUD-funded CPD programs.

Monitoring and reporting program performance.

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

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

1. To assist the subrecipient in complying with applicable laws and regulations.  
The County's subrecipient monitoring objectives are as follows:

2. To assist subrecipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
3. To provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by subrecipients, and not repeated.



4. To comply with the Federal monitoring requirements of 24 CFR 570.501(b) and with 2 CFR 200.328 (a), as applicable.
5. To determine if any conflicts of interest exist in the operation of the CDBG program per 24 CFR 570.611, and 2 CFR 200.112
6. To ensure that required records are maintained to demonstrate compliance with applicable regulations.

#### **IV. Definitions**

**Assessment of Fair Housing Report (AFH):** The AFFH: Affirmatively furthering fair housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Identifies the primary conditions that limit fair housing access in Riverside County; recommends and prioritizes actions to address these limiting conditions in order to: reduce segregation; eliminate racially and ethnically concentrated areas of poverty; reduce disparities in access to community assets; and reduce disproportionate levels of housing need for families with children, people with disabilities, and people of different races, ethnicities, and national origins; and outlines goals, milestones, and metrics for implementing actions to address fair housing issues in Riverside County.

**HWS: County of Riverside,** Department of Housing and Workforce Solutions (HWS) – responsible for the administration of the County's CDBG, HOME, HOME-ARP, ESG programs.

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

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

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

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

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

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

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

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

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

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

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

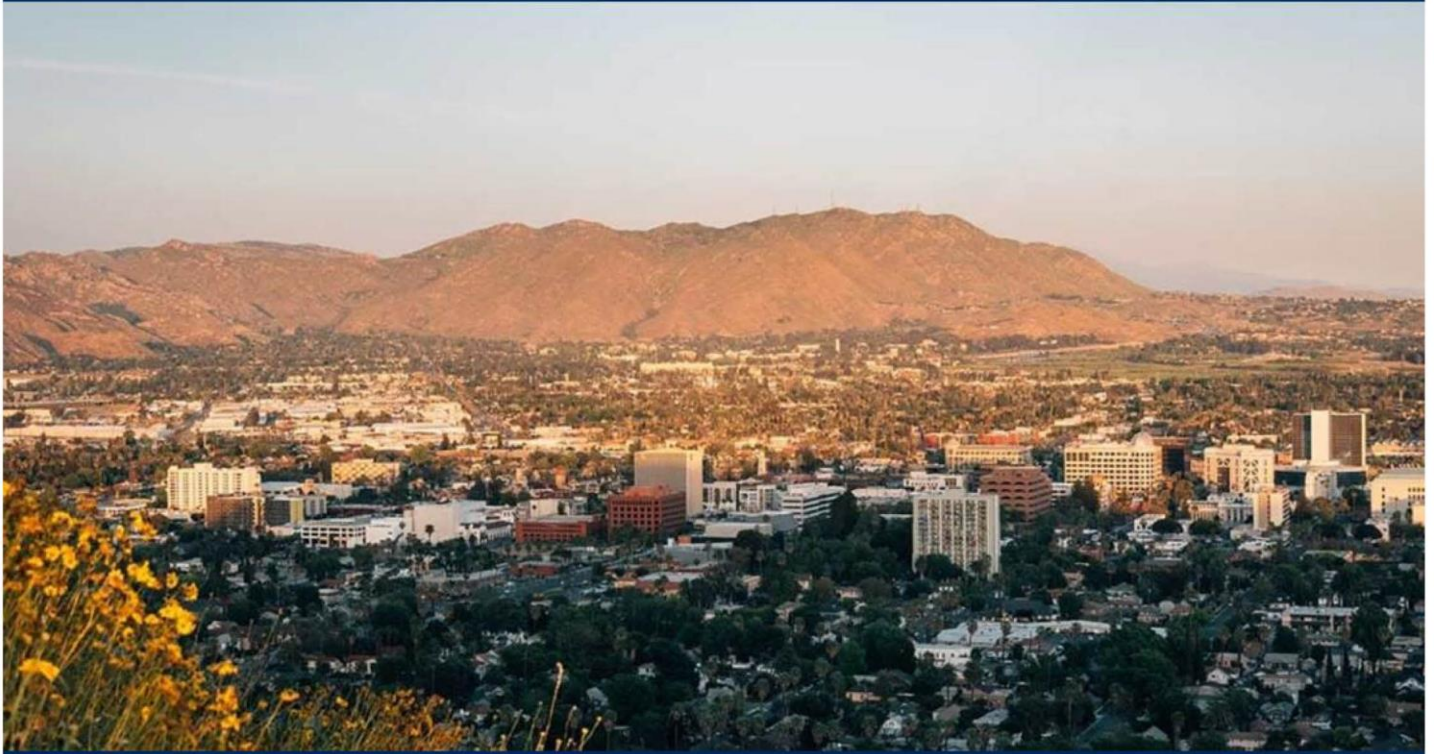
**Subrecipient:** A public or private nonprofit agency, authority or organization, or a for-profit entity receiving CDBG, HOME, or ESG funds from the County or another subrecipient to undertake activities eligible for assistance. The term does not include contractors providing supplies, equipment, construction, or services subject to the procurement requirements in 2 CFR Part 200, as applicable.

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



# County of Riverside 2024-2029 Assessment of Fair Housing Report

July 2024



[www.mbakerial.com](http://www.mbakerial.com)

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- District 4: Supervisor V. Manuel Perez
- District 5: Supervisor Yxstian Gutierrez

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- Susana Orozco – Principal Development Specialist
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- Mervyn Manalo – Supervising Development Specialist

## **Planning Department of Riverside County**

## **Fair Housing Council of Riverside County**

## **AFH Outreach Stakeholders**



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# Section I: Executive Summary



**City of La Quinta**



# Section I. Executive Summary

The Assessment of Fair Housing (AFH) Report has been meticulously crafted to showcase Riverside County's unwavering dedication and initiative-taking measures in adhering to the Civil Rights Act of 1968 (Fair Housing Act) and its subsequent amendments in 1974 and 1988. These legal provisions unequivocally prohibit housing discrimination based on race, color, national origin, religion, sex, families with children, and people with disabilities. The report underscores the County's commitment to fostering inclusive communities, overcoming patterns of segregation, and ensuring equitable access to housing opportunities for all residents.

The AFH for Riverside County is a regional planning document that includes analysis of fair housing issues as well as identification and prioritization of significant contributing factors to better inform program participants' goal setting, establish priorities and strategies, and guide the meaningful actions that program participants will take to affirmatively further fair housing. The 2019 Riverside Consolidated Plan defines the AFH as follows:

*The **Assessment of Fair Housing Report (AFH)** is: a comprehensive review of the County of Riverside and its participating communities' laws, regulations, and administrative policies, procedures, and practices; an assessment of how those laws, etc. affect the location, availability, and accessibility of housing; an assessment of conditions, both public and private, affecting fair housing choice for all protected classes; and assessment of the availability of affordable, accessible housing in a range of unit sizes; an analysis of actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; and an analysis of any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices.*

This report has been prepared to (1) provide an overview of the County's housing demographic patterns and trends, (2) identify housing issues and contributing factors, and (3) provide recommended goals and objectives to affirmatively further fair housing.

## The AFH Report is Composed of Six Sections:

- I. Executive Summary:** A high-level overview of the report's findings and recommendations.
- II. Needs Assessment:** An analysis of the County's housing demographic patterns and trends, identifying areas of need. This section also contains information about the AFH outreach programs, as well as an analysis of the County's outreach program including survey, promotion, Supervisor District meetings, stakeholder focus group meetings, public comment period, and hearing.
- III. Local and Regional Planning for Affordable Housing:** Strategies and plans to address housing affordability at the local and regional levels.
- IV. Fair Housing:** Federal, state, and local fair housing law. Examination of fair housing issues, including barriers and challenges faced by different communities.

**V. Analysis of Federal, State, and Local Data and Local Knowledge:** Utilization of data and local insights to inform fair housing policies.

**VI. Fair Housing Priorities and Goals:** Critical factors to fair housing issues, priorities, and goals. Goals include specific actions that target fair housing promotion, education, and affordable housing regulatory recommendations that create equitable housing opportunities.

Additionally, the report's appendices include supplementary information and details. The report acts as an extension of the Analysis of Impediments in the County's Housing Element, which analyzes and identifies the County's existing and projected housing.

Following national trends, the County is challenged with several housing issues; however, as demonstrated in the report, the County shall continue to prioritize measures that demonstrate progress in addressing and remediating fair housing concerns during the current and the next consolidated plan period.

## Needs Assessment (Section II)

Conducting a multitiered needs assessment for Riverside County's AFH Report was crucial. Analyzing data, looking into publicly supported housing, and assessing disability needs and accessibility ensures that a comprehensive understanding of the housing landscape is achieved. This multidimensional approach is essential to effectively addressing all aspects of fair housing needs.

The needs assessment includes but is not limited to:

- **Riverside Demographics:** Examining the people of the County, and analyzing certain trends in segregation, integration, and disparities identifies the current needs of the community.
- **Housing Units Built:** Examining the number of housing units constructed provides insights into the overall housing supply.
- **Ownership Versus Rental Occupancy:** Understanding the balance between homeownership and rental properties helps identify different housing dynamics.
- **Size of Units and Household Tenure:** Comparing unit sizes and tenure arrangements sheds light on the diversity of housing options available.
- **Housing Costs and Prices:** Analyzing housing costs allows for an assessment of affordability and accessibility.
- **Changes in Rent and Income:** Monitoring fluctuations in rent and income levels highlights economic trends affecting housing stability.

### *Riverside County Demographic Summary*

The comprehensive approach to the AFH Report ensures that all facets of fair housing needs are considered, thus promoting equitable access and informed policy decisions. Riverside County has witnessed a substantial population growth of approximately 1,247,769 individuals over the past three decades. The County's population is increasingly diverse, reflecting a rich tapestry of demographics. These trends were further substantiated by responses to close to 350 surveys, conducted as part of the

Affirmatively Furthering Fair Housing (AFFH) initiative. The survey respondents, who grapple with housing challenges, underscored the pressing issues faced by the County in its pursuit of fair housing.

Much like the partnership between the County's Housing Division and its Workforce division, the two categories—housing and workforce—are interrelated. In viewing demographic information, it was also important to compare housing-related data with the County's workforce trends and data. As of 2023, the largest employer in Riverside County is the County of Riverside itself, a public employer in the Government Offices industry, employing 24,290 people. This is followed by the March Air Forces Reserve, a public employer in the Military industry, employing 9,600 people. Among private employers, the largest employer is Kaiser Permanente, in the Healthcare industry, employing 5,846 people. The industries employing the most people are Government Offices, Education, and Healthcare. These three industries together employ 73.72 percent of the total employees in the listed employers.

### ***Housing Units Built Summary***

Riverside County's housing landscape has significantly changed over the past 20 years. The total number of housing units in the County increased significantly over two periods. From 2000 to 2010, the number of housing units increased from 506,218 to 783,116 units (55.0% increase). From 2010 to 2020, the number of housing units rose gradually from 783,116 to 845,066 units (7.9% increase). Housing is characterized by predominantly single-family detached homes, followed by single-family attached homes and multiunit properties.

### ***Ownership Versus Rental Occupancy Summary***

When reviewing household tenure and comparing owner-occupied units versus renter-occupied units, statistics reflected that owner-occupied units (in 2020) represented 59.0 percent. By 2022, the percentage of owner-occupied units had increased to 60.0 percent, which indicates a slight shift toward more owner-occupied units over the two-year period.

Furthermore, the increase in the number of owner-occupied units from 2020 to 2022, along with a slight decrease in the number of vacant units, suggests a trend toward homeownership and potentially lower vacancy rates. Despite this decrease in rental units, the percentage of rental units in the total housing stock remained the same at 28.0 percent, while vacant units made up the remaining 12.0 percent of the housing stock. This indicates a consistent demand for rental housing even amidst changes.

### ***Size of Units and Household Tenure Summary***

The overall distribution of unit sizes among owners and renters offers insights into the housing preferences and affordability constraints faced by different segments of the population. The data highlights how ownership status may influence the type of property individuals or families reside in, with owners tending to occupy larger units, while renters are more likely to live in smaller units. This indicates that renters are more likely to occupy smaller units that are typically more affordable or suited for single individuals or couples.

### ***Housing Costs and Prices Summary***

The analysis of rental housing prices and affordability in the County indicates that average rental prices across all housing categories are lower than the state average. Monthly rent and purchase prices for very

low-income levels is slightly higher than Statewide, indicating improved ability to afford housing at higher income levels. Extremely low-income individuals face significant challenges in homeownership due to high purchase prices.

In Riverside County, 85 percent of very low- to low-income homeowners face a cost burden exceeding 30%, while 36 percent experience a cost burden greater than 50%. These statistics underscore the formidable challenges faced by lower-income homeowners in meeting housing costs, with a sizable proportion of them bearing a high-cost burden.

### ***Changes in Rent and Income Summary***

As with owners, there is a clear connection between lower income levels and higher cost burdens among renters. The data highlights the significant challenges faced by lower-income renters in meeting housing costs, with a notable proportion of these renters experiencing a high cost burden. Among renters with a cost burden greater than 30%, the majority, at 74 percent, are in the extremely low-income category (0%-30%). Very low-income renters (30%-50%) also experience a high cost burden, with 62 percent in the greater than 30% cost burden category and 38 percent in the greater than 50% cost burden category.

About 49 percent of low-income renters experience a cost burden greater than 50%. In addition to the there being a challenge with paying rent, the number of affordable rental housing units decreased from 19,602 in 2010 to 13,945 in 2020. Furthermore, census data reflects that overcrowding is a concern with renter-occupied units, with 12.4 percent of households experiencing overcrowding, versus owner-occupied units at 5.11 percent.

## **Local and Regional Planning for Affordable Housing (Section III)**

Local and regional planning for affordable housing encompassed several key components:

- **Review of Housing Element Law and Compliance:** This step focused on assessing adherence to housing element regulations and legal requirements.
- **Fair Housing Enforcement:** Ensuring fair housing practices were a critical aspect of the planning process.
- **Fair Housing Impediments and Actions:** The examination of impediments related to fair housing and accessibility was crucial. Identifying barriers and challenges allowed for targeted interventions.
- **Assessment of Zoning Provisions:** The review extended to zoning provisions. It aimed to identify areas of consistency or conflict with fair housing laws.
- **Recommendations for Zoning Changes:** As a result of local planning efforts, specific zoning modifications were proposed to enhance affordable housing opportunities.

Overall, this comprehensive process aimed to address housing affordability and create a more equitable living environment for all residents.

## ***Review of Housing Element Law and Compliance Summary***

The main theme across the 16 housing elements for Riverside County jurisdictions is ensuring compliance with California state law. This includes laws related to fair housing and other required zoning updates. California state law requires jurisdictions to review their zoning codes and processes; identify constraints to housing development; and create programs to mitigate and remove the identified constraints. Many of these constraints relate to providing housing for a variety of income levels, persons with special housing needs, and persons in federal or state protected categories.

Assembly Bill (AB) 686 applies to all housing elements due to be revised on or after January 1, 2021, which includes all jurisdictions in Riverside County for the 6<sup>th</sup> Cycle (2021–2029). The law requires all housing elements to include an assessment of fair housing (AFFH), identify contributing factors to fair housing barriers, and adopt policies and programs that remediate identified fair housing issues and/or further promote fair housing.

AB 686 requires a jurisdiction’s housing element to analyze barriers that restrict access to opportunity and a commitment to specific meaningful actions. AB 686 requires jurisdictions to identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected segments of the population.

In total, AB 686:

- Requires jurisdictions and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing.
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation.
- Adds an AFFH analysis to the housing element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021; and
- Includes in the housing element’s AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

## ***Fair Housing Enforcement Summary***

Federal fair housing laws prohibit housing discrimination based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. California’s fair housing laws also prohibit discrimination in housing based on occupation, age, or protected characteristic; method of financing; or the intended occupancy by lower- or moderate-income people.

Fair housing enforcement capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

## ***Fair Housing Council of Riverside County***

The Fair Housing Council of Riverside County (FHCRC) is a nonprofit organization that provides a variety of fair housing resources and services for the jurisdictions in Riverside County, including resources for tenants, property managers, and service providers, dispute resolution, and housing counseling. Fair housing services include investigating complaints of housing discrimination, providing outreach and education to housing providers, and assisting residents with filing fair housing complaints with state and federal enforcement agencies, such as the Civil Rights Department and the Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO).

About 91 percent of calls were from extremely low-, very low-, or low-income households, indicating a more significant need for support for lower-income households in the County. This correlates with indications in the jurisdiction's housing elements that some of the most significant needs are support for lower-income (<80% of the area median income) households and affordable housing. Additional data provided by the FHCRC also indicated that there was a higher number of calls from 2019 to 2021, compared to previous years. According to 2023 FHCRC Intake Calls data, nearly half of all calls recorded (48.9%), whose birthdate was recorded, were received from individuals between the ages of 30 and 60.

### **Office of Fair Housing and Equal Opportunity**

In Riverside County, 651 cases were filed Countywide with the FHEO between 2006 and 2020. Disability was the most prominent basis, with 323 cases on the topic, followed by 151 cases based on race, of which 130 were based on Black or African American race.

## ***Housing Element Fair Housing Impediments and Actions Summary***

Based on an analysis of all 16 jurisdictions in the County, the impediments, common barriers, and actions have been sorted into the following themes: fair housing outreach and enforcement, new opportunities in high resource areas, housing mobility, place-based improvements, and displacement prevention. Common barriers to fair housing outreach and enforcement often relate to availability of public meeting forums and the provision of materials in multiple languages.

The most prominent, commonly identified impediments and actions are:

- Lack of public input and feedback on issues and strategies.
- Lack of resources for fair housing agencies and organizations.
- Language barriers for non-English speaking persons.
- Insufficient local public fair housing enforcement and testing.
- Lack of information on landlord, tenant, and buyer rights and opportunities, which may contribute to discriminatory practices during leasing and lending processes.

## ***Assessment of Zoning Provisions Summary***

An extensive assessment of the County jurisdiction's General Plan Programs was conducted, which included the review of 16 jurisdictions General Plan Programs. With the objective to identify recommended zoning changes for each specific area.



While each jurisdiction's general plan contains distinct zoning recommendations tailored to its unique needs, certain overarching trends emerged during the analysis:

- **Compliance with State Law:** A central focus of the recommended zoning changes was to ensure alignment with state regulations. This involved revisiting existing zoning provisions and making necessary adjustments.
- **Removing Constraints to Housing Development:** The second major trend centered on eliminating barriers that hinder housing development. By revising zoning rules, planners aimed to create a more conducive environment for housing projects.
- **Fair Housing and Non-Fair Housing Amendments:** The recommendations can be categorized into two main groups:
  - **Fair Housing Amendments:** These changes relate to fair housing practices and accessibility.
  - **Non-Fair Housing Amendments:** These modifications address other aspects of zoning, not directly tied to fair housing.

### ***Recommendations for Zoning Changes Summary***

The review of zoning amendment programs also included changes beyond just ensuring compliance with fair housing laws. These amendments included encouraging a variety of housing types, higher densities, removing constraints to development, and ensuring compliance with California state housing law. Topics included are accessory dwelling units (ADUs), density bonus provisions, rezoning for high density, development standard amendments, and providing incentives for low-income housing.

## **Fair Housing (Section IV)**

AFFH encompasses a multifaceted approach to assessing and advancing fair housing initiatives within the County.

This comprehensive process involves several key components:

- **Fair Housing Laws:** A critical foundation for AFFH, these laws provide the legal framework to combat housing discrimination and promote equitable access to housing opportunities.
- **Public and Stakeholder Meetings:** Engaging with the community and relevant stakeholders is essential. These meetings facilitate dialogue, gather input, and ensure that diverse perspectives shape fair housing strategies.
- **AFH Survey Results:** Rigorous data collection and analysis form the backbone of AFFH. Surveys help identify existing disparities, housing needs, and areas requiring intervention.
- **Fair Housing Priorities and Goals:** Based on the assessment, specific priorities and goals are established. These actionable steps aim to enhance housing equity, eliminate barriers, and create thriving communities for all residents.

## ***Fair Housing Laws Summary***

Important supportive state and federal fair housing laws include:

- **Key Supportive Federal Laws:**
  - Civil Rights Act of 1968
  - Fair Housing Amendments Act 1
- **Key Supportive State Laws:**
  - Several statutes that mirror and, in certain cases, extend federal fair housing protections
  - Unruh Civil Rights Act of 1959
  - Ralph Civil Rights Act of 1976
  - California Fair Employment and Housing Act

## ***Public and Stakeholder Meetings Summary***

The County hosted several virtual stakeholder forums to identify housing issues. From March to May, 2024, municipal District meetings, open to the public, were attended to introduce and explain the AFH Report and planning process. In addition, the AFH Report 30-day public comment period was held from June 25 to July 29, 2024.

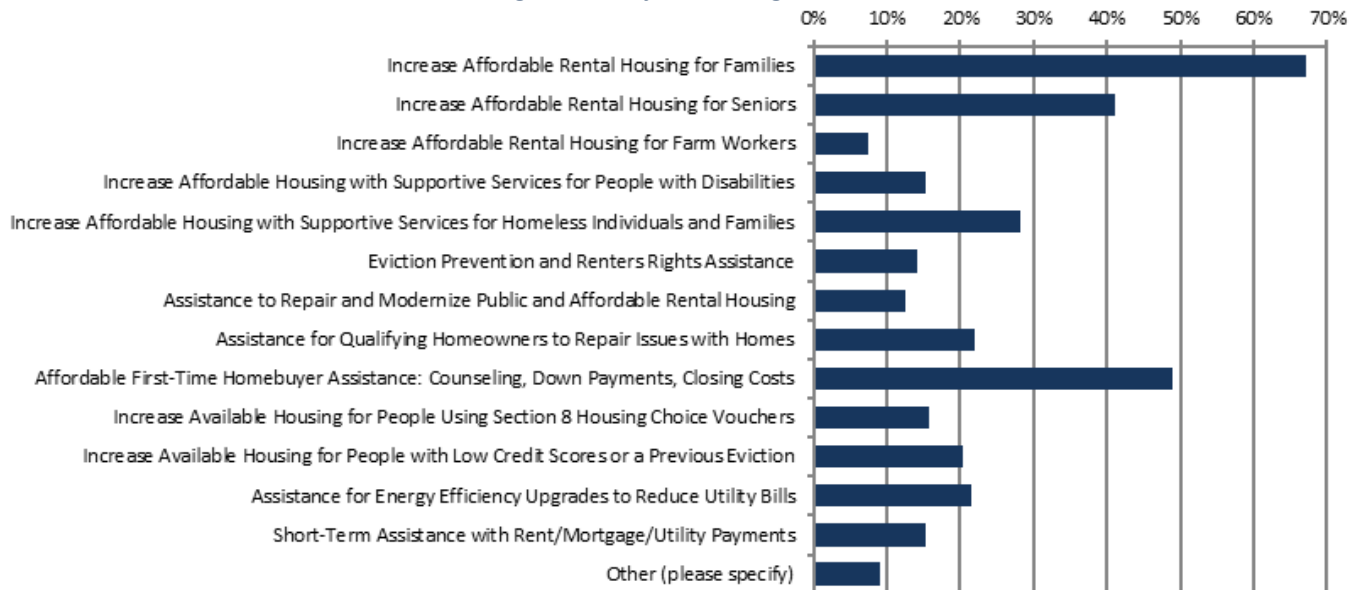
Data analysis and stakeholder response reflects that Riverside County faces the following fair housing issues:

- Insufficient affordable housing inventory development to meets the needs of the community.
- Inequitable housing opportunities for all persons regardless of race, age, sexual orientation, religion, sex, etc.
- Insufficient programs to address housing stock conservation, improvement, rehabilitation, or repair.
- Insufficient promotion of equal housing opportunities for all protected classes.
- Planning, administration, and fiscal tools that need to be modified to meet changing housing needs.
- Adequate mitigation of homelessness.
- Affordable housing funding constraints.
- The need to reduce residential energy.

## AFH Survey Results Summary

During the AFH Report preparation, close to 350 surveys were completed by individuals who worked or lived in the County. Below is a summary of the major housing issues identified by County residents.

**Figure 1: Major Housing Issues**



Source: AFH Survey Responses

## Fair Housing Priorities

The priorities for fair housing are as follows:

1. Promoting Fair Housing
  - Advocating for equitable housing practices and combating discrimination.
2. Creating Housing Development Incentives
  - Encouraging developers to invest in housing projects.
3. Increasing Housing Density
  - Focusing on efficient land use and maximizing housing availability.
4. Assisting Jurisdictions with Regulatory Changes
  - Providing guidance and examples for effective policy adjustments.
5. Boosting Affordable Housing Volume
  - Expanding the supply of affordable homes.
6. Enhancing Affordable Special Needs Housing
  - Addressing specific needs within the community.

7. Preserving Existing Affordable Housing
  - Safeguarding affordability for current residents.
8. Supporting Affordable Accessory Dwelling Unit (ADU) Development
  - Facilitating the creation of secondary housing units.

These priorities collectively aim to create a more inclusive and accessible housing landscape for Riverside County residents.

## **Analysis of Federal, State, and Local Data and Knowledge (Section V)**

This analysis entails evaluating federal, state, and local data in conjunction with local expertise. This comprehensive approach aims to shed light on the complexities of fair housing issues in Riverside County.

This assessment covers several crucial facets within Riverside County, including:

- **Integration and Segregation Patterns:** Investigating how communities are integrated or segregated.
- **Access Disparities:** Examining unequal access to opportunities.
- **Housing Needs Disproportionality:** Discussing imbalances in housing requirements.
- **Housing Needs in Riverside County:** Identifying initiatives providing supportive housing services.
- **Displacement Risks:** Considering the likelihood of displacement.
- **Local Knowledge and Fair Housing Data Intersection:** Exploring how local insights intersect with fair housing data.

### ***Integration and Segregation Patterns Summary***

Riverside County, situated in Southern California, displays intricate patterns of integration and segregation shaped by historical, socioeconomic, and demographic factors. Analyzing various neighborhoods within the County reveals a nuanced picture of integration and segregation dynamics. Riverside County has a diverse history shaped by factors such as urbanization, migration, and housing policies. Rapid urbanization driven by population growth and economic development has transformed the County's once predominantly rural areas into sprawling suburban communities.

This urban expansion has been fueled in part by migration patterns, with individuals and families relocating from both within California and from other states in search of employment opportunities, affordable housing, and a desirable quality of life (Johnson, 2019). However, the influx of new residents has also strained housing markets, leading to affordability challenges and disparities in access to housing resources. Historical housing policies, including redlining and discriminatory lending practices, have contributed to entrenched patterns of segregation and uneven distribution of housing opportunities across different racial and socioeconomic groups (Lopez, 2020).

These policies have had lasting effects on neighborhood composition and socioeconomic stratification within Riverside County, highlighting the need for equitable housing policies and interventions to address systemic inequalities and promote inclusive urban development.

### ***Access Disparities Summary***

Riverside County, a region renowned for its sprawling landscapes and diverse communities, harbors significant disparities in access to opportunity. From education and healthcare to employment and housing, these inequalities have persisted, shaping the trajectories of individuals and communities.

Data shows there are multiple areas affected by disparities in Riverside County:

- Quality of education, school facilities, and test scores.
- Quality of healthcare, healthcare facility location and quality of facilities, healthcare costs/insurance, and limited number of healthcare providers.
- Access to healthcare due to housing stability and environmental factors.
- Economic disparities related to housing location, education level, race, and socioeconomic status significantly influence access to employment.
- Housing disparities caused by high cost of housing causing family displacement and homelessness, and discriminatory practices.
- Residential segregation is the spatial separation of different racial or ethnic groups within the County's housing areas.

### ***Housing Needs Disproportionality Summary***

Riverside County faces significant challenges in addressing disproportionate housing needs, underscoring the urgency of targeted interventions needed to ensure equitable access to safe and affordable housing for all residents. Several key indicators of disproportionate housing needs include:

- Substantial disparity between median household income and housing costs.
- Uneven distribution of affordable housing options across the County.
- Concentrated areas of housing insecurity having limited access to essential services, work, and education opportunities.
- Certain neighborhoods and demographic groups facing heightened risks of homelessness, displacement, and housing instability, perpetuating cycles of poverty and social exclusion.
- Demographic shifts causing a strain on housing supply.
- Increased demand for diverse housing types and supportive services.
- Overcrowding and substandard living conditions.
- Community disintegration.

## ***Housing Needs in Riverside County***

There is a demand for affordable housing options, especially for low- and moderate-income households, as well as a need for initiatives addressing homelessness and providing supportive housing services.

In Riverside County, targeted housing initiatives are needed for the following:

- The Hispanic community faces the highest percentage of housing problems (53.48%), followed by the Black community (51.86%).
- Family households with five or more people experience a higher percentage of housing problems (59.26%).

These patterns suggest that larger family households and certain racial and ethnic groups, particularly the Hispanic and Black communities, are disproportionately affected by housing problems.

## ***Displacement Risk Summary***

The threat of displacement holds true for many individuals and families in Riverside County. Overall, displacement risk is one of the County's most complex issues.

The County and its departments and jurisdictions should address the root causes of displacement, including:

- **Home Affordability.** The median household income in Riverside County stands at \$65,018, while the median home value is \$405,000 (as of 2020). This income-to-home value ratio underscores the significant challenge many residents encounter in affording homeownership.
- **Rental Affordability.** The median gross rent in Riverside County amounts to \$1,452, making it challenging for low- to moderate-income households to find affordable rental options, especially considering the recommended 30 percent income allocation toward housing costs.
  - Population growth has outpaced housing construction, exacerbating the affordability gap. Between 2010 and 2020, the County's population increased 11 percent, while housing production lagged.
  - There is an increased proportion of low-income households, seniors, and minority populations.
  - Household wage increases have not kept up with rising housing costs.
  - There is low housing inventory, creating a seller's market in many areas.
- **Planning and Zoning.** Stakeholders have noted that the County's land use regulations and approval processes may slow development.

## ***Local Knowledge and Fair Housing Data Intersection Summary***

Fair housing embodies the principles of equality, non-discrimination, and access to housing opportunities for all individuals, regardless of race, color, religion, sex, familial status, national origin, disability, or any other protected characteristic. Areas in the County, such as the tracts immediately bordering the Salton Sea, the region southwest of Desert Hot Springs, Meadowbrook, the communities southwest of Hemet, and certain sections of the Cities of Riverside and Moreno Valley, which are disproportionately prone to

extreme poverty rates or have limited access to quality housing, reveal the need for targeted interventions.

Riverside County has seen the emergence of various local initiatives aimed at promoting fair housing and advancing equity. The FHCRRC provides fair housing counseling services and other initiatives for the County as a region as well as jurisdictions within Riverside County. These initiatives range from educational campaigns and outreach programs to policy advocacy and legal assistance for victims of housing discrimination.

## Fair Housing Priorities and Goals (Section VI)

The following provides the AFH Report's final contributing factors to fair housing issues, fair housing priorities, and goals to be attained over the next five years.

### Contributing Factors Summary

Factors and elements that contribute to fair housing issues include:

1. **Resident Opportunities:** Riverside County exhibits significant disparities, with certain communities facing limited access to affordable housing due to high rent prices and low-income levels. This creates barriers to fair housing for marginalized groups. Countywide, there are disparities across racial/ethnic groups regarding access to educational opportunities and environmental opportunities, and significant disparities in access to economic opportunities.
2. **Historical Discrimination:** Historical discriminatory practices, such as redlining and segregation, have left lasting impacts on housing patterns in Riverside County. These practices have marginalized minority communities, leading to unequal access to housing opportunities.
3. **Limited Affordable Housing Stock:** Riverside County faces a shortage of affordable housing units relative to its population growth. The lack of affordable options disproportionately affects low-income individuals and families, exacerbating fair housing issues.
4. **Zoning Policies and Land Use Regulations:** Zoning policies and land use regulations can perpetuate segregation and limit housing choices for certain demographics. These policies may restrict the development of affordable housing in certain areas, contributing to fair housing disparities.
5. **Language and Cultural Barriers:** Language and cultural barriers can impede access to housing resources and information for non-English-speaking residents in Riverside County. Limited language accessibility may prevent individuals from understanding their fair housing rights and accessing assistance programs.
6. **Limited Enforcement of Fair Housing Laws:** Despite legal protections, the enforcement of fair housing laws in Riverside County may be inadequate. Discriminatory practices by landlords, property managers, and housing providers may go unchecked, further perpetuating housing inequality.
7. **Gentrification and Displacement:** Gentrification in Riverside County can lead to the displacement of long-term residents, particularly communities of color and low-income individuals.

As neighborhoods undergo revitalization efforts, rising property values and rents may force vulnerable populations out of their homes, exacerbating fair housing issues.

8. **Transportation Accessibility:** Limited transportation options in certain areas of Riverside County can restrict housing choices for residents, particularly those without access to private vehicles. This can lead to segregation and unequal access to employment, education, and other essential services, contributing to fair housing disparities.

### ***Fair Housing Goals to Attain Over The Next Five Years***

Based on the above analysis, the following five goals are essential for implementation over the next five years:

1. Provide Fair Housing Outreach Opportunities to All Areas of the County
2. Provide Zoning and Incentives to Increase a Variety of Housing Types
3. Increase Opportunities for Affordable and Special Needs Housing
4. Comprehensive Supportive Services to First-time Homebuyers
5. Incentivize Accessory Dwelling Unit (ADU) Development





## Section II: Needs Assessment



City of Calimesa



## Section II. Needs Assessment

This chapter of the AFH Report for Riverside County provides a comprehensive and in-depth analysis of the current housing situation in the County.

**This report is divided into several key sections.**

1. Demographic Summary
2. Segregation/Integration
3. Racially/Ethnically Concentrated Areas of Poverty
4. Disparities in Access to Opportunity
5. Disproportionate Housing Needs
6. Fair Housing Profile
7. Public Housing and Homelessness
8. Disability and Access
9. AFH Outreach

### **Jurisdiction Versus Region Terminology**

The "Jurisdiction" as defined by the AFH Report is the city or county or groups of cities and counties that receive HUD block grant funds directly from HUD. The only entity participating in this AFH is Riverside County. For the purposes of the AFH, the "Region" used in the comparative analysis is the Core Based Statistical Area, or CBSA. In addition to Riverside County, the Region's CBSA includes San Bernardino County.

Consistent with the terminology used in the AFFH maps, the terminology used throughout this analysis will be as follows:

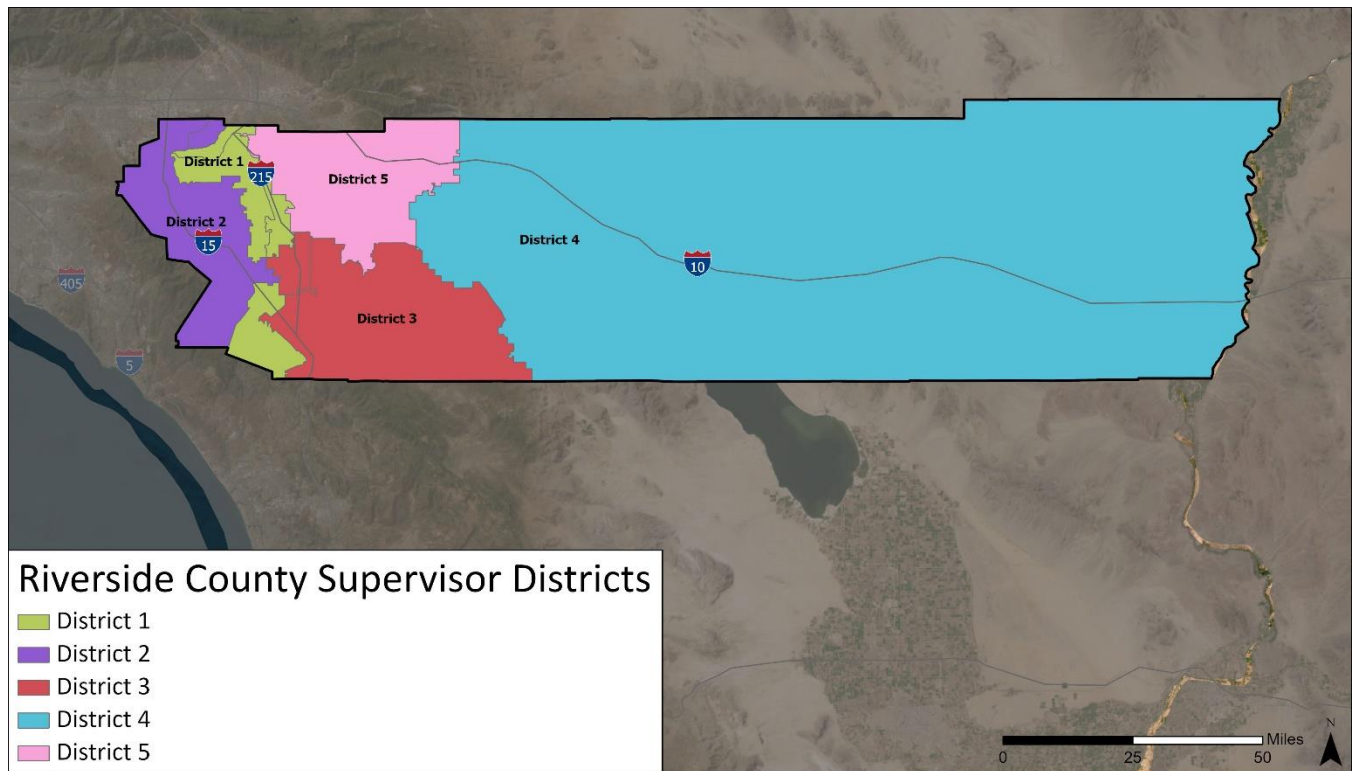
- **Jurisdiction:** Riverside County
- **Region:** Riverside-San Bernardino-Ontario, CA

## 1. Demographic Summary

An accurate assessment of existing and future demographic characteristics forms the basis for understanding how to affirmatively further fair housing in Riverside County. This section presents statistical information and analysis of demographic and housing factors that influence housing demand, availability, and cost.

The majority of data in this chapter will be mapped in accordance with the Riverside County Supervisor Districts. These location of these districts are denoted in the map below.

**Figure 2: Riverside County Supervisor Districts**



### Total Population

Table 1 shows total population growth trends from 1990 to 2020 for both the Jurisdiction and the Region.

Riverside County witnessed a dynamic population growth from 1990 to 2020. Starting with a population of 1,170,143 in 1990, the County experienced a significant 32 percent growth spurt in the first decade. The momentum continued into the next decade with an even steeper growth rate of 43.6 percent, pushing the population to 2,203,332 by 2010.

Although the growth rate slowed to 9.8 percent in the following decade, the total population still reached 2,418,182 by 2020. In summary, Riverside County saw its population increase by approximately 1,247,769 individuals over these three decades, representing a robust overall growth of about 69.5

percent. Specifically, the most concentrated areas of the County are located on the west side of the County, in Districts 1 through 3.

The Region, on the other hand, demonstrated a more gradual and consistent population growth over the same period. The population rose by 22.8 percent from 1990 to 2000, followed by a slightly higher increase of 25.7 percent in the next decade. However, the growth rate decelerated markedly from 2010 to 2020, registering a 0.24 percent change. Despite this slowdown, the Region’s population still expanded by 48.02 percent from 1990 to 2020. While the Region maintained a steady growth trajectory, the Jurisdiction exhibited a more varied pattern, characterized by higher growth rates.

**Table 1: Total Population Growth Trends (Jurisdiction/Region)**

	1990 Population	1990 to 2000 % Change	2000 Population	2000 to 2010 % Change	2010 Population	2010 to 2020 % Change	2020 Population	1990 to 2020 % Change
<b>Jurisdiction</b>	1,170,413	32%	1,545,387	43.6%	2,203,332	9.8%	2,418,182	69.5%
<b>Region</b>	2,588,792	22.8%	3,254,782	25.7%	4,214,674	0.24%	4,224,851	48.02%

Data Source: US Census/ACS

**Figure 3: Total Population (Jurisdiction)**

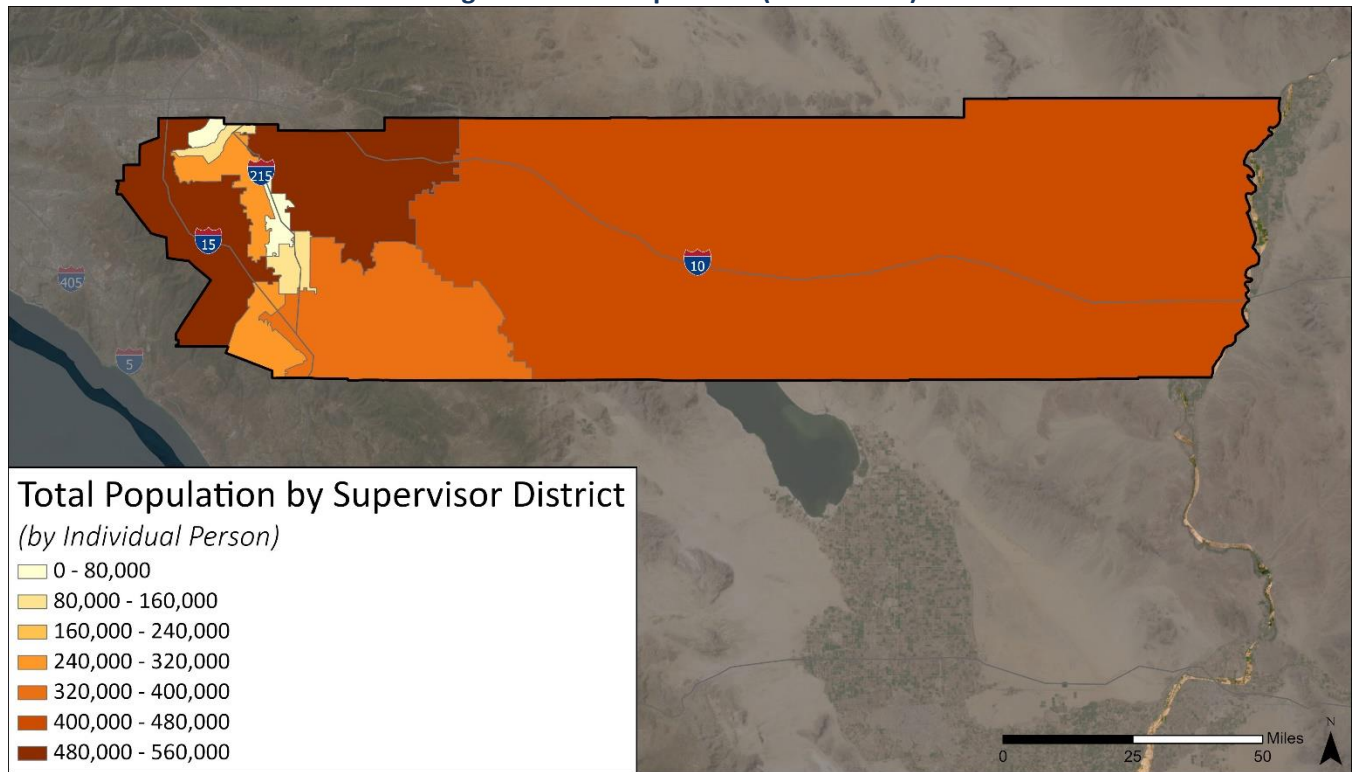


Table 2 through Table 5 present additional demographic information and trends both for the Jurisdiction and the Region based on age.

**Table 2: Population by Age, 2020 (Jurisdiction)**

Age	Number	Percentage
<b>Under 18</b>	613,823	25.2%
<b>18-64</b>	1,471,666	60.3%
<b>65+</b>	352,375	14.5%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

**Table 3: Population by Age, 2020 (Region)**

Age	Number	Percentage
<b>Under 18</b>	1,214,696	28.75%
<b>18-64</b>	2,570,221	60.84%
<b>65+</b>	439,934	10.41%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

**Table 4: Population Trends by Age (Jurisdiction)**

Age	1990 Trend		2000 Trend		2010 Trend		2020 Trend	
	#	%	#	%	#	%	#	%
<b>Under 18</b>	373,361	31.9%	469,798	30.4%	362,927	16.5%	613,823	25.2%
<b>18-64</b>	644,898	55.1%	879,325	56.9%	1,579,694	71.7%	1,471,666	60.3%
<b>65+</b>	152,154	13.0%	195,964	12.7%	260,711	11.8%	352,375	14.5%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

**Table 5: Population Trends by Age (Region)**

Age	1990 Trend		2000 Trend		2010 Trend		2020 Trend	
	#	%	#	%	#	%	#	%
<b>Under 18</b>	771,845	29.81%	1,044,686	32.10%	1,214,696	28.75%	1,214,696	28.75%
<b>18-64</b>	1,539,215	59.46%	1,869,817	57.45%	2,570,221	60.84%	2,570,221	60.84%
<b>65+</b>	277,732	10.73%	340,280	10.45%	439,934	10.41%	439,934	10.41%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

## Age Composition

In the Jurisdiction, the age group under 18 years experienced a slight decrease in their population percentage from 1990 to 2000. A significant drop was observed in 2010, but by 2020, there was a notable recovery, although it did not reach 1990 levels. The 18-64 age group saw a steady increase in population percentage from 1990 to 2010, with a slight decrease in 2020. However, they still constituted most of the population.

The population composition of the age group 65 and older in the Jurisdiction showed slight fluctuation over the decades. In 1990, they formed a small portion of the population. However, there was a marginal decline in their representation in the next two decades, reaching its lowest in 2010. Interestingly, the trend reversed in 2020, with their proportion bouncing back to surpass 1990 levels.

In the Region, the population under the age of 18 saw an increase in numbers and percentage from 1990 to 2000, then an increase in number and decrease in population percentage from 2000 to 2010. The numbers and percentage remained stable from 2010 to 2020. The working-age population (18-64) showed consistent growth in numbers from 1990 to 2010. The population percentage saw a slight decrease from 1990 to 2000, and then a slight increase from 2000 to 2010. The numbers and percentage remained stable in 2020.

The elderly population, 65 and older, demonstrated consistency within the Region. Starting from 1990, their numbers grew steadily, reaching a peak in 2010. Despite the increase in absolute numbers, their proportion in the total population remained almost unchanged. Notably, the elderly population maintained its size and proportion into 2020, reflecting the Region’s stable demographic structure.

In the figures below, maps from the US Census illustrate how the three different age categories are distributed throughout the Jurisdiction and Region. In the County, the population under 18 is concentrated in Districts 1 through 5. Ages 18-64 are heavily concentrated in District 4, and those over 65 years are mostly in the east side of the District 3, west side of District 4, and all of District 5. Regionwide, the under-18 population gravitates toward the north side, whereas ages 18-64 are in the east and south, and the over-65 group is evenly spread out throughout the Region.

**Figure 4: Population by Age - Under 18 Years (Jurisdiction)**

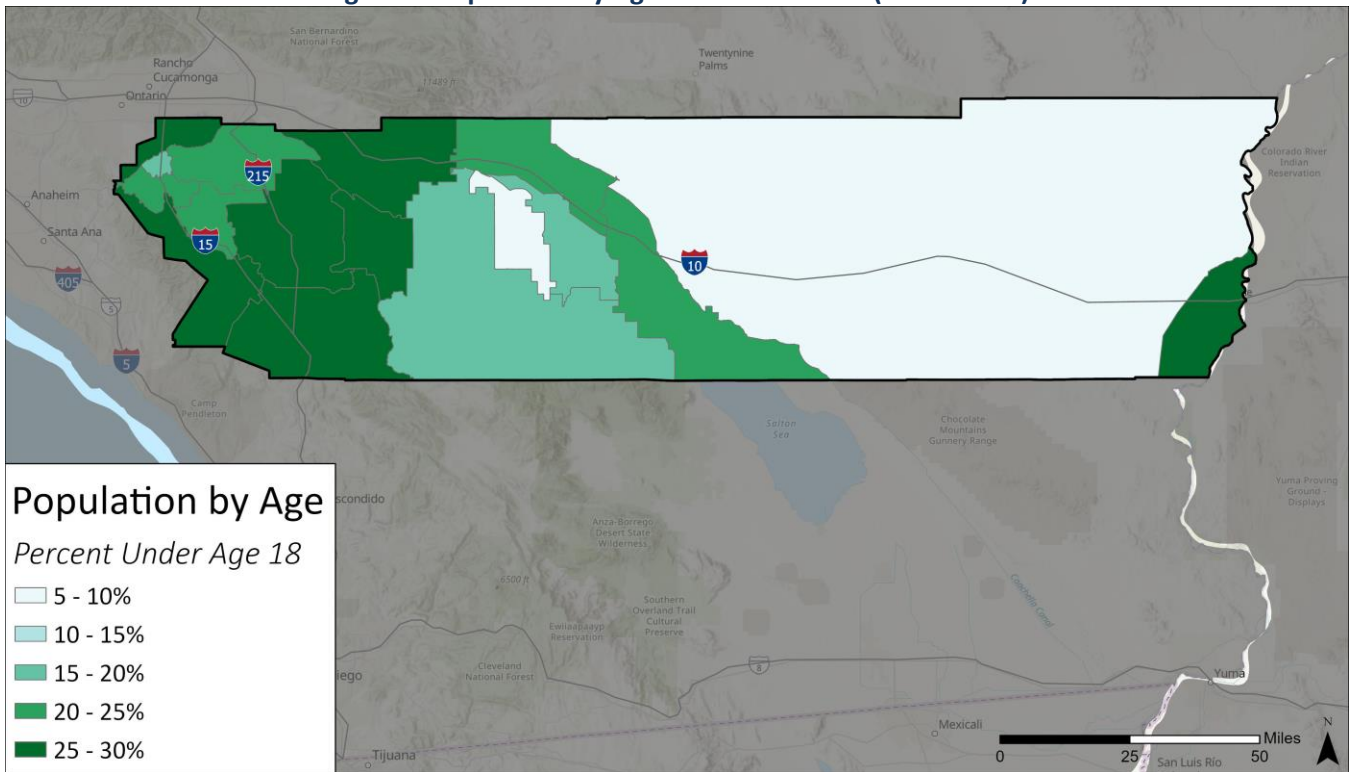


Figure 5: Population by Age - 18-64 Years (Jurisdiction)

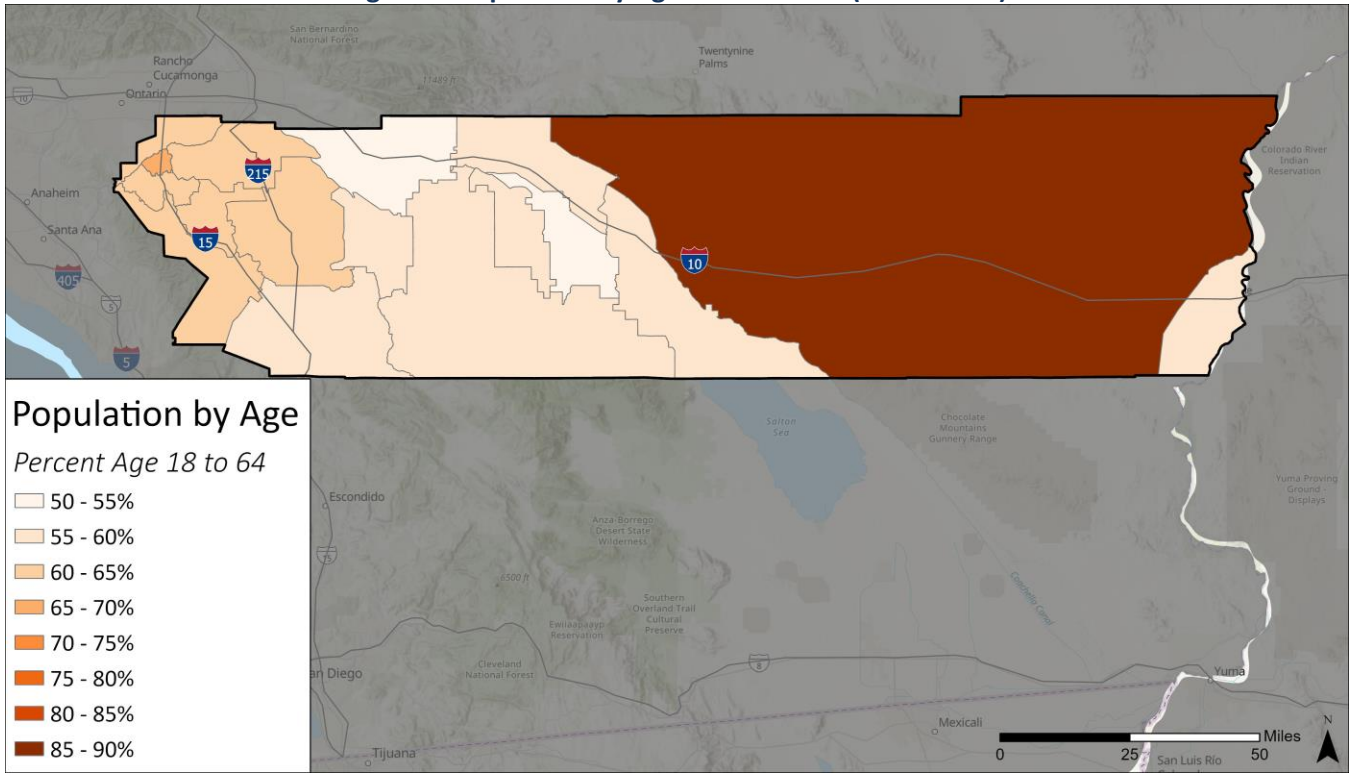
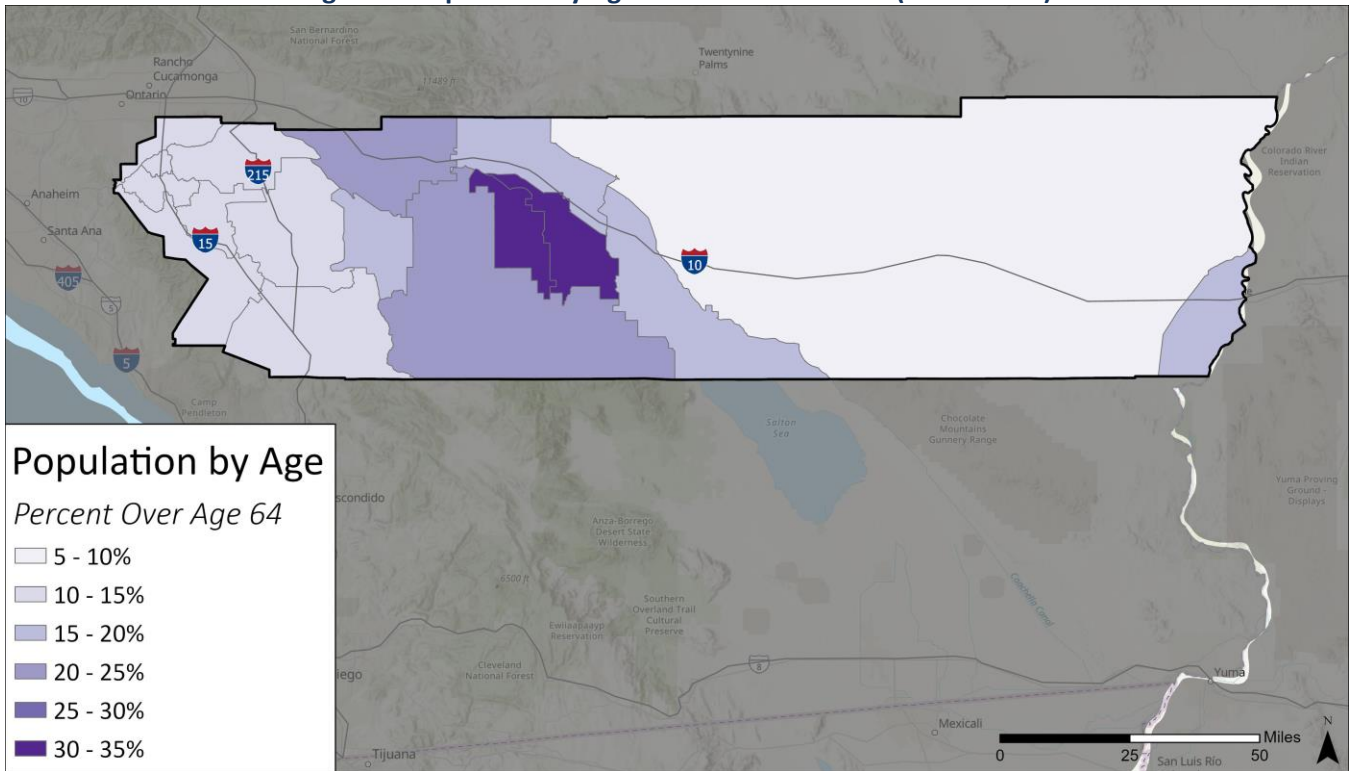
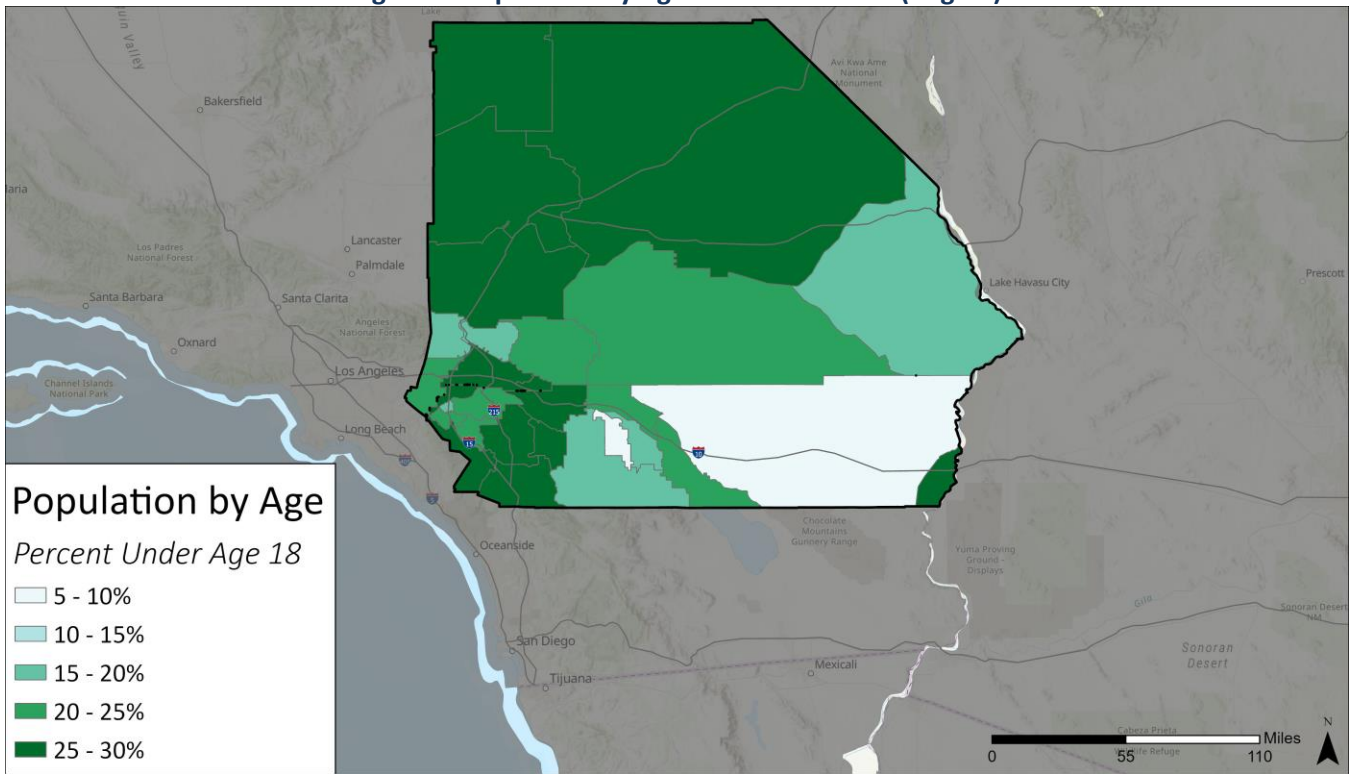


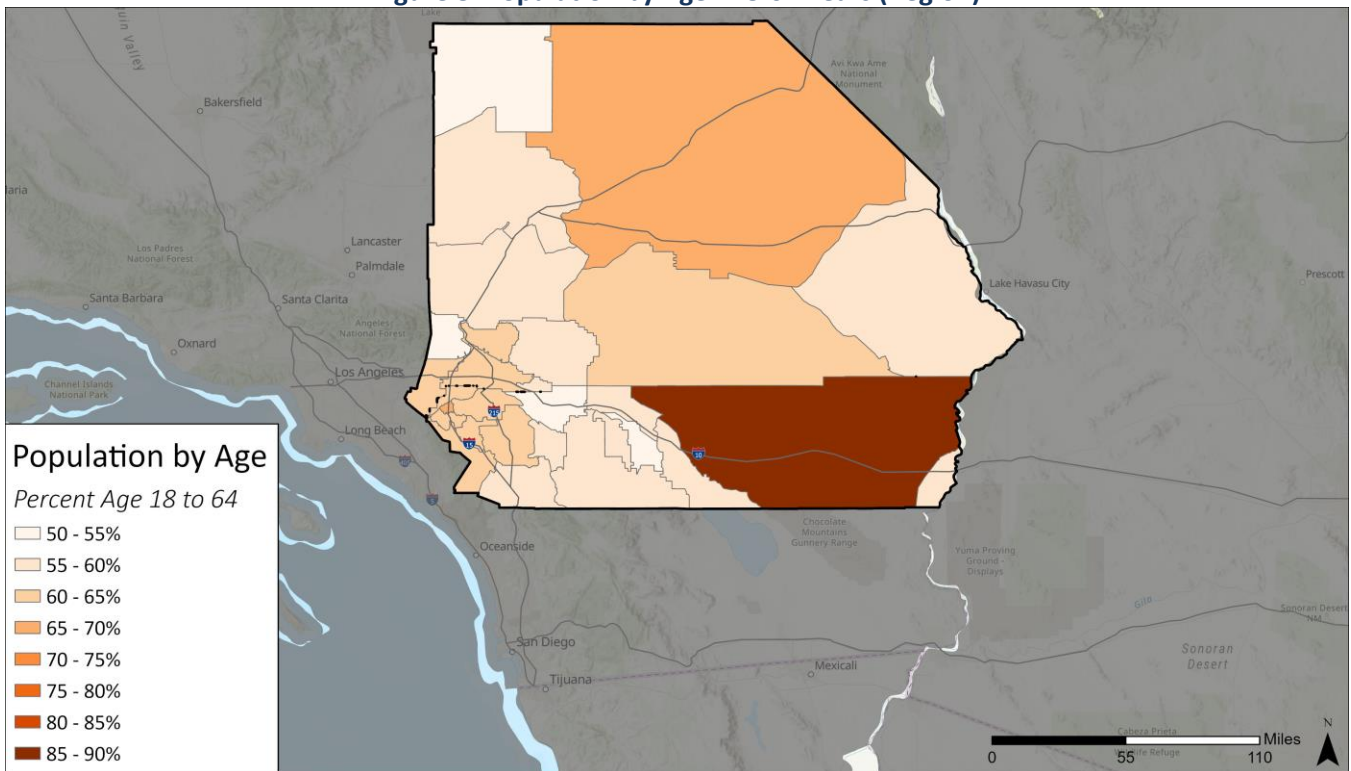
Figure 6: Population by Age - 65 Years and Older (Jurisdiction)



**Figure 7: Population by Age - Under 18 Years (Region)**

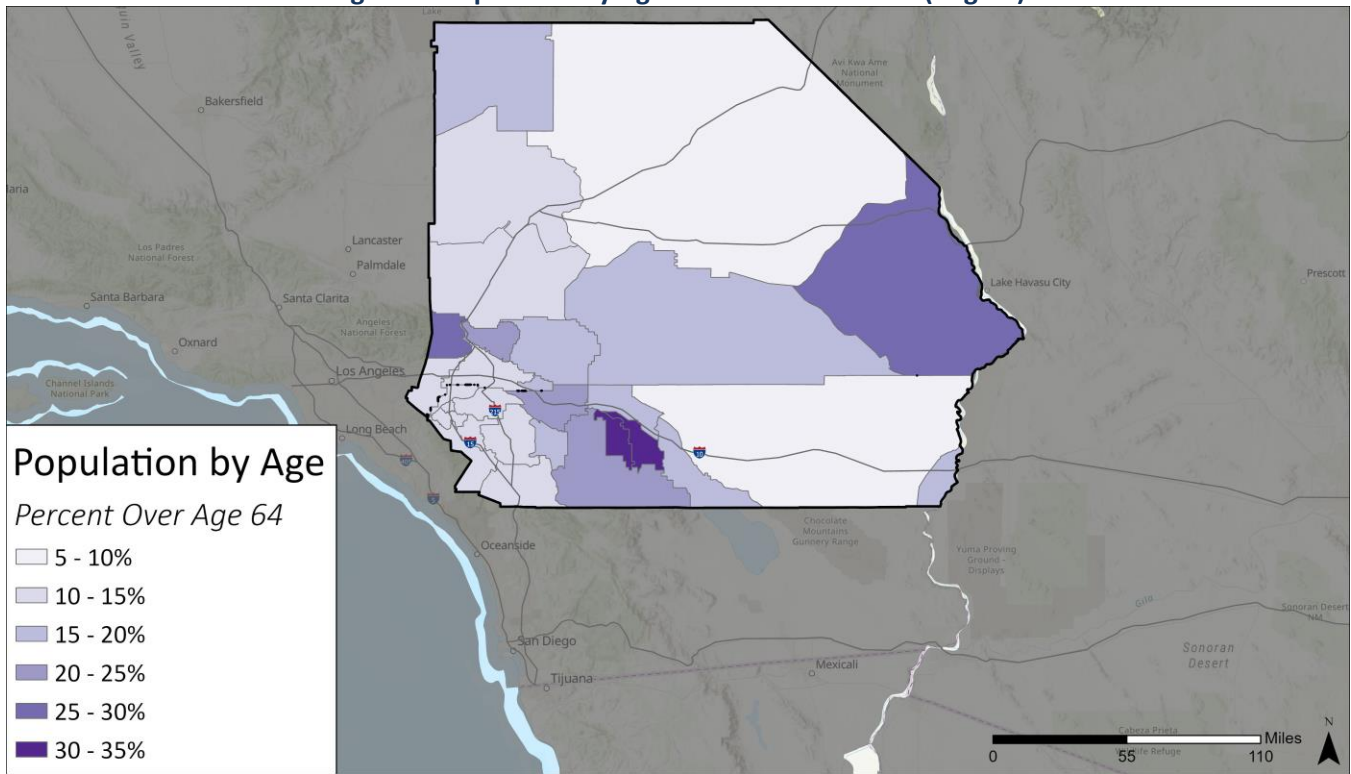


**Figure 8: Population by Age - 18-64 Years (Region)**





**Figure 9: Population by Age - 65 Years and Older (Region)**



**Gender Distribution**

In the Jurisdiction, Riverside County saw a slight shift in its gender balance over the years. In 1990, males slightly outnumbered females, making up 50.5 percent of the population. However, by 2000, the male percentage had slightly decreased to 49.8 percent, a figure that remained consistent through to 2020. On the other hand, the female population, which constituted 49.5 percent of the total in 1990, saw a slight increase over the years, reaching 50.2 percent by 2000 and sustaining that through 2020.

The Region also maintained a nearly equal gender distribution over the years. In 1990, males made up exactly half of the population. This figure slightly decreased to 49.73 percent by 2000, remaining consistent through 2010 and 2020. The female population mirrored this trend. In 1990, females also constituted exactly half of the total population. This figure slightly increased to 50.27 percent by 2000 and remained consistent through 2010 and 2020.

**Table 6: Population by Gender, 2020 (Jurisdiction)**

Gender	Number	Percentage
Male	1,215,233	49.8%
Female	1,222,631	50.2%

*Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)*

**Table 7: Population by Gender, 2020 (Region)**

Gender	Number	Percentage
Male	2,101,083	49.73%
Female	2,123,768	50.27%

*Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)*

**Table 8: Population Trends by Gender (Jurisdiction)**

Gender	1990 Trend		2000 Trend		2010 Trend		2020 Trend	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
<b>Male</b>	596,866	50.5%	769,456	49.8%	1,097,140	49.8%	1,215,233	49.8%
<b>Female</b>	573,547	49.5%	775,931	50.2%	1,106,192	50.2%	1,222,631	50.2%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

**Table 9: Population Trends by Gender (Region)**

Gender	1990 Trend		2000 Trend		2010 Trend		2020 Trend	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
<b>Male</b>	1,294,274	50.00%	1,618,466	49.73%	2,101,083	49.73%	2,101,083	49.73%
<b>Female</b>	1,294,518	50.00%	1,636,316	50.27%	2,123,768	50.27%	2,123,768	50.27%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

**Figure 10: Population by Gender - Male (Jurisdiction)**

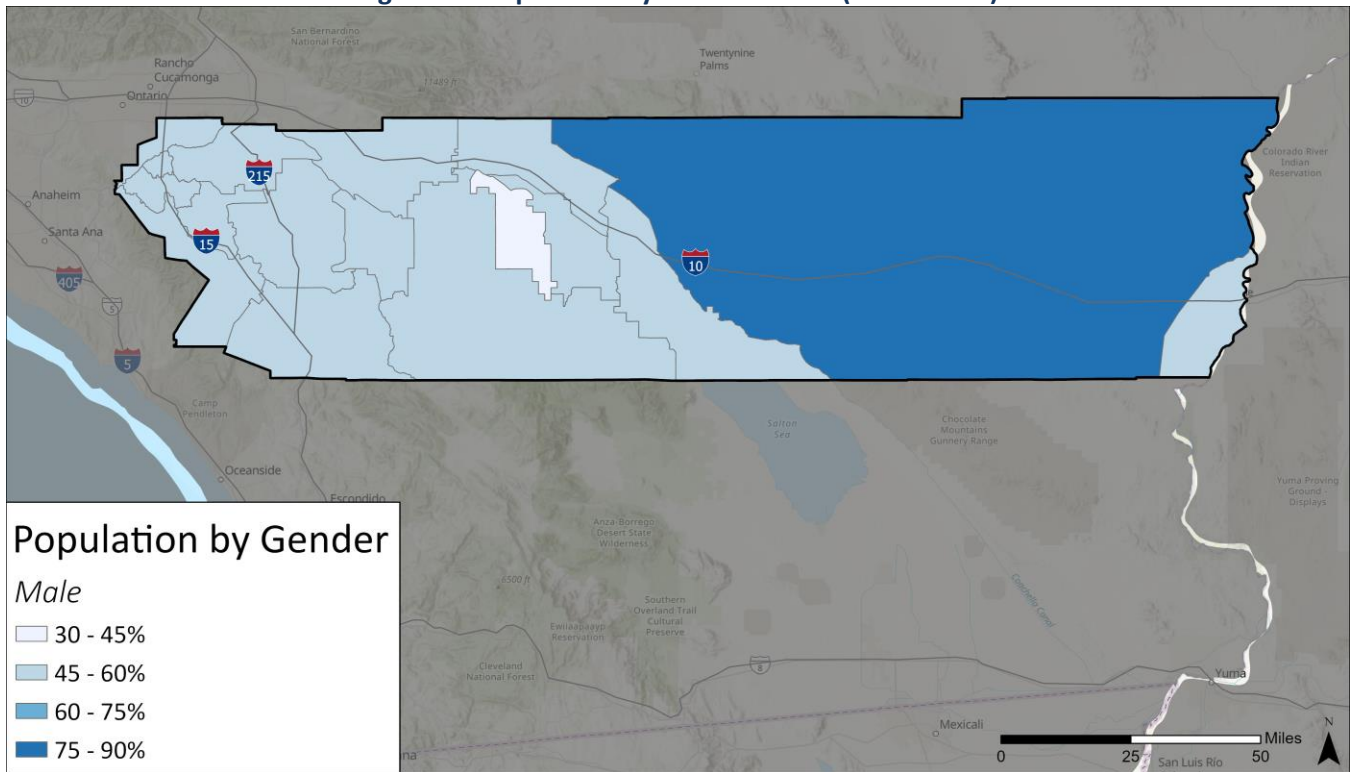
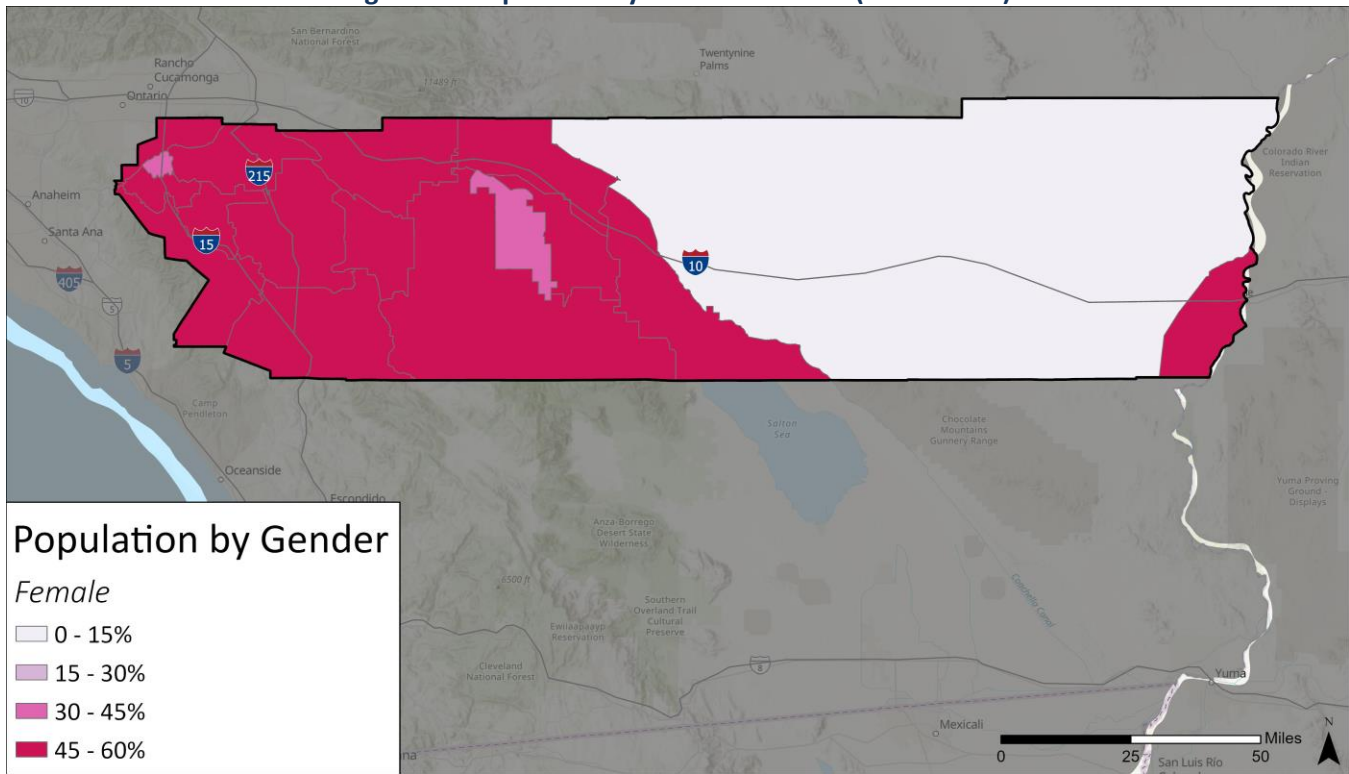


Figure 11: Population by Gender - Female (Jurisdiction)



### ***Race/Ethnicity and National Origin***

Riverside County has seen a significant shift in its demographic makeup over the years, becoming increasingly diverse. The White (non-Hispanic) population, which was once the majority, has been gradually declining in both numbers and proportion from 1990 to 2020. By 2020, this group accounted for 34.4 percent of the total population, marking a significant shift from previous decades. The Black or African American (non-Hispanic) population has remained a significant part of the demographic landscape, despite some fluctuations over the years. As of 2020, the population constitutes 4.7 percent of the population, showing a slight increase from 5.5 percent in 2010.

The Native American (American Indian/Alaska Native; non-Hispanic) population has seen a decrease over the 30 year time period, representing 0.6 percent of the Jurisdiction's population in 2020. The Asian (non-Hispanic) population, on the other hand, has seen consistent growth over the past three decades, making up 6. percent of the County's population in 2020. The Native Hawaiian/Pacific Islander (non-Hispanic) population remains a small part of the demographic, constituting 0.6 percent of the total population in 2020. The Hispanic community has seen growth since 1990. By 2020, the Hispanic population made up 42.9 percent of the overall population, becoming the largest single racial or ethnic category. The "Other (non-Hispanic) Race" category and the "Two or More Races (non-Hispanic)" group have also seen gradual increases over this time period. The foreign-born population, also known as National Origin, has consistently grown over the past three decades, accounting for 22.1 percent of the overall population in 2020. This trend underscores the increasing diversity of Riverside County.

The data provided in Table 10 through Table 12 also shows the demographic changes for the Region in different racial and ethnic groups over time as well. The White, Non-Hispanic population has seen a

decrease in both numbers and proportion over the years, from 1,615,830 (62.4%) to 1,546,666 (36.6%). The Black population has fluctuated over the years, increasing from 168,731 (6.5%) to 336,944 (8.0%), and then slightly decreasing to 301,523 (7.1%). The Hispanic community has experienced significant growth, increasing from 685,672 (26.5%) to 1,996,402 (47.3%). The Asian or Pacific Islander population has also seen consistent growth, increasing from 93,331 (3.6%) to 261,593 (6.2%). The Native American population has fluctuated over the years, peaking at 36,077 (0.9%) before decreasing to 19,454 (0.5%). These trends highlight the increasing diversity of the population over time.

**Table 10: Population by Race/Ethnicity and National Origin, 2020 (Jurisdiction/Region)**

	Jurisdiction		Region	
	Number	Percentage	Number	Percentage
<b>Race/Ethnicity</b>				
<b>White, Non-Hispanic</b>	378,002	43.3%	1,546,666	36.6%
<b>Black, Non-Hispanic</b>	41,347	4.7%	301,523	7.1%
<b>Hispanic</b>	374,154	42.9%	1,996,402	47.3%
<b>Asian or Pacific Islander, Non-Hispanic</b>	52,197	6.0%	261,593	6.2%
<b>Native American, Non-Hispanic</b>	5,605	0.6%	19,454	0.5%
<b>Two or More Races, Non-Hispanic</b>	19,406	2.2%	91,476	2.2%
<b>Other, Non-Hispanic</b>	1,390	0.2%	7,737	0.2%
<b>National Origin</b>				
<b>Foreign Born</b>	192,300	22.1%	951,508	22.5%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

**Table 11: Population Trends by Race/Ethnicity (Jurisdiction)**

	1990 Trend		2000 Trend		2010 Trend		2020 Trend	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
<b>White, Non-Hispanic</b>	254,439	65.5%	291,729	55.2%	378,002	43.3%	378,002	43.3%
<b>Black</b>	15,480	4.0%	23,236	4.4%	47,712	5.5%	41,347	4.7%
<b>Hispanic</b>	105,569	27.2%	188,287	35.6%	374,154	42.9%	374,154	42.9%
<b>Asian or Pacific Islander</b>	8,059	2.1%	14,661	2.8%	60,811	7.0%	52,197	6.0%
<b>Native American</b>	3,679	1.0%	7,710	1.5%	9,492	1.1%	5,605	0.6%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

**Table 12: Population Trends by Race/Ethnicity (Region)**

	1990 Trend		2000 Trend		2010 Trend		2020 Trend	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
<b>White, Non-Hispanic</b>	1,615,830	62.4%	1,540,776	47.3%	1,546,666	36.6%	1,546,666	36.6%
<b>Black</b>	168,731	6.5%	263,322	8.1%	336,944	8.0%	301,523	7.1%
<b>Hispanic</b>	685,672	26.5%	1,228,683	37.8%	1,996,402	47.3%	1,996,402	47.3%
<b>Asian or Pacific Islander</b>	93,331	3.6%	164,035	5.0%	298,585	7.1%	261,593	6.2%
<b>Native American</b>	18,007	0.7%	36,061	1.1%	36,077	0.9%	19,454	0.5%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

Table 13 and Figure 12 below, show how the race/ethnicity demographics of the Jurisdiction are broken down by the five districts in the County. District 1 has a total population of 487,008. The Hispanic community forms the majority here, with 299,379 individuals, followed by the White and Black communities with 109,769 and 30,750 individuals, respectively. District 2 has a slightly higher total population of 488,527. The Hispanic community is the majority here, with 228,192 individuals. The White community follows with 153,891 individuals, and the Asian or Pacific Islander community has 58,834 individuals.

District 3 has a total population of 488,901. The White community is the majority here, with 224,349 individuals, followed by the Hispanic and Asian or Pacific Islander communities, with 163,667 and 43,488 individuals, respectively. District 4 has a total population of 465,027. The Hispanic community forms the majority here, with 249,662 individuals. The White and Black communities follow with 174,359 and 11,628 individuals, respectively. Finally, District 5 has a total population of 487,975. The Hispanic community is the majority here, with 260,429 individuals. The White and Black communities follow with 126,361 and 52,924 individuals, respectively.

The maps for both the Jurisdiction and Region below show the areas with highest and lowest concentrations of population based on Race/Ethnicity, National Origin (**national origin** refers to the nation where a person was born or where their ancestors came from), and Limited English Proficiency.

**Table 13: Race/Ethnicity Population by Districts (Jurisdiction)**

Race/Ethnicity	District 1	District 2	District 3	District 4	District 5
White	109,769	153,891	224,349	174,359	126,361
Black	30,750	26,132	25,094	11,628	52,924
Hispanic	299,379	228,192	163,667	249,662	260,429
Asian or Pacific Islander	29,228	58,834	43,488	14,342	25,700
Native American	1,653	1,417	3,246	2,022	3,621
Two or More Races	13,607	17,423	26,419	10,888	16,390
Other	2,622	2,638	2,638	2,126	2,550
<b>TOTAL</b>	<b>487,008</b>	<b>488,527</b>	<b>488,901</b>	<b>465,027</b>	<b>487,975</b>

Data Sources: 2021 Redistricting of Riverside County's Supervisorial Districts

**Figure 12: Riverside County Supervisorial District Boundaries 2023**

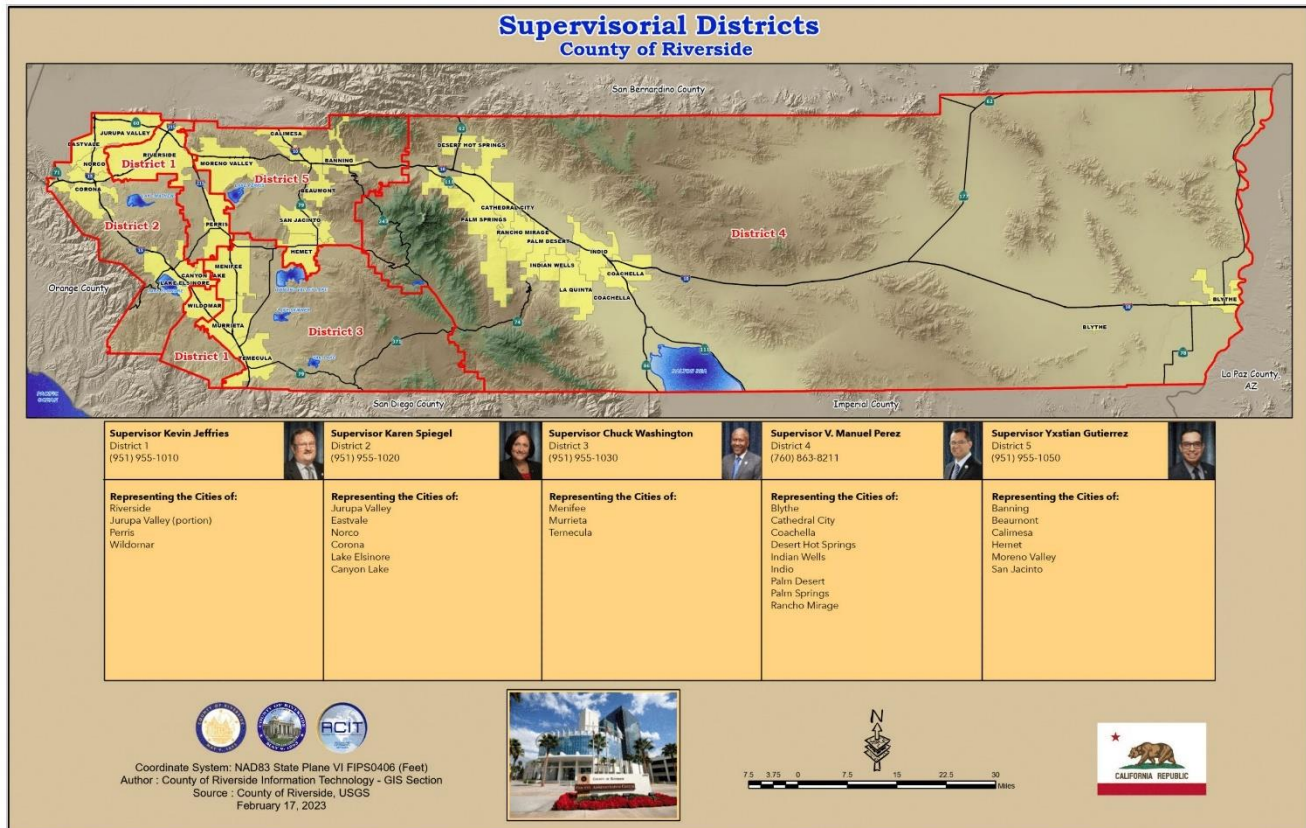


Figure 13: Minority Population (Jurisdiction)

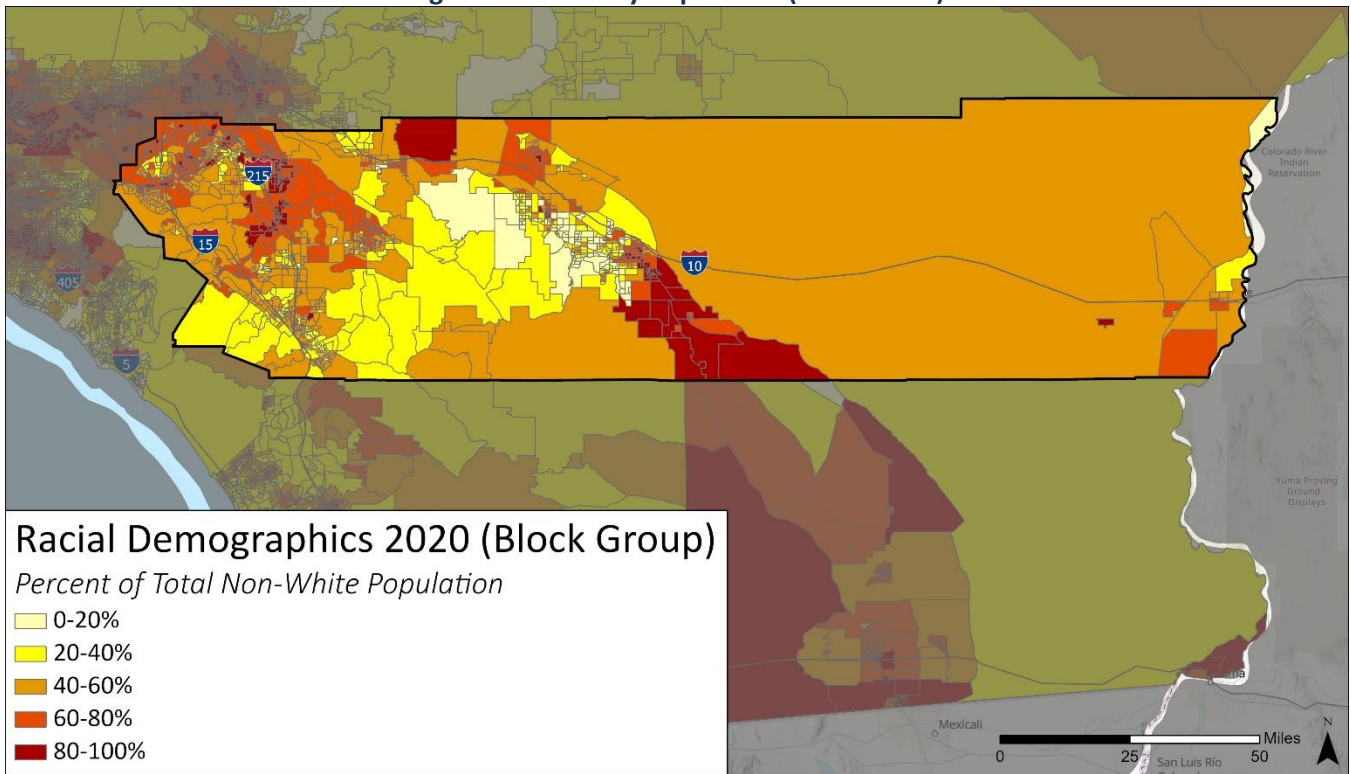


Figure 14: Predominant Race/Ethnicity (Jurisdiction)

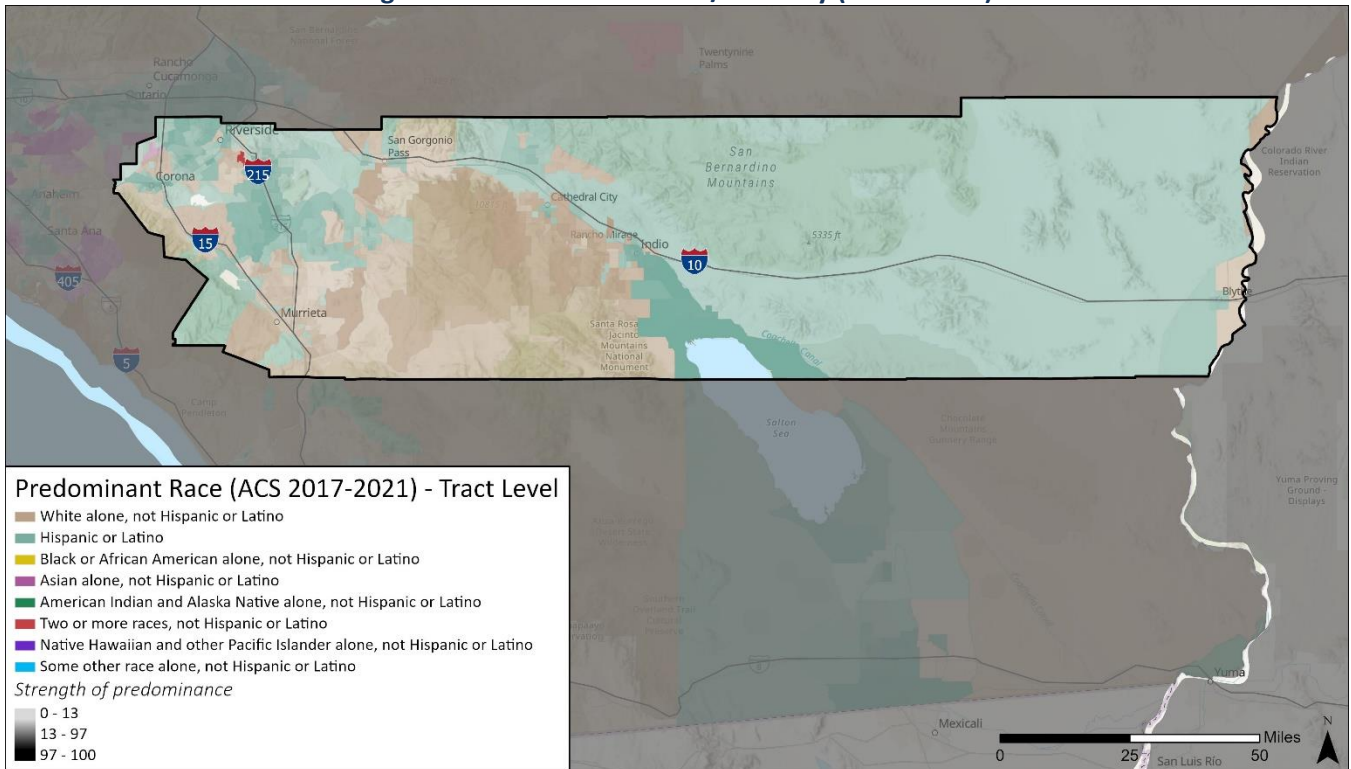
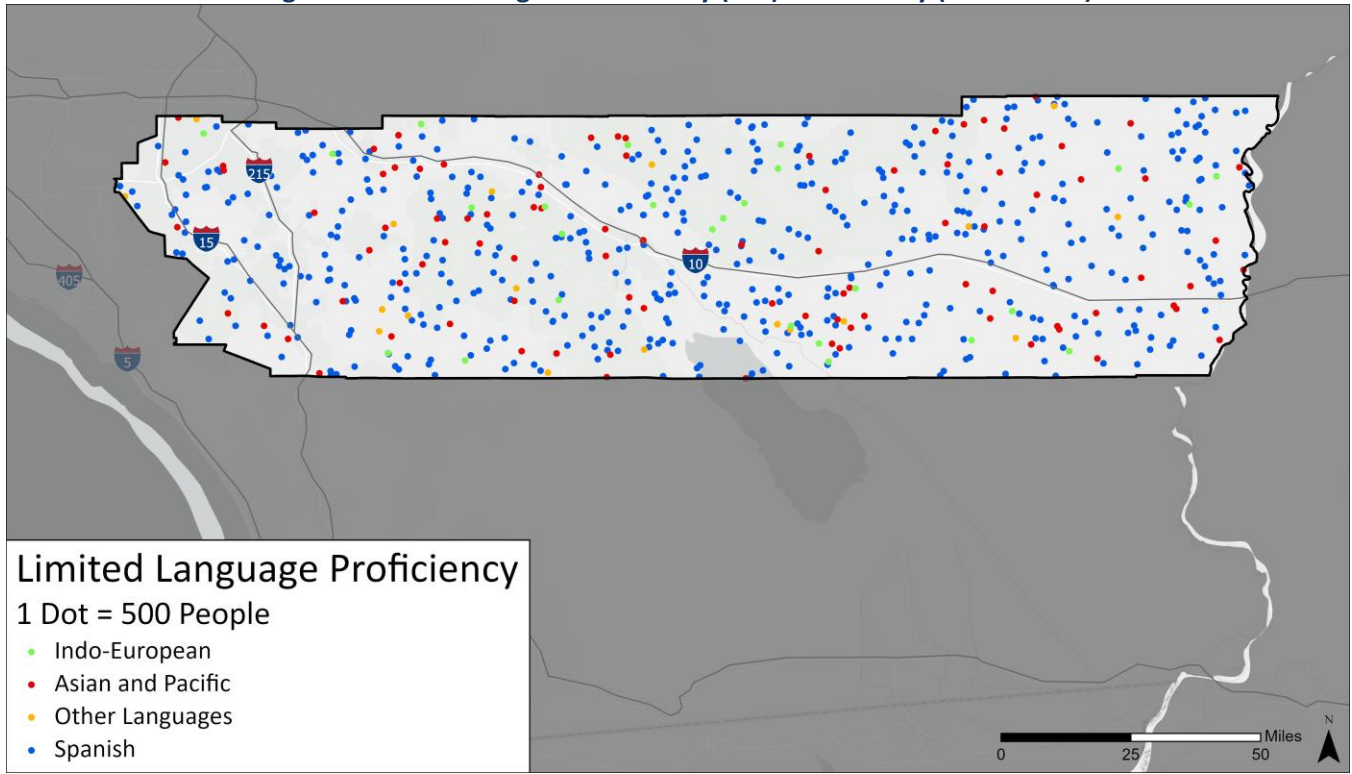


Figure 15: Limited English Proficiency (LEP) Dot Density (Jurisdiction)



## 2. Segregation/Integration

Riverside County stands out in the state for its significant non-White, Hispanic population. It forms one of the largest areas within the Southern California Association of Governments region where most of the population identifies as Hispanic or Latino. This demographic trend has been prominent since the early 1900s, aligning with the growth of the County's agricultural economy.

The County's diversity index, which measures the probability that two individuals chosen at random will be of different races or ethnicities, is over 95 in much of the County. With 100 representing perfect diversity, this score is quite high. This level of diversity has remained relatively steady in recent years, indicating a stable multicultural environment.

The southern part of Riverside County is the most diverse, while the least diverse areas are found in the southeast. Despite the high levels of diversity seen across most of the Southern California Association of Governments region, Riverside County stands out for its even distribution of diversity across the entire County. This suggests a broad-based multicultural presence rather than pockets of ethnic or racial groups.

### Dissimilarity Index

The dissimilarity index provides a quantitative measure of segregation in an area, based on the demographic composition of smaller geographic units within that area. One way of understanding the index is that it indicates how evenly two demographic groups are distributed throughout an area. The higher the dissimilarity index value, the higher the level of segregation in an area.

**Table 14: Dissimilarity Index Values**

Values	Description
<30	Low Segregation
30-60	Moderate Segregation
>60	High Segregation

*Data Source: HUD Exchange*

### Segregation Levels

For Riverside County, the dissimilarity index shows a moderate level of segregation between the racial or ethnics groups presented. In 2020, Non-White populations show the lowest race-specific levels of segregation with Whites with an index of 36.33.

The Asian and Pacific Islander population has the highest levels of segregation with an index of 44.76, while the Black population is shown to have the next-highest index at 40.13. The Hispanic population shows a segregation index of 39.48, indicating that all populations experience a moderate level of segregation within the county.



**Table 15: Racial/Ethnic Dissimilarity Trends (Jurisdiction)**

Race/Ethnicity	1990	2000	2010	2020
Non-White/White	38.41	38.70	33.14	36.33
Black/White	55.54	44.17	35.34	40.13
Hispanic/White	40.15	41.99	37.78	39.48
Asian or Pacific Islander/White	32.23	26.27	39.67	44.76

Data Source: 2020 HUD AFFH Online Mapping Tool

### Segregation Trends Since 1990 - Jurisdiction

**Non-White/White Dissimilarity.** In 1990, the dissimilarity index between Non-White and White populations was 38.41. By 2000, this index increased to 38.70, indicating a consistent separation. In 2010, the trend decreased with a dissimilarity index of 33.14. As of 2020, the dissimilarity index stands at 36.33, suggesting a relatively consistent level of segregation between Non-White and White residents.

**Black/White Dissimilarity.** The dissimilarity index between Black and White populations was 55.54 in 1990. By 2000, it decreased slightly to 44.17. In 2010, there was another decline to 35.34. As of 2020, the index had increased to 40.13, indicating persistent segregation.

**Hispanic/White Dissimilarity.** The dissimilarity index between Hispanic and White populations was 40.15 in 1990. By 2000, it increased slightly to 41.99. In 2010, the trend decreased slightly with an index of 37.78. As of 2020, the dissimilarity index stands at 39.48, reflecting ongoing disparities.

**Asian or Pacific/White Dissimilarity.** In 1990, the dissimilarity index between Asian or Pacific Islander and White populations was 32.23. By 2000, it decreased to 26.27. In 2010, the trend increased with an index of 39.67. As of 2020, the index had risen to 44.76, highlighting distinct segregation patterns.

### Segregation Trends Since 1990 - Region

For the Region, the dissimilarity index also shows a moderate level of segregation between all racial or ethnic groups and the White population. In 2020, Non-White populations show the lowest race-specific levels of segregation with compared to the White population at an index of 41.29. The Black population has the highest levels of segregation compared to the White population at an index of 47.66, while the Hispanic and Asian populations have dissimilarity indices of 43.96 and 43.07 respectively. Therefore, regionwide all ethnicities are experiencing a moderate level of segregation as well..

**Table 16: Racial/Ethnic Dissimilarity Trends (Region)**

Race/Ethnicity	1990	2000	2010	2020
Non-White/White	32.92	38.90	38.95	41.29
Black/White	43.74	45.48	43.96	47.66
Hispanic/White	35.57	42.40	42.36	43.96
Asian or Pacific Islander/White	33.17	37.31	38.31	43.07

Data Source: 2020 HUD AFFH Online Mapping Tool

**Non-White/White Dissimilarity.** In 1990, the dissimilarity index between non-White and White populations was 32.92. By 2000, it increased to 38.90. In 2010, the index stayed consistent at 38.95. However, by 2020, the index rose again to 41.29.

**Black/White Dissimilarity.** In 1990, the dissimilarity index was 43.74. Through 2000 and 2010, this number rose to 45.48 and then back down to 43.96 before rising again in 2020 to 47.66.

**Hispanic/White Dissimilarity.** In 1990, the dissimilarity index stood at 35.57. The index increased to 42.40 in 2000 and then remained consistent in 2010, at 42.36. As of 2020, the index rose to 43.96.

**Asian or Pacific/White Dissimilarity.** In 1990, the dissimilarity index was 33.17. The index increased to 37.31 in 2000. Beginning in 2010, there was a slight increase, reaching 38.31 in 2010 and 43.07 in 2020.

### 3. Racially/Ethnically Concentrated Areas of Poverty

In Riverside County, numerous census tracts are recognized as racially and ethnically concentrated areas of poverty (R/ECAPs). These areas, as defined by HUD, are characterized by a population where at least half identify as non-White and a minimum of 40 percent live below the poverty line.

The R/ECAPs in Riverside County encompass several distinct regions. These include the tracts immediately bordering the Salton Sea, the region southwest of Desert Hot Springs, Meadowbrook, the communities southwest of Hemet, and certain sections of the Cities of Riverside and Moreno Valley.

The unincorporated areas of Riverside County that are R/ECAPs have a combined population around 40,000. These areas are notable for having the highest concentration of individuals who identify as Hispanic. See Figure 16 and Figure 17 below for groupings of R/ECAPs in the county and Region.

**Figure 16: R/ECAPS (Jurisdiction)**

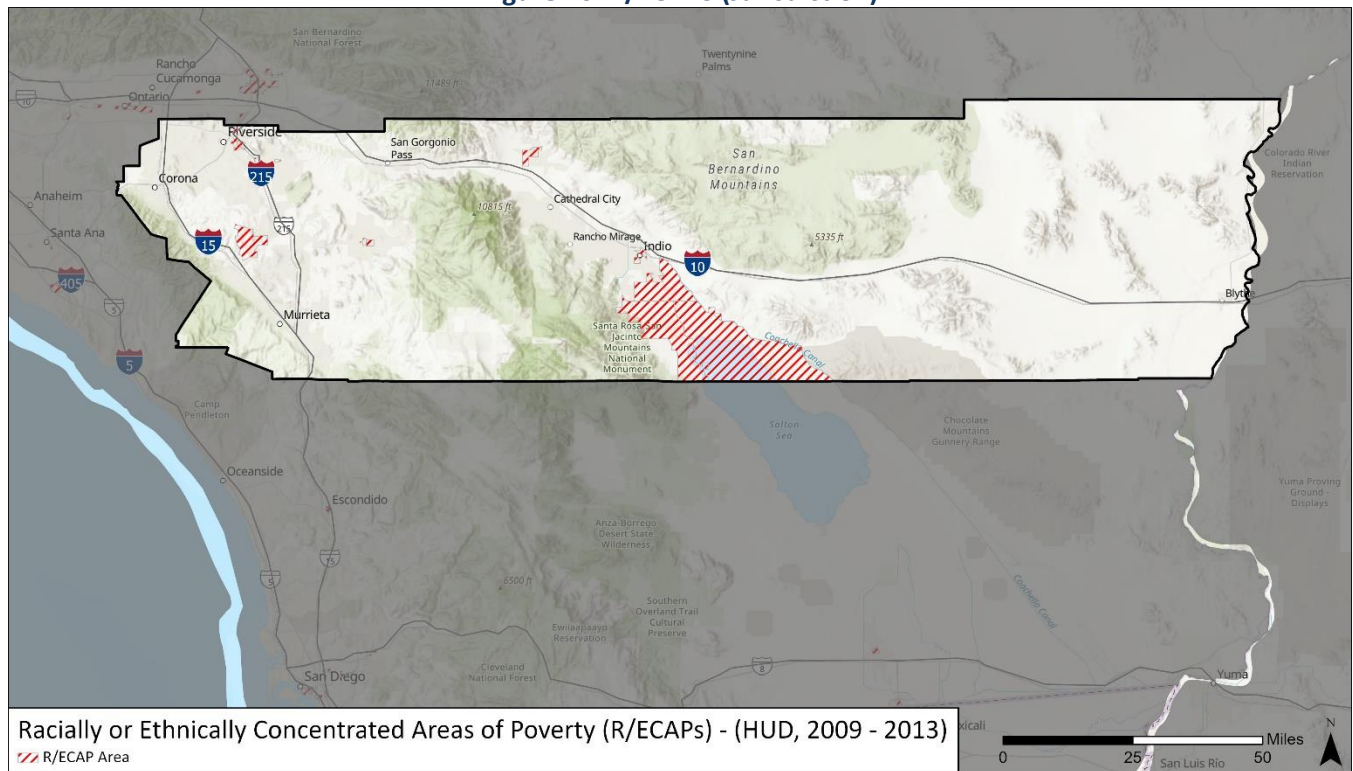
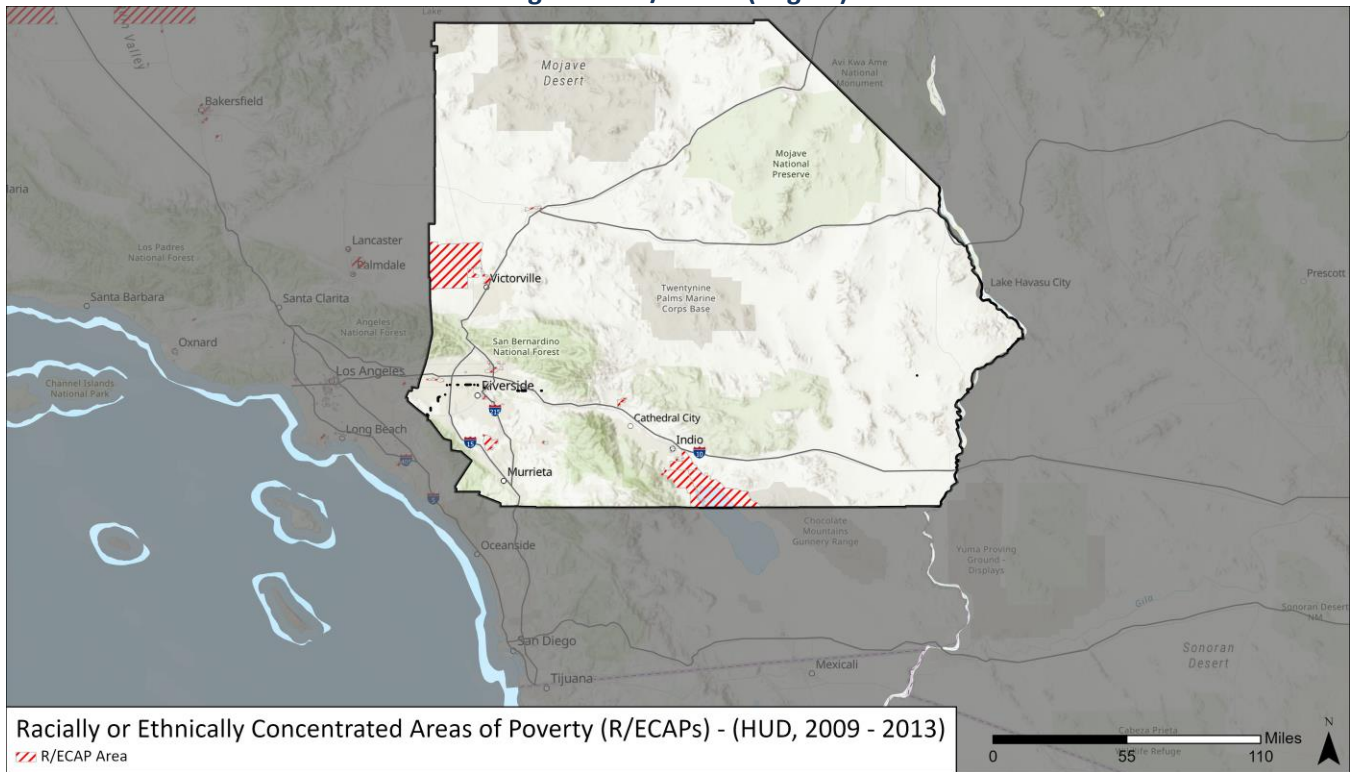


Figure 17: R/ECAPS (Region)



### ***R/ECAPs by Protected Class***

This section reviews the representation of various protected classes in R/ECAPS in the County and the Region.

#### **The protected classes are:**

- Race/Ethnicity
- National Origin
- Family Status

In the Jurisdiction, about 40,000 individuals reside within the County's R/ECAPs, comprising nearly 10 percent of the County's overall population. Of those residing within the Jurisdiction's R/ECAP boundaries, Hispanic residents account for three quarters (75.04%) of the population.

An additional 15.66 percent are White, 5.73 percent are Black, and 1.69 percent are Asian or Pacific Islander. Additionally, there are 9,431 families in R/ECAPs, with 61.63 percent of them being families with children. The top countries/areas of origin for the population include Mexico, Other Central America, and El Salvador.

For the Region, the total population in R/ECAPs is about 205,000. At 63.3 percent, the Hispanic community forms the majority, followed by White residents at 17.17 percent, Black residents at 12.02 percent, and Asian or Pacific Islander at 4.89 percent. This follows the same trend as the Jurisdiction.

There are a total of 41,495 families in R/ECAPs, of which families with children constitute 61.94 percent. The top countries of origin for the R/ECAP population include Mexico, Other Central America, El Salvador, and Other Southeastern Asia.

**Table 17: R/ECAP by Protected Class (Jurisdiction)**

Protected Class	Number	Percentage
<b>R/ECAP Race/Ethnicity</b>		
White, Non-Hispanic	6,903	15.66%
Black, Non-Hispanic	2,524	5.73%
Hispanic	33,070	75.04%
Asian or Pacific Islander, Non-Hispanic	745	1.69%
Native American, Non-Hispanic	308	0.70%
Other, Non-Hispanic	39	0.09%
<b>R/ECAP Family Type</b>		
Total Families in R/ECAPs	9,431	100.0%
Families with children	5,812	61.63%
<b>R/ECAP National Origin</b>		
Mexico	13,489	30.61%
Other Central America	620	1.41%
El Salvador	507	1.15%
Other Southeastern Asia	254	0.58%
Canada	156	0.35%
Philippines	112	0.25%
Other Western Asia	108	0.25%
England	47	0.11%
Other South America	26	0.06%
Other Western Europe	26	0.06%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool

**Table 18: R/ECAP by Protected Class (Region)**

Protected Class	Number	Percentage
<b>R/ECAP Race/Ethnicity</b>		
White, Non-Hispanic	35,928	17.17%
Black, Non-Hispanic	25,140	12.02%
Hispanic	132,437	63.30%
Asian or Pacific Islander, Non-Hispanic	10,225	4.89%
Native American, Non-Hispanic	1,057	0.51%
Other, Non-Hispanic	390	0.19%
<b>R/ECAP Family Type</b>		
Total Families in R/ECAPs	41,495	-
Families with children	25,702	61.94%
<b>R/ECAP National Origin</b>		
Mexico	42,229	20.18%
Other Central America	2,440	1.17%
El Salvador	1,975	0.94%
Other Southeastern Asia	1,150	0.55%
Canada	990	0.47%
Philippines	837	0.40%
Other Western Asia	701	0.34%
England	529	0.25%
Other South America	502	0.24%
Other Western Europe	466	0.22%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool

## 4. Disparities in Access to Opportunity

HUD has developed a series of indices to help inform communities about segregation and disparities in access to opportunity in their Jurisdiction and Region.

These indices are as follows:

- Low Poverty Index
- School Proficiency Index
- Labor Market Index
- Transit Trips Index
- Low Transportation Cost Index
- Job Proximity Index
- Environmental Health Index

A summarized analysis of these indices shows that, apart from access to low transportation costs and proximity to jobs, residents of the County of Riverside enjoy relative access to opportunity at levels in par with or slightly higher than residents of the Region generally. Higher index scores nearly across the board indicate that Riverside residents have greater access to opportunities in the important areas of education and employment, and lower exposure to poverty.

To facilitate the Access to Opportunity analysis, HUD provides tables that measure access to opportunity by each index. These tables are shown below. The index allows comparison of opportunity indicators by race and ethnicity, for households below and above the poverty line, among Jurisdictions and to the Region. These tables are referenced in the opportunity indicators discussions that follow.

**Table 19: Opportunity Indicators by Race/Ethnicity (Jurisdiction)**

Race/Ethnicity	Low Poverty	School Proficiency	Labor Market	Transit Trip	Low Transportation Cost	Jobs Proximity	Environmental Health
<b>Total Population</b>							
<b>White</b>	55.42	50.59	32.21	42.95	36.27	35.59	51.35
<b>Black</b>	53.05	48.56	28.83	43.34	35.68	36.13	45.38
<b>Hispanic</b>	38.72	37.59	23.26	46.71	39.19	31.93	50.77
<b>Asian or Pacific Islander</b>	66.75	61.81	42.07	48.13	31.22	37.62	39.79
<b>Native American</b>	41.33	36.49	22.15	40.93	37.76	32.05	59.71
<b>Below Federal Poverty Line</b>							
<b>White</b>	43.49	39.50	24.61	43.08	39.64	32.15	55.33
<b>Black</b>	32.37	33.01	20.20	41.20	39.83	26.04	54.93
<b>Hispanic</b>	24.54	28.02	15.14	49.53	42.62	29.52	53.26
<b>Asian or Pacific Islander</b>	54.59	51.62	32.00	44.78	35.62	41.21	45.47
<b>Native American</b>	34.71	30.52	17.33	39.34	41.01	40.69	56.10

*Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)*

**Table 20: Opportunity Indicators by Race/Ethnicity (Region)**

Race/Ethnicity	Low Poverty	School Proficiency	Labor Market	Transit Trip	Low Transportation Cost	Jobs Proximity	Environmental Health
<b>Total Population</b>							
White	50.83	46.43	33.94	48.57	42.13	45.92	48.02
Black	41.38	35.44	26.46	53.65	45.13	45.67	38.89
Hispanic	36.39	33.26	24.37	55.76	46.31	46.90	37.84
Asian or Pacific Islander	58.83	51.51	42.31	55.92	42.65	53.56	35.12
Native American	39.48	35.90	24.58	47.70	43.26	43.36	49.90
<b>Below Federal Poverty Line</b>							
White	37.75	37.30	25.07	48.70	45.70	43.28	51.53
Black	26.43	25.68	16.85	53.16	48.28	41.83	42.21
Hispanic	24.29	26.74	16.85	57.51	49.70	45.50	39.29
Asian or Pacific Islander	41.94	35.76	29.56	58.72	49.53	57.38	34.87
Native American	29.25	30.43	19.72	50.03	46.34	44.62	44.78

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

## California Tax Credit Allocation Committee (TCAC)

One tool that can be used to analyze disparities in access to opportunities is the California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores. These were prepared by a task force commissioned by the TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses categorical indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each tract.

### Education

In a statewide ranking of 2016 California Assessment of Student Performance and Progress test scores listed on School-Ratings.com, which includes public and charter schools (private schools are not required to participate), of 16 ranked schools in the unincorporated areas of Riverside County, only one ranked in the 80th percentile or higher (James Monroe Elementary in Bermuda Dunes ranked in the 84th percentile), compared to similar schools in the state. Six more schools ranked between the 50th and 79th percentiles.

Several other schools that were not included in the ranking system exist in unincorporated Riverside County; however, there are fewer educational facilities in eastern Riverside County than in western. In the eastern area, there are no schools in the communities of Desert Edge, Desert Palms, Garnet, Indio Hills, Mesa Verde, North Shore, Ripley, Sky Valley, and Whitewater—that is, in 9 of the 16 communities in this portion of the county.

In contrast, only 3 out of 29 unincorporated communities in the western portion of the County lack schools in their communities—Green Acres, Lake Riverside, and Temescal Valley. Additionally, the California Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) determined that there are more indicators for positive educational outcomes for students in western Riverside County than in eastern, based on access to proficient schools. For communities without a school, students must commute to a neighboring community or jurisdiction or be

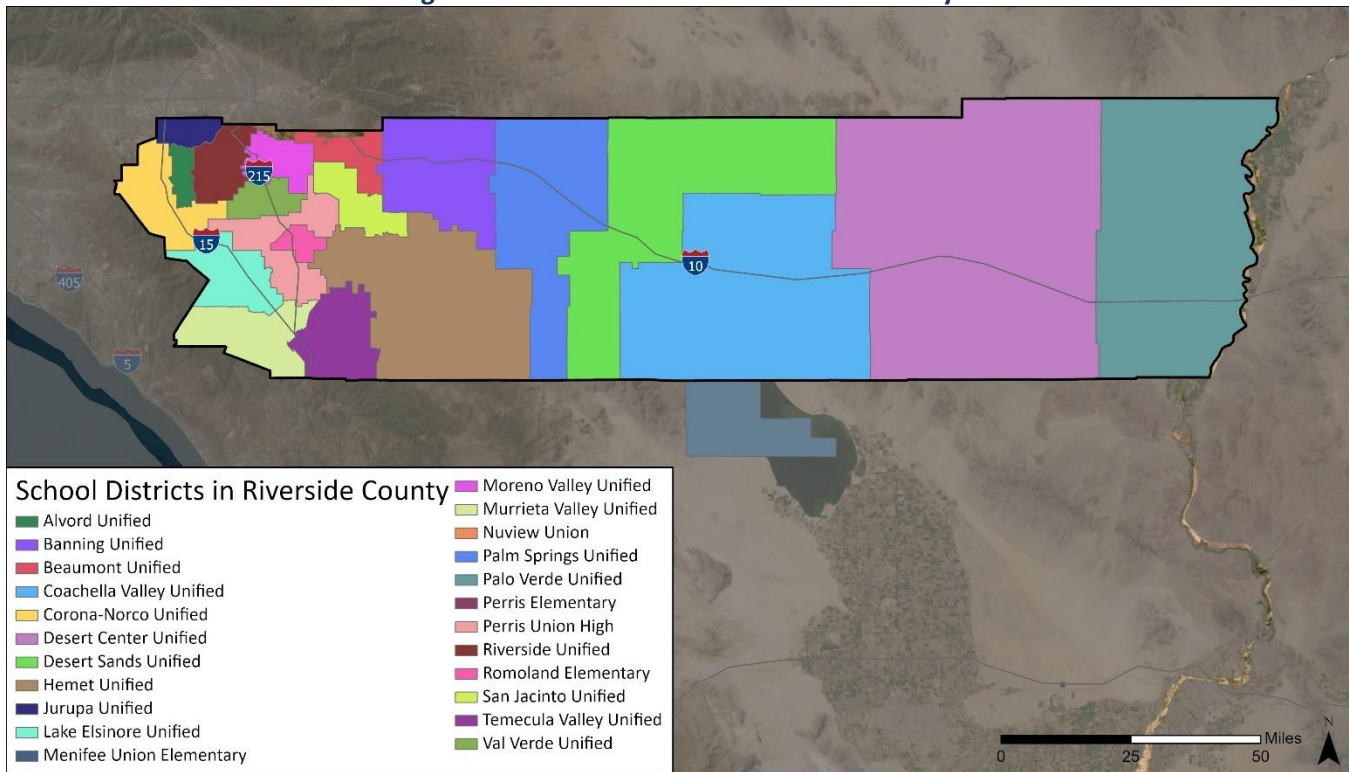
home-schooled, both of which put additional strain on their parent(s) and present disproportionate access to an education for students in these areas.

There are 23 school districts in the County:

- Alvord Unified School District
- Banning Unified School District
- Beaumont Unified School District
- Coachella Valley Unified School District
- Corona-Norco Unified School District
- Desert Center Unified School District
- Desert Sands Unified School District
- Hemet Unified School District
- Jurupa Unified School District
- Lake Elsinore Unified School District
- Menifee Union School District
- Moreno Valley Unified School District
- Murrieta Valley Unified School District
- Nuview Union School District
- Palm Springs Unified School District
- Palo Verde Unified School District
- Perris Elementary School District
- Perris Union High School District
- Riverside Unified School District
- Romoland School District
- San Jacinto Unified School District
- Temecula Valley Unified School District
- Val Verde Unified School District



Figure 18: School Districts in Riverside County



**The School Proficiency Index** measures the average level of proficiency in schools for each racial and ethnic group, presenting a diverse picture. In the County, the White population exhibits a proficiency index of 50.59, indicating a moderate level of school performance. The Black community follows closely with an index of 48.56. The Hispanic community, however, has a lower index of 37.59, suggesting room for improvement in their educational outcomes. The Asian or Pacific Islander community outperforms all with an index of 61.81, while the Native American community has the lowest index at 36.49.

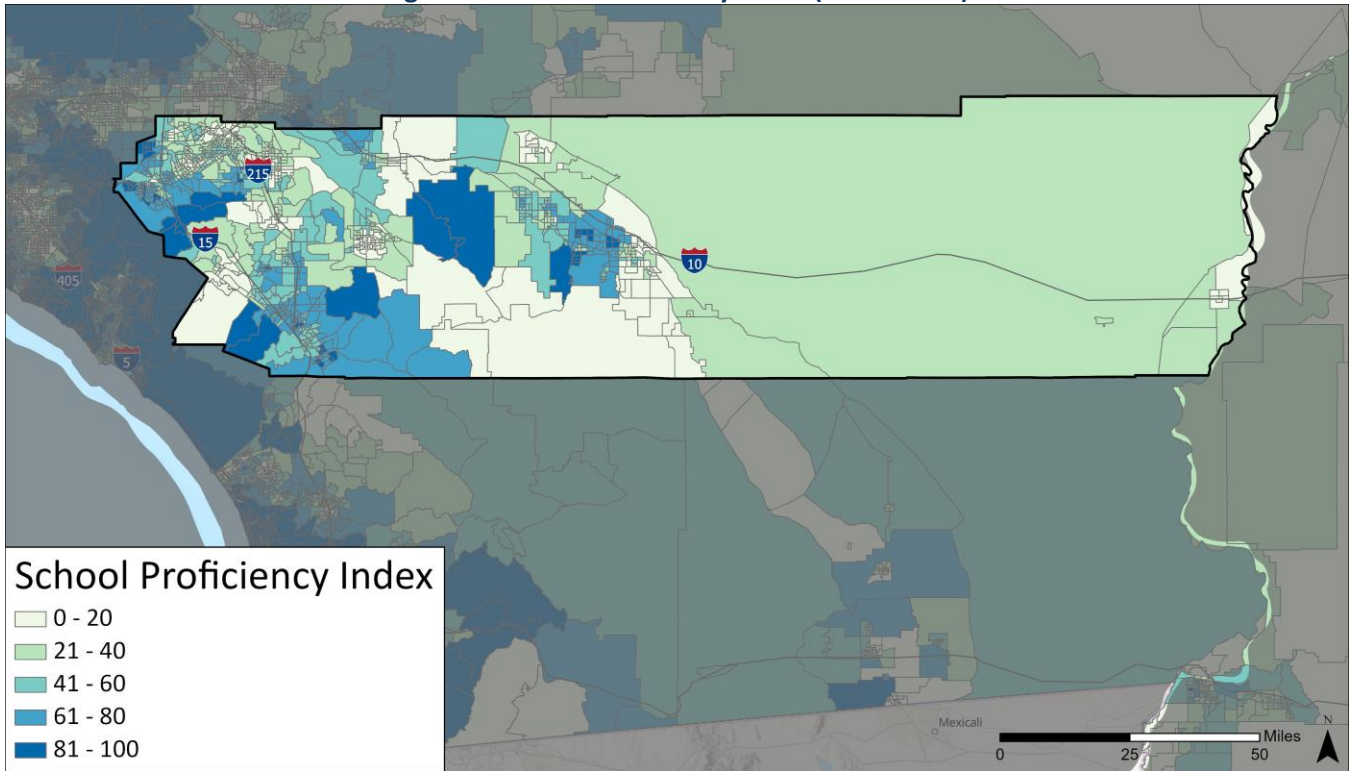
When considering individuals living below the federal poverty line within the Jurisdiction, the proficiency indices generally decrease. The White population has an index of 39.50, the Black population 33.01, and the Hispanic population 28.02. The Asian or Pacific Islander community maintains a relatively high index of 51.62, while the Native American community has an index of 30.52.

Turning to the Region as a whole, the School Proficiency Index shows similar trends. The White population has an index of 46.43, the Black population 35.44, the Hispanic population 33.26, the Asian or Pacific Islander population 51.51, and the Native American population 35.90. For those living below the federal poverty line, the indices are White at 37.30, Black at 25.68, Hispanic at 26.74, Asian or Pacific Islander at 35.76, and Native American at 30.43.

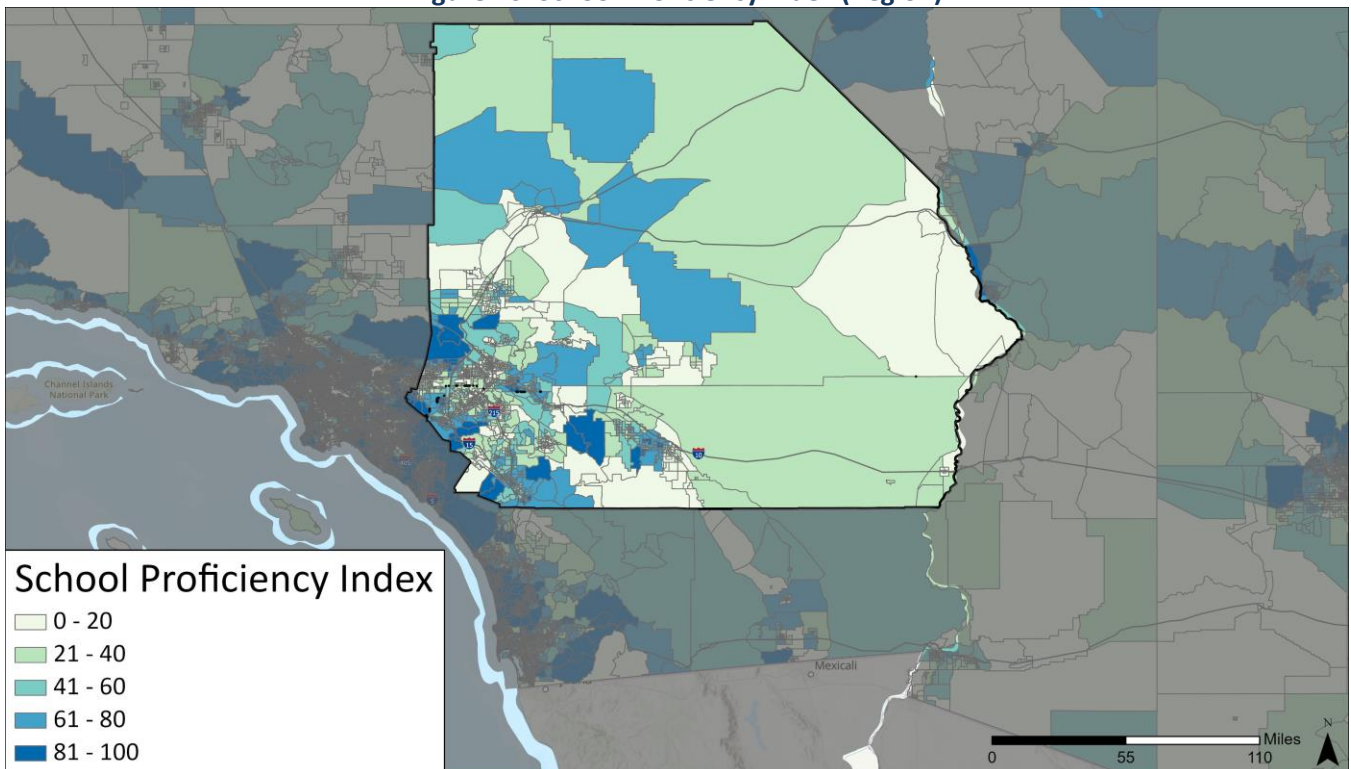
These indices serve as a barometer of school performance for each group, with higher numbers indicating better performance. However, it is important to remember that these numbers are averages and may not reflect the individual experiences of all students within these groups. They highlight the disparities in educational outcomes among different racial and ethnic groups and between those above and below the poverty line, underscoring the need for targeted interventions to improve school proficiency where it is most needed.

The map below illustrates the School Proficiency Index data for the Jurisdiction and Region.

**Figure 19: School Proficiency Index (Jurisdiction)**



**Figure 20: School Proficiency Index (Region)**



## Employment

Local economic characteristics impact local housing needs, even though these characteristics may not be directly related to fair housing. These economic characteristics include the types of unemployment rates and their workforce by industry. This section explores economic trends and characteristics in Riverside County as a means of identifying and understanding local housing needs.

As of 2023, the largest employer in Riverside County was the County of Riverside itself, a public employer in the Government Offices industry, employing 24,290 people. This is followed by the March Air Forces Reserve, a public employer in the Military industry, employing 9,600 people.

Among private employers, the largest employer is Kaiser Permanente, in the Healthcare industry, employing 5,846 people. The industries employing the most people are Government Offices, Education, and Healthcare. These three industries together employ 73.72% of the total employees in the listed employers.

This data provides valuable insights into the employment landscape of Riverside County, highlighting the key industries and employers in the jurisdiction.

**Table 21: Top Employers (Jurisdiction)**

Employer Name	Private or Public Employer	# of Employees	Industry
Kaiser Permanente	Private	5,846	Healthcare
Riverside Community Hospital	Private	2,200	Healthcare
Cal Baptist University	Private	1,442	Education
Collins Aerospace Systems	Private	1,000	Aircraft Components Manufacturing
Riverside Medical Clinic	Private	985	Healthcare
Stater Bros	Private	845	Grocery Stores
Doctor's Hospital of Riverside	Private	790	Healthcare
J Ginger Masonry	Private	690	Masonry Contractors
Target	Private	600	Department Stores
Mission Inn Hotel and Spa	Private	565	Hotels & Motels
County of Riverside	Public	24,290	Government Offices
March Air Forces Reserve	Public	9,600	Military
University of California, Riverside	Public	8,593	Education
Riverside University Health Systems	Public	8,000	Medicare
Riverside Unified School District	Public	5,003	Education
City of Riverside	Public	2,336	Government Offices
Riverside Community School District	Public	2,100	Education
Alvord Unified School District	Public	1,898	Education
Riverside County Office of Education	Public	1,700	Education
Riverside Transit Agency	Public	425	Transportation

*Data Source: Riverside County Website, 2023.*

The workforce by industry is made up of over a million individuals. On average, those in the workforces listed in the table below are earning around \$45,991 per year.

The largest group in the workforce, at 20.8 percent, is in educational services, healthcare, and social assistance. This group is earning above the average, with median earnings of \$48,815. The second largest group is retail trade, employing 12.3 percent of the workforce. Those in this group have earnings slightly below average, around \$31,268.

Construction and manufacturing are also significant, employing 9.5 percent and 8.2 percent of the workforce, respectively. Both groups earn above average, with construction workers making around \$50,953 and manufacturing workers making around \$51,031.

Those in public administration are only 5.2 percent of the workforce, but they have the highest median earnings of \$77,153. On the other end, those in arts, entertainment, recreation, accommodation, and food services make up 11.0 percent of the workforce but have the lowest median earnings of \$24,103.

**Table 22: Workforce by Industry (Jurisdiction)**

Industry	Number	Percentage	Median Earnings
Agriculture, forestry, fishing and hunting, and mining	13,820	1.3%	\$27,779
Construction	101,452	9.5%	\$50,953
Manufacturing	87,949	8.2%	\$51,031
Wholesale trade	29,122	2.7%	\$51,531
Retail trade	132,380	12.3%	\$31,268
Transportation and warehousing, and utilities	80,469	7.5%	\$42,945
Information	16,570	1.5%	\$59,910
Finance and insurance, and real estate and rental and leasing	53,207	5.0%	\$57,865
Professional, scientific, management, administrative and waste services	109,795	10.2%	\$43,496
Educational services, and health care and social assistance	222,758	20.8%	\$48,815
Arts, entertainment, and recreation, and accommodation and food services	117,720	11.0%	\$24,103
Other services, except public administration	52,551	4.9%	\$31,030
Public administration	55,549	5.2%	\$77,153

*Data Source: US Census/ACS, 2022 ACS Estimate.*

The data provided below in Table 23 gives an insight into the unemployment rates among different racial and ethnic groups.

The average unemployment rate across all these groups is approximately 3.49 percent. The unemployment rate for White individuals is 2.9 percent, which is lower than the average. On the other hand, the unemployment rate for Black or African American individuals is 5.4 percent, which is higher than the average.

Similarly, the unemployment rate for American Indian and Alaska Native individuals is 4.4 percent, also above the average. Asian individuals have an unemployment rate of 3.0 percent, slightly below the average, while Filipino individuals have an unemployment rate of 3.2 percent, also slightly below the average.

For those identified as some other race, the unemployment rate is 3.6 percent, which is above the average. Individuals identifying with two or more races have an unemployment rate of 2.9 percent. Looking at ethnic groups, Central American individuals have an unemployment rate of 2.3 percent, which is lower than the average. Mexican individuals have an unemployment rate of 3.7 percent, which is higher than the average. Lastly, Hispanic individuals have an unemployment rate of 3.5 percent, which is equal to the average.

**Table 23: Unemployment Percentages by Race/Ethnicity (Jurisdiction)**

Race/Ethnicity	Percentage
White	2.9%
Black or African American	5.4%
American Indian and Alaska Native	4.4%
Asian	3.0%
Filipino	3.2%
Some other race	3.6%
2 or more races	2.9%
Central American	2.3%
Mexican	3.7%
Hispanic	3.5%

*Data Source: US Census/ACS, 2022 ACS Estimates*

**The Job Proximity Index** measures the physical distances between place of residence and jobs by race or ethnicity. The higher the value, the better the access to employment opportunities for residents in a neighborhood.

In the Jurisdiction, the White population exhibits a proximity index of 35.59, indicating a moderate level of job accessibility. The Black community is close with an index of 36.13. The Hispanic community, however, has a lower index of 31.93, suggesting room for improvement in their job accessibility. The Asian or Pacific Islander community outperforms all with an index of 37.62, while the Native American community has the lowest index at 32.05. With individuals living below the federal poverty line, the proximity indices generally decrease, with the exception of Asian or Pacific Islander and Native American, both of which show a marked increase.

In the Region, the Job Proximity Index shows similar trends but with generally higher scores. The White population has an index of 45.92, the Black population 45.67, the Hispanic population 46.90, the Asian or Pacific Islander population 53.56, and the Native American population 43.36. For those living below the federal poverty line, the indices are White at 43.28, Black at 41.83, Hispanic at 45.50, Asian or Pacific Islander at 57.38, and Native American at 44.62.

The maps below illustrate the Job Proficiency Index data for both the Jurisdiction and Region.

Figure 21: Job Proximity Index (Jurisdiction)

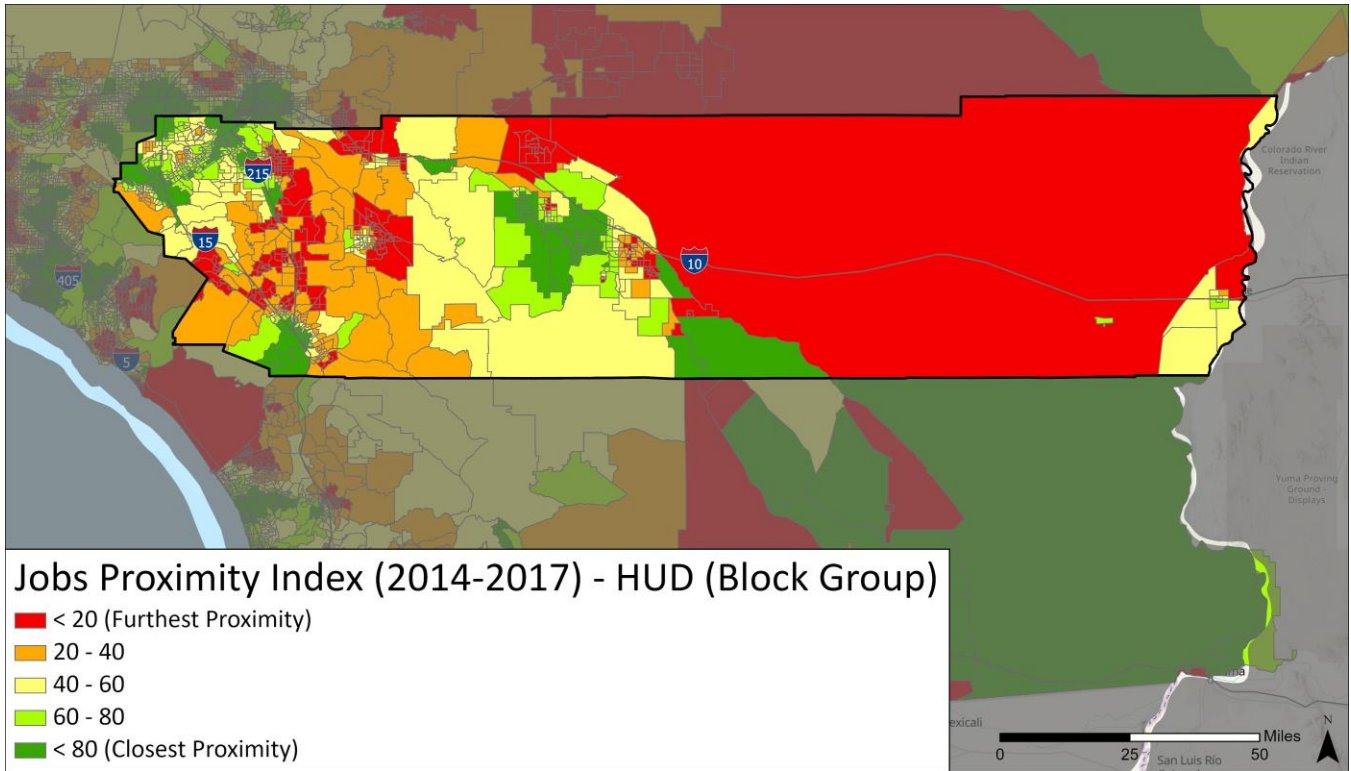
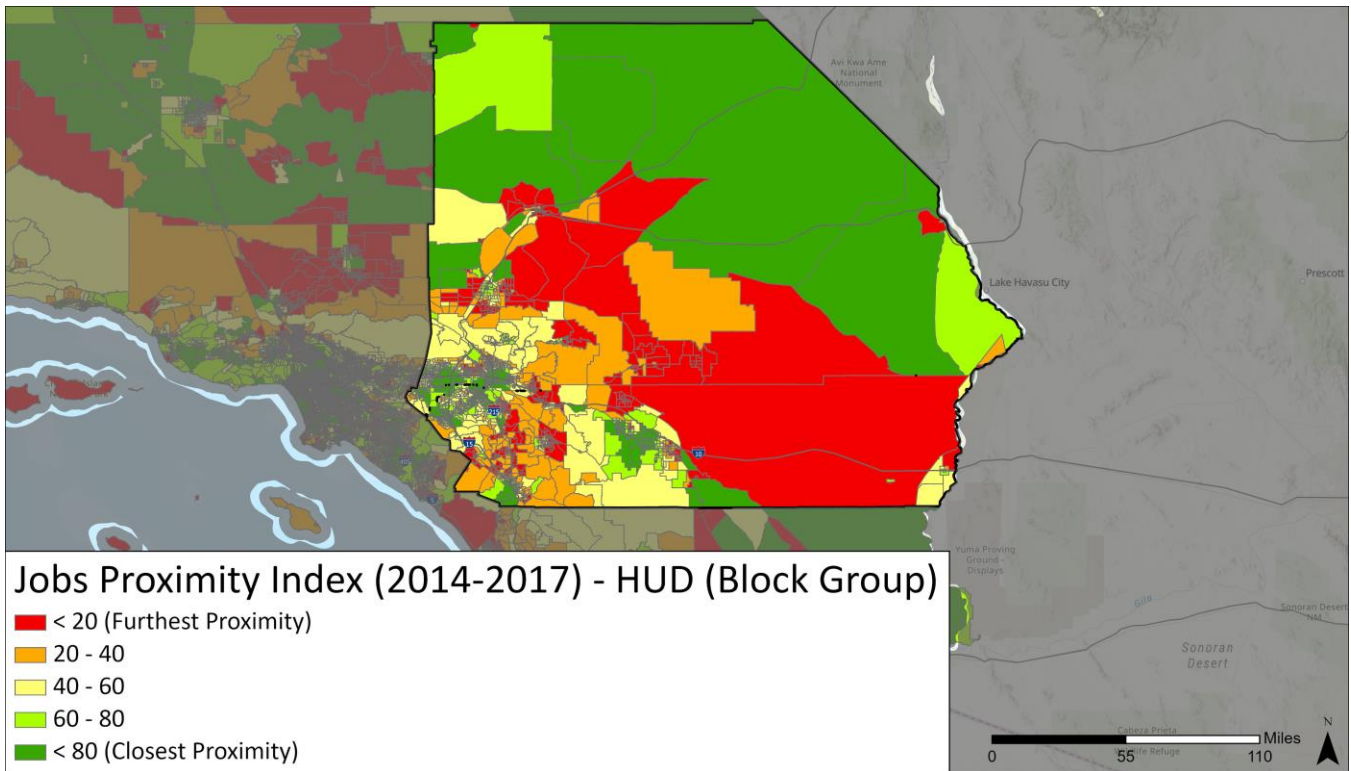


Figure 22: Job Proximity Index (Region)



**The Labor Market Index** provides a measure of unemployment rate, labor-force participation rate, and percentage of the population ages 25 and above with at least a bachelor's degree, by neighborhood. The higher the score, the higher the labor force participation and human capital in a neighborhood.

In the Jurisdiction, the White population has a Labor Market Index of 32.21, indicating a moderate level of labor market conditions. The Black community has a slightly lower index of 28.83, while the Hispanic community has an index of 23.26, suggesting room for improvement in their labor market conditions. The Asian or Pacific Islander community outperforms all with an index of 42.07, while the Native American community has the lowest index at 22.15.

In the Region, the Labor Market Index shows similar trends but with generally higher scores. The White population has an index of 33.94, the Black population 26.46, the Hispanic population 24.37, the Asian or Pacific Islander population 42.31, and the Native American population 24.58.

The maps below illustrate the Labor Market Index data for both the Jurisdiction and Region.

**Figure 23: Labor Market Index (Jurisdiction)**

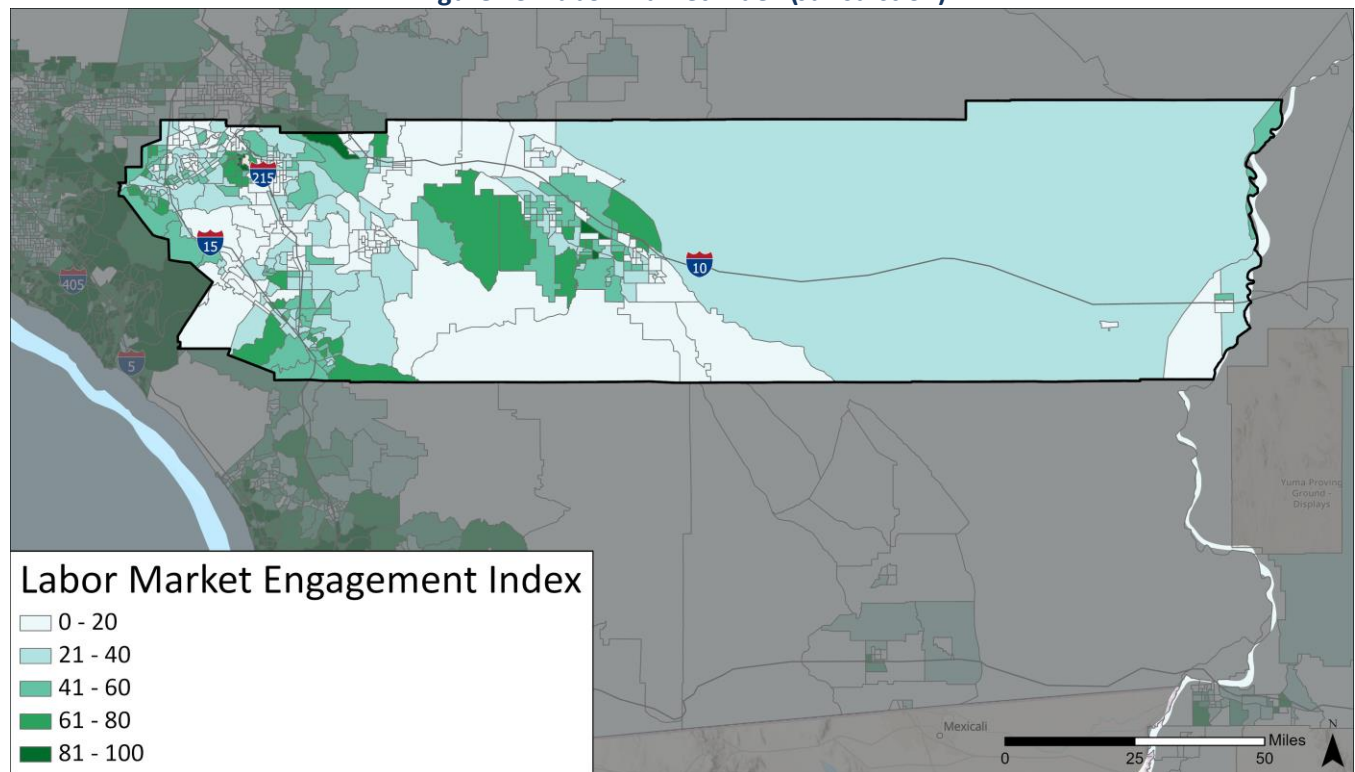
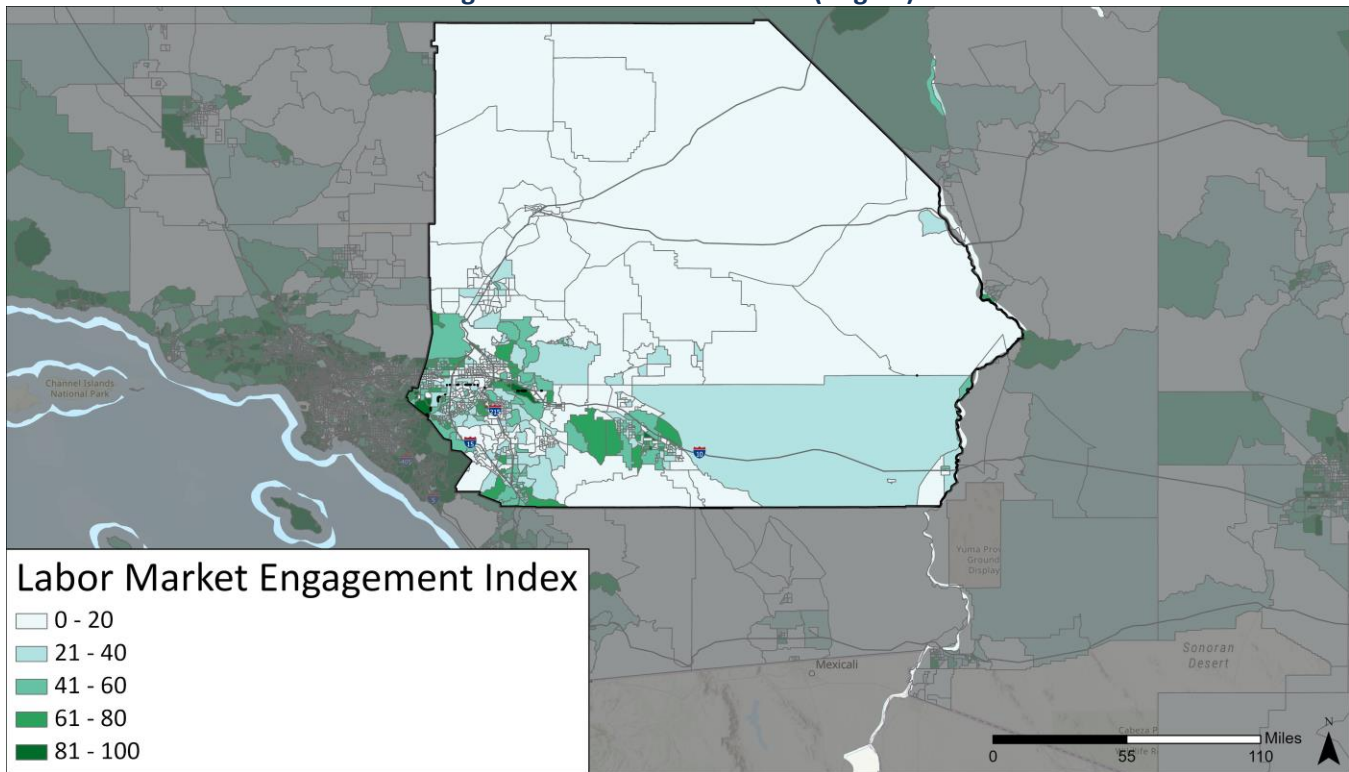


Figure 24: Labor Market Index (Region)



## Transportation

Riverside County residents in urban and suburban areas generally enjoy ample access to transportation infrastructure, which includes the Riverside Transit Agency bus system, SunLine Transit Agency in the Palm Springs area, Palo Verde Transit Agency in the Blythe area, the Riverside Metrolink Station, with links to San Bernardino County’s Omnitrans system as well as to Amtrak, and the Corona Transit Center and Metrolink station.

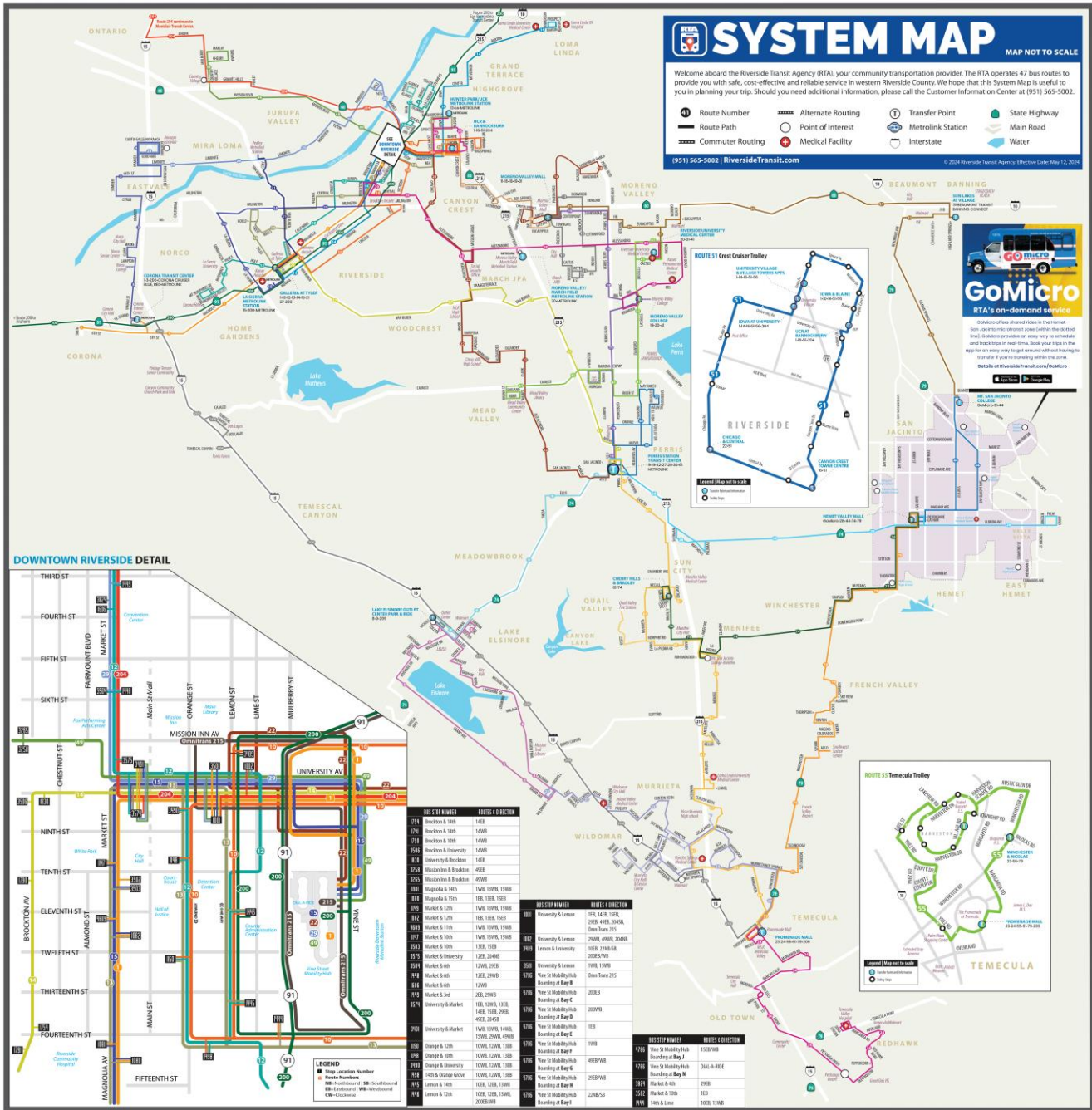
Riverside County is home to at least four municipal airports (Banning Muni Airport, Corona Muni Airport AJO, Palm Springs International Airport, Riverside Muni Airport) and five County-owned and operated airports (Ciriaco Summit, French Valley, Hemet Ryan, Jacqueline Cochran, and Blythe), and enjoys proximity to Ontario International Airport in nearby San Bernardino County. The County is also traversed by numerous major freeways (Interstates 10, 15, and 215 and State Routes 60, 91, 71, 74, 79, 86, and 111).

Each of the aforementioned public transit operators have programs available to incentivize ridership by students, seniors, and persons with disabilities. Each has a plan compliant with the Americans with Disabilities Act (ADA); also, each bus line offers a version of dial-a-ride that provides origin-to-destination advanced reservation transportation service for seniors and persons with disabilities who need to travel to and from destinations generally within 0.75–1 miles of an existing fixed-route service.

Although it is economically unfeasible to provide fixed-route public transportation in the more rural areas of the County, the major population centers appear to be well-served.



Figure 25: Public Transit in Riverside County



The **Transit Trips Index** measures how often low-income families in a neighborhood use public transportation. The index is based on estimates of transit taken by a family that meets the following description: a three-person, single-parent family with income at 50 percent of the median income for renters in the Core-Based Statistical Area. The higher the index value, the more likely residents in that neighborhood are to use public transit.

In the Jurisdiction, the White population has a Transit Index of 42.95, indicating a moderate level of transit accessibility. The Black population has a slightly higher index of 43.34, while the Hispanic community has an index of 46.71, suggesting better transit accessibility. The Asian or Pacific Islander community outperforms all with an index of 48.13, while the Native American community has the lowest index at 40.93.

For individuals living below the federal poverty line within the Jurisdiction, the Transit Index generally decreases. The White population has an index of 43.08, the Black population 41.20, and the Hispanic population 49.53. The Asian or Pacific Islander community maintains a relatively high index of 44.78, while the Native American community has an index of 39.34.

In the Region, the Transit Index shows similar trends. The White population has an index of 48.57, the Black population 53.65, the Hispanic population 55.76, the Asian or Pacific Islander population 55.92, and the Native American population 47.7. For those living below the federal poverty line, the indices are White at 48.7, Black at 53.16, Hispanic at 57.51, Asian or Pacific Islander at 58.72, and Native American at 50.03.

The maps below illustrate the Transit Trip Index data for both the Jurisdiction and Region.

**Figure 26: Transit Trip Index (Jurisdiction)**

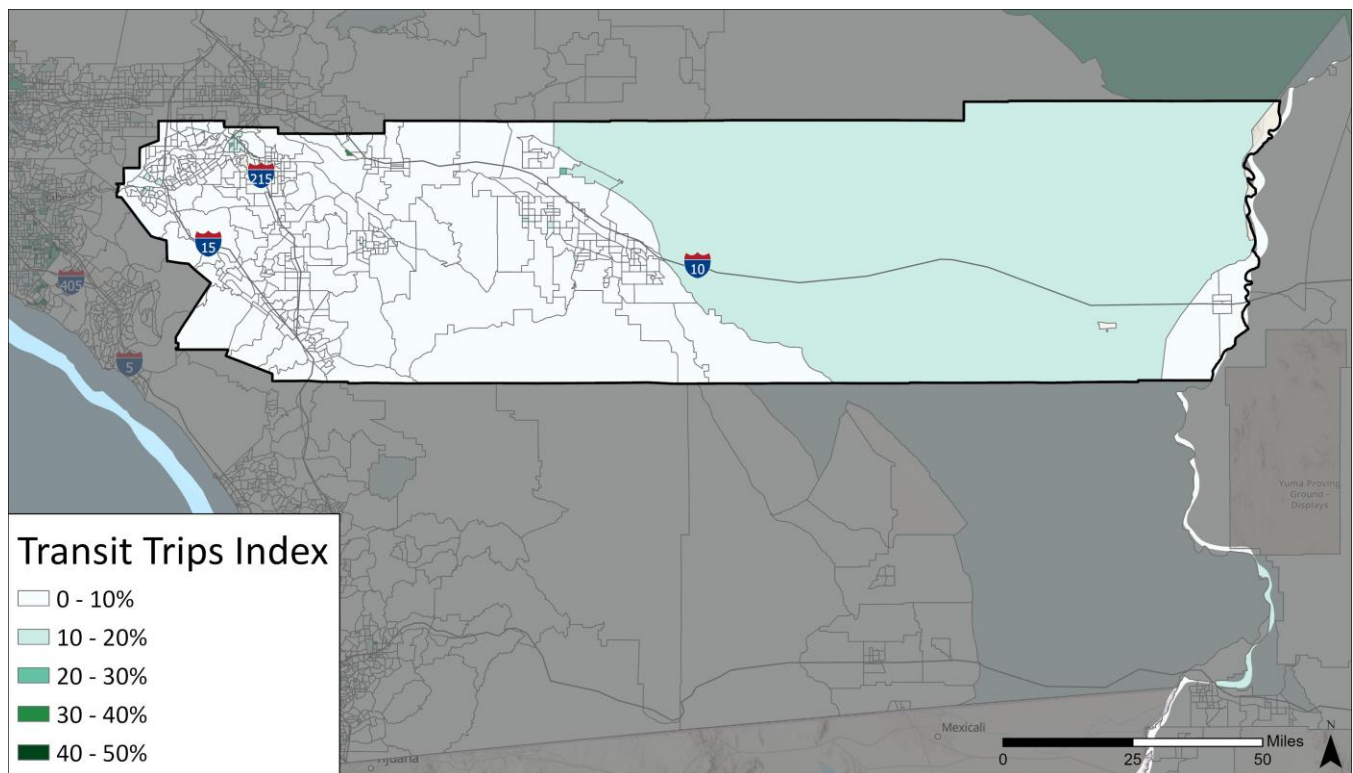
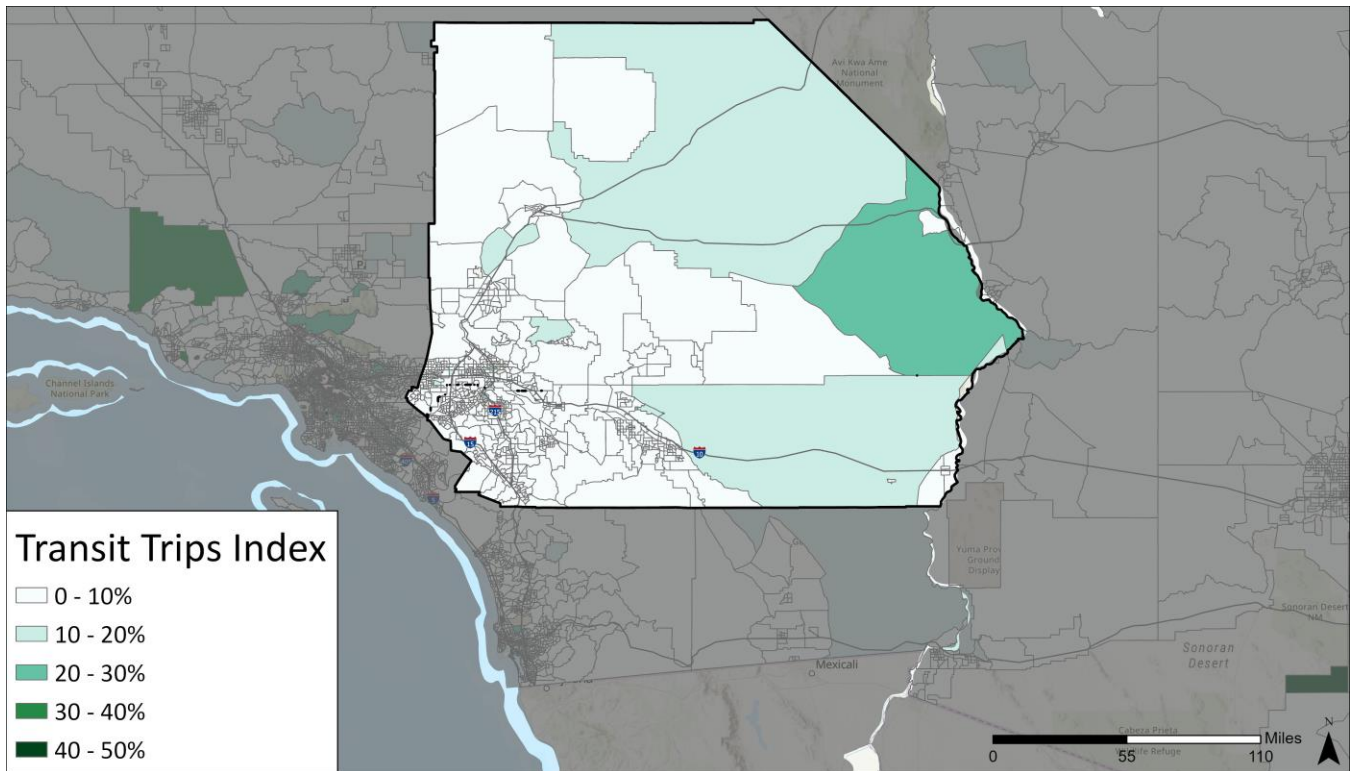


Figure 27: Transit Trip Index (Region)



**The Low Transportation Cost Index** measures cost of transport and proximity to public transportation by neighborhood. The index is based on estimates of transportation costs for a family that meets the following description: a three-person, single-parent family with income at 50 percent of the median income for renters for the Region. The higher the index value, the lower the cost of transportation in that neighborhood.

In the Jurisdiction, the Low Transportation Cost Index for the total population is highest for the Hispanic group at 39.19, followed by the Native American population at 37.76. The White, Black, and Asian or Pacific Islander populations have lower indices at 36.27, 35.68, and 31.22, respectively.

In the Region, the Low Transportation Cost Index for the total population is highest for the Hispanic group at 46.31, followed by the Black population at 45.13. The White, Asian or Pacific Islander, and Native American populations have lower indices at 42.13, 42.65, and 43.26, respectively.

The maps below illustrate the Low Transportation Cost Index data for both the Jurisdiction and Region.

Figure 28: Low Transportation Cost Index (Jurisdiction)

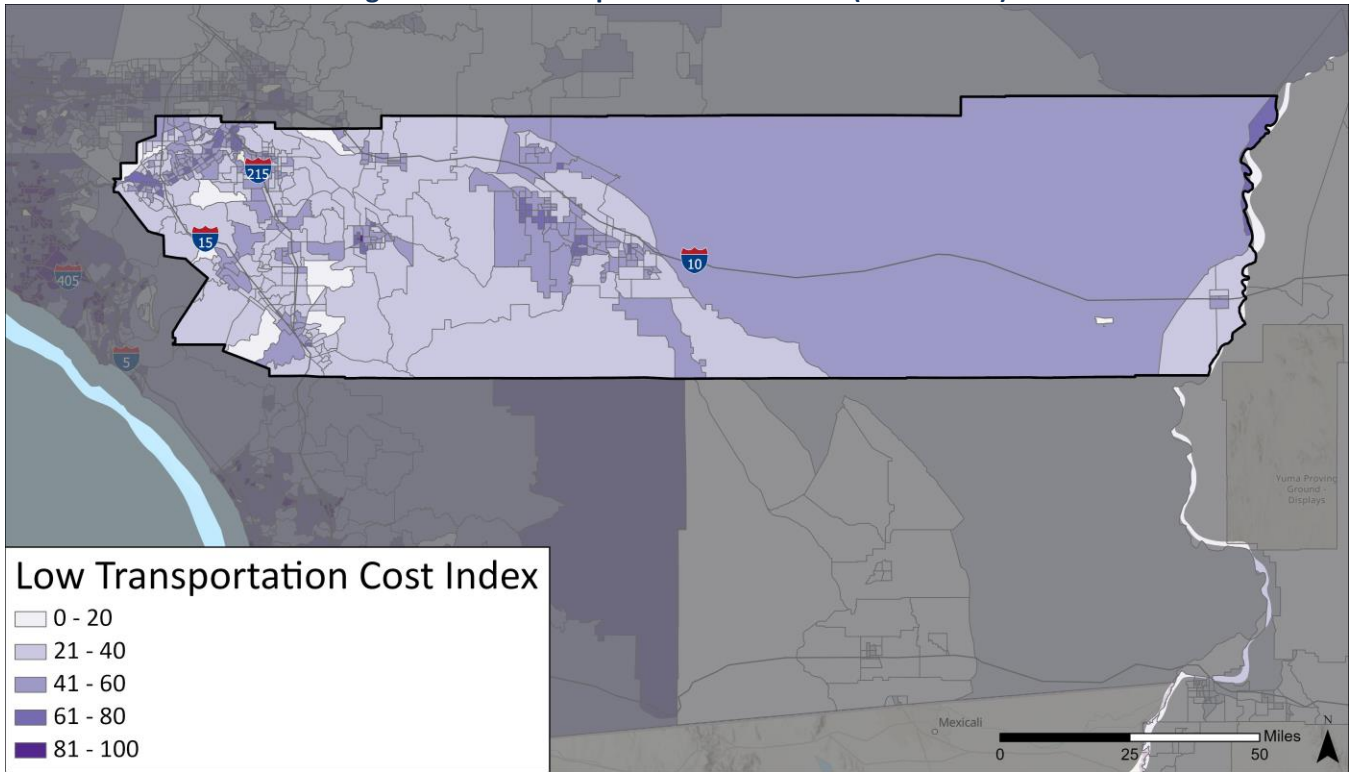
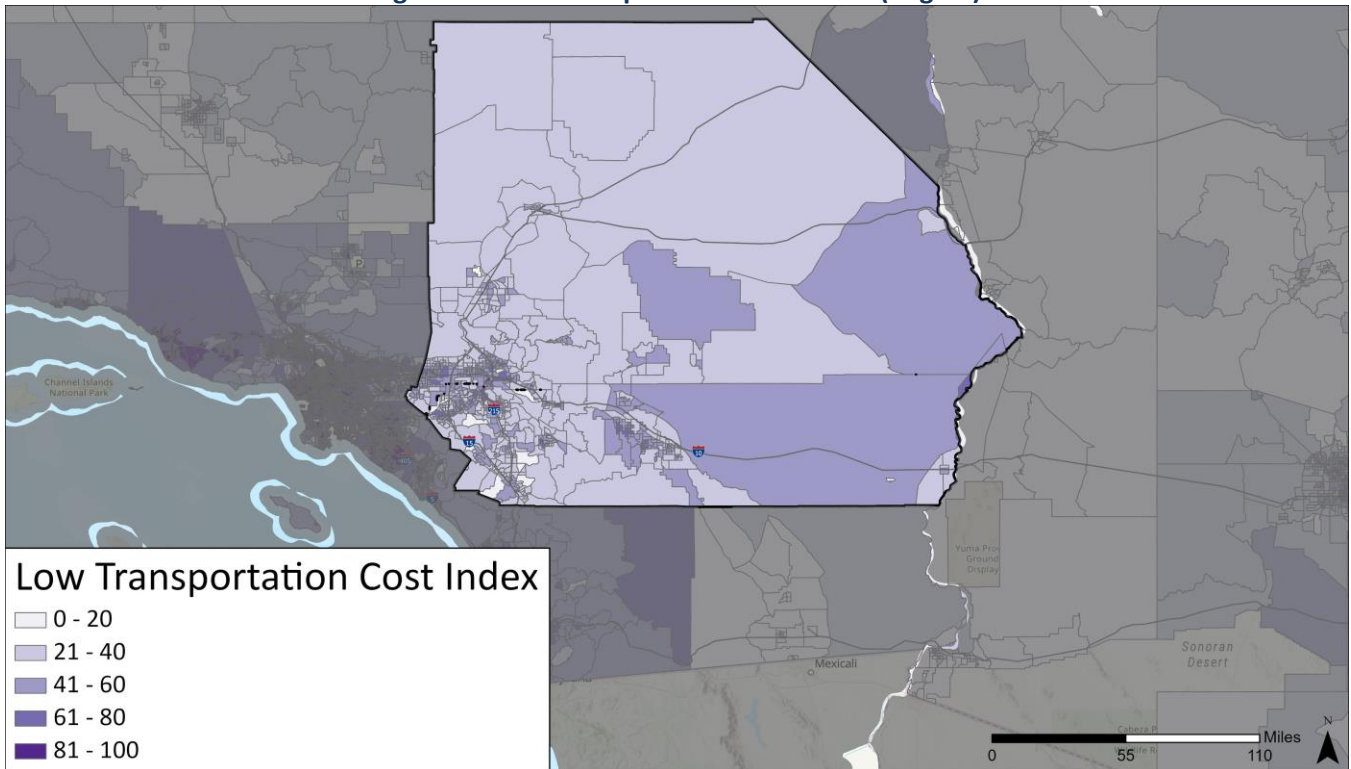


Figure 29: Low Transportation Cost Index (Region)



## ***Access to Low Poverty Neighborhoods***

Access to low poverty neighborhoods refers to the ability of individuals and families to reside in areas where poverty rates are relatively low. These neighborhoods typically offer better living conditions, improved educational opportunities, reduced crime rates, and access to essential services. Residents in low poverty neighborhoods often experience better physical and mental health outcomes compared to those living in areas of concentrated poverty. Efforts to promote access to such neighborhoods aim to break cycles of intergenerational poverty and enhance overall well-being.

**The Low Poverty Index** uses rates of family poverty by household (based on the federal poverty line) to measure exposure to poverty by neighborhood. A higher score indicates less exposure to poverty for a given neighborhood.

In the Jurisdiction, the poverty index for the total population is highest for the Asian or Pacific Islander group at 66.75, followed by the White population at 55.42. The Black, Hispanic, and Native American populations have lower indices at 53.05, 38.72, and 41.33, respectively.

For those below the federal poverty line in the Jurisdiction, the poverty index is again highest for the Asian or Pacific Islander group at 54.59, while the White population follows at 43.49. The indices for the Black, Hispanic, and Native American populations are lower, recorded at 32.37, 24.54, and 34.71, respectively.

In the Region, the poverty index for the total population is highest for the Asian or Pacific Islander group at 58.83, followed by the White population at 50.83. The Black, Hispanic, and Native American populations have lower indices at 41.38, 36.39, and 39.48, respectively. For those below the federal poverty line in the Region, the poverty index is again highest for the Asian or Pacific Islander group at 41.94, while the White population follows at 37.75. The indices for the Black, Hispanic, and Native American populations are lower, recorded at 26.43, 24.29, and 29.25, respectively.

The maps below illustrate the Low Poverty Index data for both the Jurisdiction and Region. It is important to note that these figures are subject to change and may not represent the current situation.

Figure 30: Low Poverty Index (Jurisdiction)

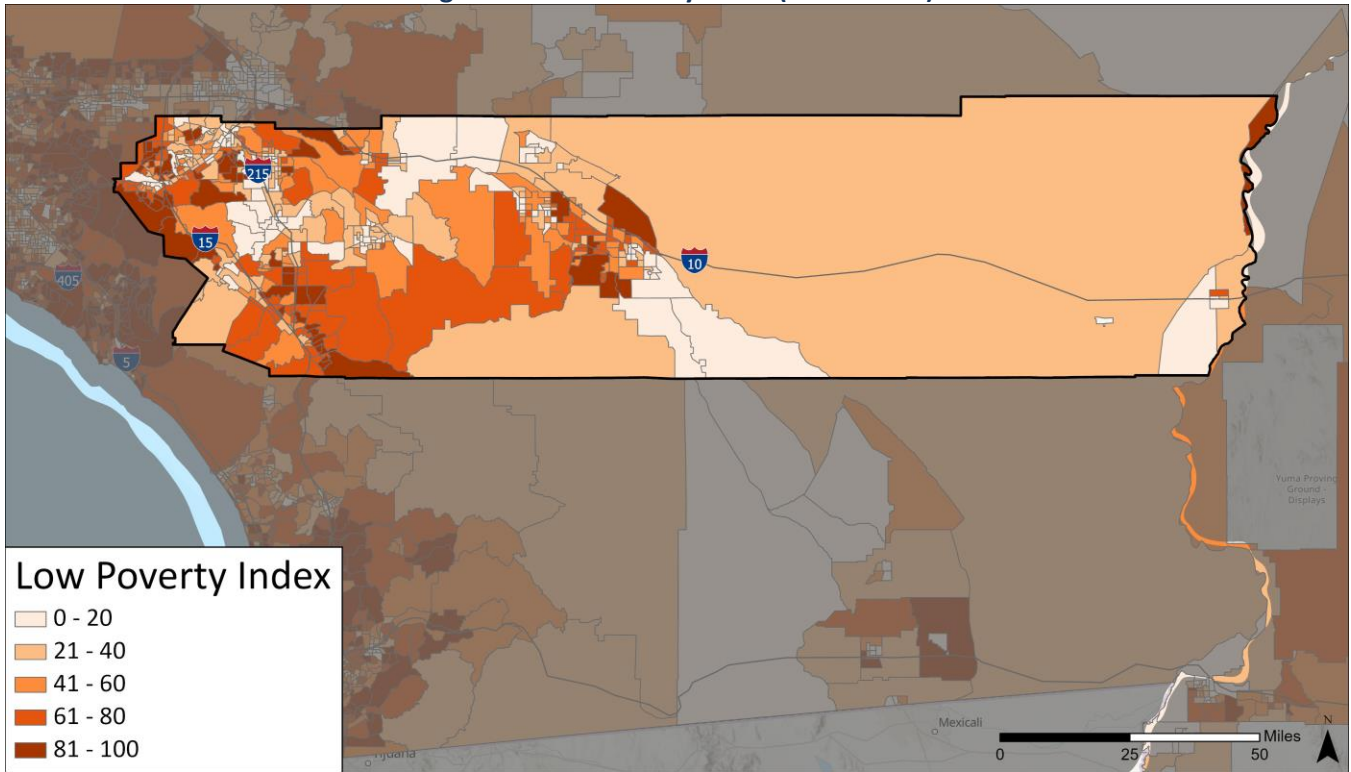
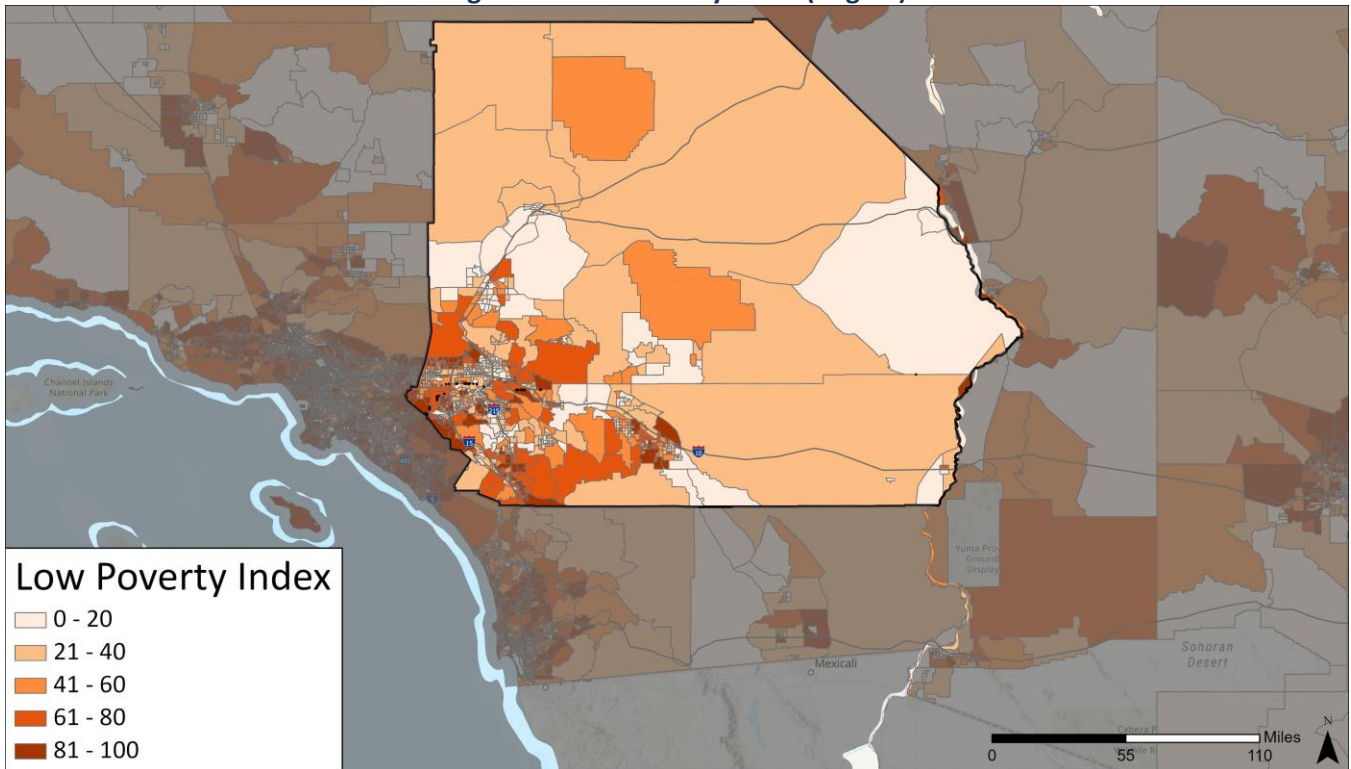


Figure 31: Low Poverty Index (Region)



## **Access to Environmentally Healthy Neighborhoods**

Access to environmentally healthy neighborhoods refers to living in areas that promote well-being and safety. Living in a healthier neighborhood can lead to prosperity, healthier lifestyles, and improved overall well-being.

Environmentally healthy neighborhoods typically exhibit the following characteristics:

### **1. Safety and Social Support:**

- They are safe and socially supportive.
- They provide a sense of security for residents.

### **2. Access to Essential Services:**

- Residents have easy access to essential services such as healthcare, healthy food, and social services.
- Proximity to schools, jobs, and amenities is also important.

### **3. Green Open Spaces:**

- Access to green spaces (such as parks, gardens, and forests), which positively impacts physical and mental health.
- Neighborhoods with sufficient green space contribute to overall well-being.

### **4. Public and Active Transportation Options:**

- Healthy neighborhoods offer convenient public transportation and encourage active modes of travel (e.g., walking, biking).
- Accessible transportation options enhance mobility and reduce reliance on cars.

**The Environmental Health Index** summarizes the potential exposure to harmful toxins at a neighborhood level. It is based on the US Environmental Protection Agency's estimates of air quality, including carcinogenic, respiratory, and neurological toxins. The higher the index value, the less exposure to harmful toxins.

In the Jurisdiction, the Environmental Health Index for the total population is highest for the Native American group at 59.71, followed by the White population at 51.35. The Hispanic, Black, and Asian or Pacific Islander populations have lower indices at 50.77, 45.38, and 39.79, respectively.

For those below the federal poverty line in the Jurisdiction, the Environmental Health Index is highest for the Native American population at 56.1, followed by the White group at 55.33. The indices for the Black, Hispanic, and Asian or Pacific Islander populations are lower, recorded at 54.93, 53.26, and 45.47 respectively.

In the Region, the Environmental Health Index for the total population is highest for the Native American group at 49.90, followed by the White population at 48.02. The Black, Hispanic, and Asian or Pacific Islander populations have lower indices at 38.89, 37.84, and 35.12, respectively.

For those below the federal poverty line in the Region, the Environmental Health Index is highest for the White group at 51.53, while the Native American population follows at 44.78. The indices for the Hispanic, Asian or Pacific Islander, and Black populations are lower, recorded at 39.29, 34.87, and 42.21, respectively.

The maps below illustrate the Environmental Health Index data for both the Jurisdiction and Region.

**Figure 32: Environmental Health Index (Jurisdiction)**

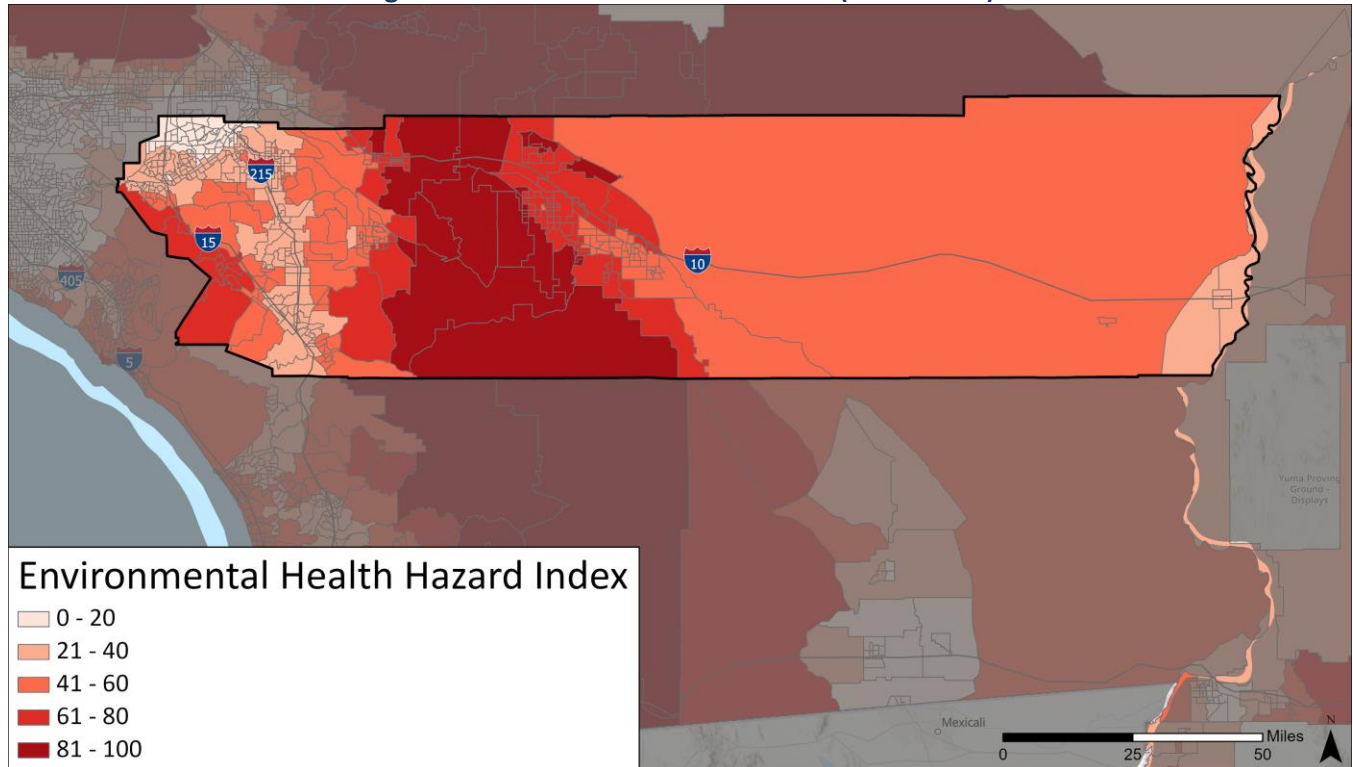
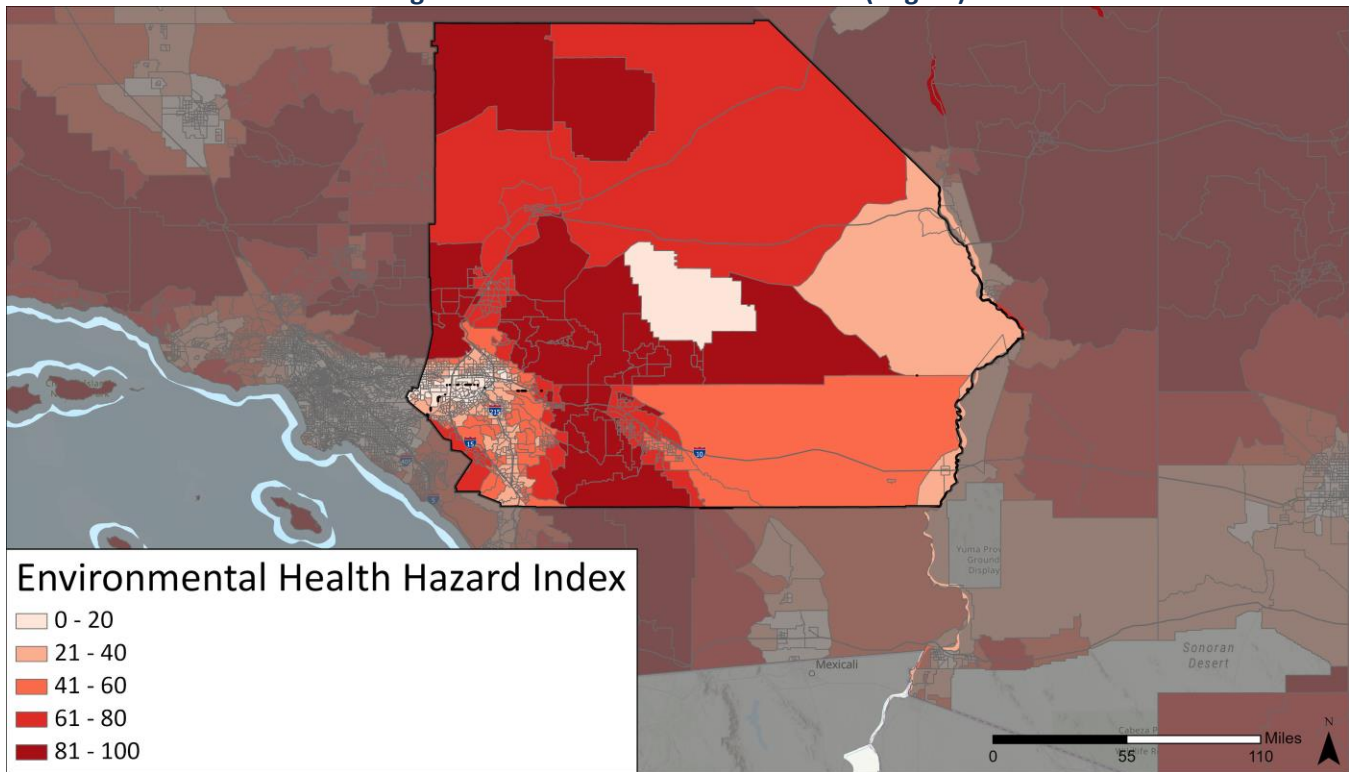




Figure 33: Environmental Health Index (Region)



### ***Patterns in Access to Opportunity***

In the five areas of opportunity identified by HUD (education, employment, transportation, low poverty, and environmental health), patterns emerge across the County, especially when examining the maps on the preceding pages.

In education, the School Proficiency Index reveals a pattern of unequal access. Hispanic and Native American communities, followed by the Black community, are grappling with lower educational outcomes. This pattern becomes even more pronounced among individuals living below the federal poverty line, underscoring the significant role that socioeconomic factors play in shaping educational opportunities. These findings highlight the urgent need for targeted interventions to level the playing field and ensure equitable access to quality education.

Turning to employment, the Job Proximity and Labor Market Indices paint a similar picture of disparity. The Hispanic and Native American communities face challenges in job accessibility, while the Asian or Pacific Islander community appears to have more resilient job networks, maintaining high indices even among those living below the poverty line. This resilience, however, is not enough to offset the overall trend of decreasing labor market accessibility among those experiencing economic adversity. Addressing these disparities within employment is not just a matter of fairness, but a prerequisite for promoting inclusive growth and ensuring equal access to opportunities.

In terms of transit accessibility, the Hispanic community appears to have better access than the White, Black, and particularly the Native American communities. This disparity becomes even more pronounced

among individuals living below the federal poverty line, suggesting that public transit systems are especially crucial for lower-income individuals.

When considering the affordability of transportation, measured by the Low Transportation Cost Index, the Hispanic group and the Native American population have the highest indices. The Asian or Pacific Islander populations, who typically have the highest indices in other areas of opportunity, have lower indices in this case.

This pattern remains consistent below the federal poverty line, with the Hispanic and Native American groups maintaining the two highest indices, surpassing the White, Black, and Asian or Pacific Islander populations.

In the context of access to low poverty neighborhoods, the Black, Hispanic, and Native American populations experience more economic hardship overall, as indicated by the lower indices of the Low Poverty Index. For those living below the federal poverty line, economic hardship generally increases for all groups, with the Asian or Pacific Islander community experiencing the most hardship.

Finally, when examining access to healthy neighborhoods, measured by the Environmental Health Index, the Native American community has the best environmental conditions among the total population. The Hispanic, Black, and Asian or Pacific Islander communities face more challenges in environmental health. Among those living below the federal poverty line, environmental conditions appear to be particularly impactful, with the Native American population having the highest index and the White community maintaining a relatively high index, suggesting resilience despite economic adversity.

## 5. Disproportionate Housing Needs

Disproportionate housing needs refer to situations where there are significant disparities in the housing requirements experienced by members of a protected class compared to other relevant groups or the total population within a specific geographic area.

Several factors contribute to fair housing issues:

- **Availability of Affordable Units:**
  - The presence of affordable housing units in various sizes significantly impacts housing needs.
- **Resident Displacement:**
  - Economic pressures can lead to displacement, particularly affecting vulnerable communities.
- **Investment and Disinvestment:**
  - Both investment-driven factors (such as gentrification) and disinvestment-driven factors (such as lack of infrastructure) contribute to displacement.
- **Renters' Protections:**
  - The level of renter protections available can exacerbate housing disparities.
- **Market Conditions:**

- Local data on market conditions and planning decisions play a crucial role in understanding the risk of displacement.

## Substandard Housing

A housing unit is considered substandard or having a housing problem if it has one or more of the following housing conditions:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Household is cost burdened
- Housing unit is overcrowded

In Riverside County, the Hispanic community faces the highest percentage of housing problems (53.48%), followed by the Black community (51.86%). The White community has the lowest percentage of housing problems (37%). Family households with 5 or more people experience a higher percentage of housing problems (54.66%) compared to smaller family households and non-family households.

In the Region, similar to the Jurisdiction, the Black community faces the highest percentage of housing problems (55.33%) followed by the Hispanic community (54.49%). The White community has the lowest percentage of severe housing problems (37.2%).

Family households with five or more people experience a higher percentage of housing problems (59.26%) compared to smaller family households and non-family households. These patterns suggest that larger family households and certain racial and ethnic groups, particularly the Hispanic and Black communities, are disproportionately affected by housing problems.

Table 24: Demographics Experiencing Substandard Housing, 2020 (Jurisdiction)

Demographic	# experiencing any of the 4 housing problems	# households	% experiencing any of the 4 housing problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	54,130	146,344	36.99%
Black, Non-Hispanic	6,845	13,200	51.86%
Hispanic	50,455	94,339	53.48%
Asian or Pacific Islander, Non-Hispanic	6,858	14,947	45.88%
Native American, Non-Hispanic	636	1,399	45.46%
Other, Non-Hispanic	2,319	5,250	44.17%
<b>Total</b>	<b>121,265</b>	<b>275,454</b>	<b>44.02%</b>
<b>Household Type and Size</b>			
Family households, <5 people	61,189	158,633	38.57%
Family households, 5+ people	28,693	52,493	54.66%
Non-family households	31,336	64,326	48.71%
Demographic	# experiencing severe housing problems	# households	% experiencing severe housing problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	26,157	146,344	17.87%
Black, Non-Hispanic	3,988	13,200	30.21%
Hispanic	30,752	94,339	32.60%
Asian or Pacific Islander, Non-Hispanic	3,784	14,947	25.32%
Native American, Non-Hispanic	429	1,399	30.66%
Other, Non-Hispanic	1,197	5,250	22.80%
<b>Total</b>	<b>66,313</b>	<b>275,454</b>	<b>24.07%</b>

Data Sources: 2020 HUD AFFH Online Mapping and Data Tool

Table 25: Demographics Experiencing Substandard Housing, 2020 (Region)

Demographic	# experiencing any of the 4 housing problems	# households	% experiencing any of the 4 housing problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	223,865	602,650	37.15%
Black, Non-Hispanic	55,330	100,005	55.33%
Hispanic	277,845	509,940	54.49%
Asian or Pacific Islander, Non-Hispanic	35,970	81,445	44.16%
Native American, Non-Hispanic	2,665	5,119	52.06%
Other, Non-Hispanic	12,245	25,460	48.10%
<b>Total</b>	<b>607,925</b>	<b>1,324,635</b>	<b>45.89%</b>
<b>Household Type and Size</b>			
Family households, <5 people	291,945	736,650	39.63%
Family households, 5+ people	149,095	251,595	59.26%
Non-family households	166,885	336,390	49.61%
Demographic	# experiencing severe housing problems	# households	% experiencing severe housing problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	112,650	602,650	18.69%
Black, Non-Hispanic	33,280	100,005	33.28%
Hispanic	175,300	509,940	34.38%
Asian or Pacific Islander, Non-Hispanic	19,645	81,445	24.12%
Native American, Non-Hispanic	1,660	5,119	32.43%
Other, Non-Hispanic	6,885	25,460	27.04%
<b>Total</b>	<b>349,430</b>	<b>1,324,635</b>	<b>26.38%</b>

Data Sources: 2020 HUD AFFH Online Mapping and Data Tool

## Severe Cost Burden

In the Jurisdiction, there are several racial and ethnic groups experiencing severe housing cost burden. For instance, out of 146,344 White, Non-Hispanic households, 23,144 are facing this issue, which is about 15.81 percent. Black, Non-Hispanic households are more affected, with 25.87 percent of the 13,200 households experiencing severe cost burden. Hispanic households are not far behind, with 21.34 percent of the 94,339 households in the same situation. When analyzing household types and sizes, 16.54 percent of family households with fewer than 5 people are severely cost burdened. This percentage slightly decreases to 14.58 percent for family households with 5 or more people. Non-family households appear to be the most affected, with 26.47 percent experiencing severe cost burden.

In the Region, there are similar trends but with some differences. For example, 16.41 percent of White, Non-Hispanic households are severely cost burdened, which is slightly higher than in the Jurisdiction. However, the situation seems to be more critical for Black, Non-Hispanic households, with 28.83 percent experiencing severe cost burden. In terms of household types and sizes in the Region, 17.84 percent of smaller family households and 15.62 percent of larger family households are severely cost burdened. Like in the Jurisdiction, non-family households in the Region are the most affected, with 26.69 percent experiencing severe cost burden.

**Table 26: Demographics Experiencing Severe Cost Burden, 2020 (Jurisdiction)**

Demographic	# with severe cost burden	# households	% with severe cost burden
<b>Race/Ethnicity</b>			
White, Non-Hispanic	23,144	146,344	15.81%
Black, Non-Hispanic	3,415	13,200	25.87%
Hispanic	20,132	94,339	21.34%
Asian or Pacific Islander, Non-Hispanic	3,009	14,947	20.13%
Native American, Non-Hispanic	319	1,399	22.80%
Other, Non-Hispanic	982	5,250	18.70%
<b>Total</b>	<b>51,001</b>	<b>275,454</b>	<b>18.52%</b>
<b>Household Type and Size</b>			
Family households, <5 people	26,242	158,633	16.54%
Family households, 5+ people	7,651	52,493	14.58%
Non-family households	17,029	64,326	26.47%

Data Sources: 2020 HUD AFFH Online Mapping and Data Tool

**Table 27: Demographics Experiencing Severe Cost Burden, 2020 (Region)**

Demographic	# with severe cost burden	# households	% with severe cost burden
<b>Race/Ethnicity</b>			
White, Non-Hispanic	98,880	602,650	16.41%
Black, Non-Hispanic	28,835	100,005	28.83%
Hispanic	110,865	509,940	21.74%
Asian or Pacific Islander, Non-Hispanic	14,960	81,445	18.37%
Native American, Non-Hispanic	1,360	5,119	26.57%
Other, Non-Hispanic	5,615	25,460	22.05%
<b>Total</b>	<b>260,515</b>	<b>1,324,635</b>	<b>19.67%</b>
<b>Household Type and Size</b>			
Family households, <5 people	131,405	736,650	17.84%
Family households, 5+ people	39,304	251,595	15.62%
Non-family households	89,795	336,390	26.69%

Data Sources: 2020 HUD AFFH Online Mapping and Data Tool

Figure 34: Housing Cost Burden by Owners (Jurisdiction)

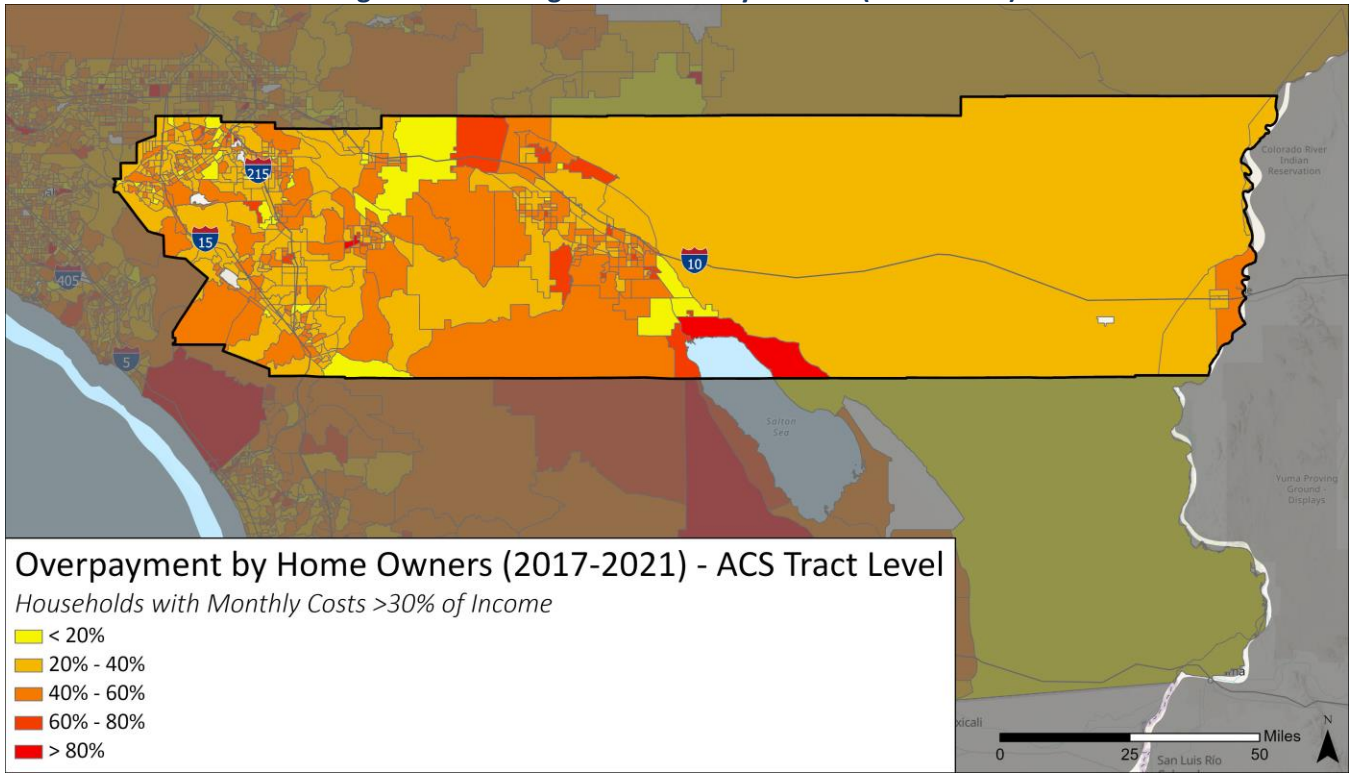


Figure 35: Housing Cost Burden by Owners (Region)

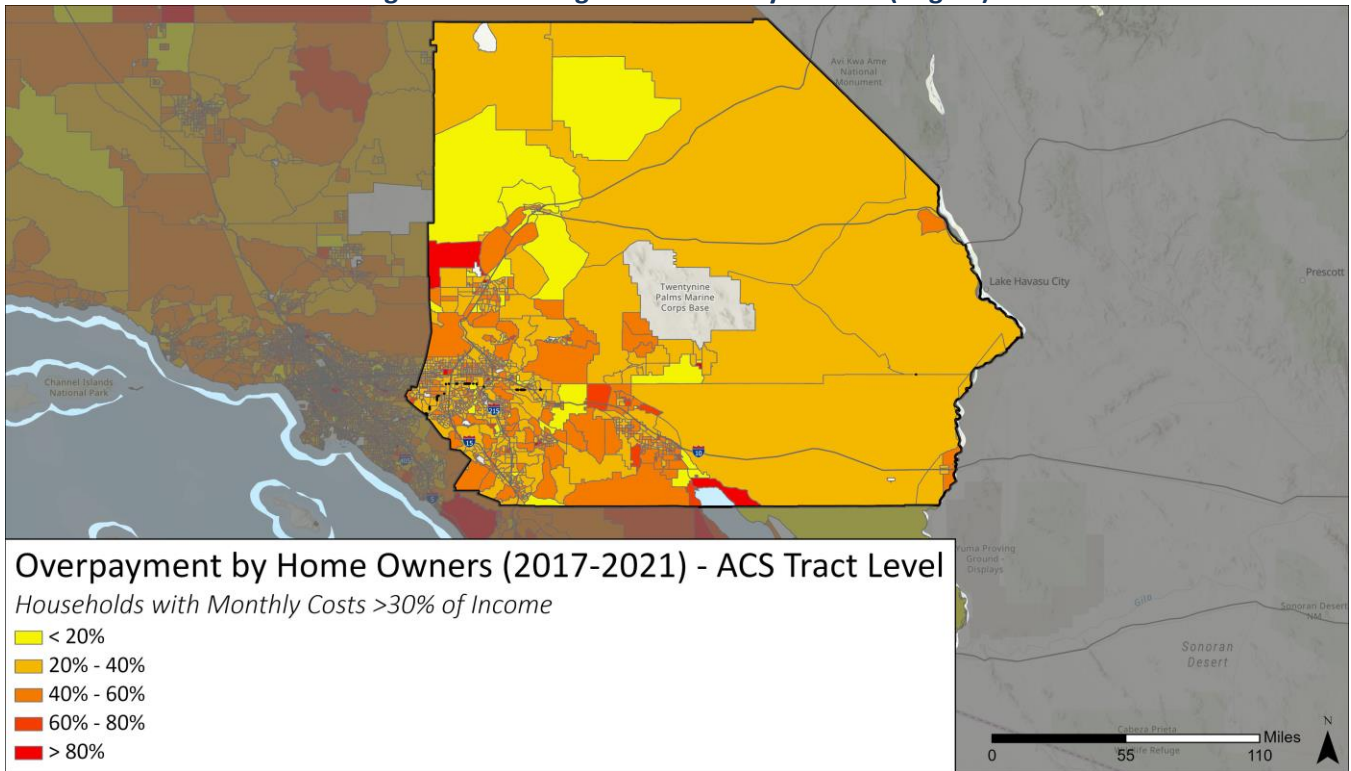


Figure 36: Housing Cost Burden by Renters (Jurisdiction)

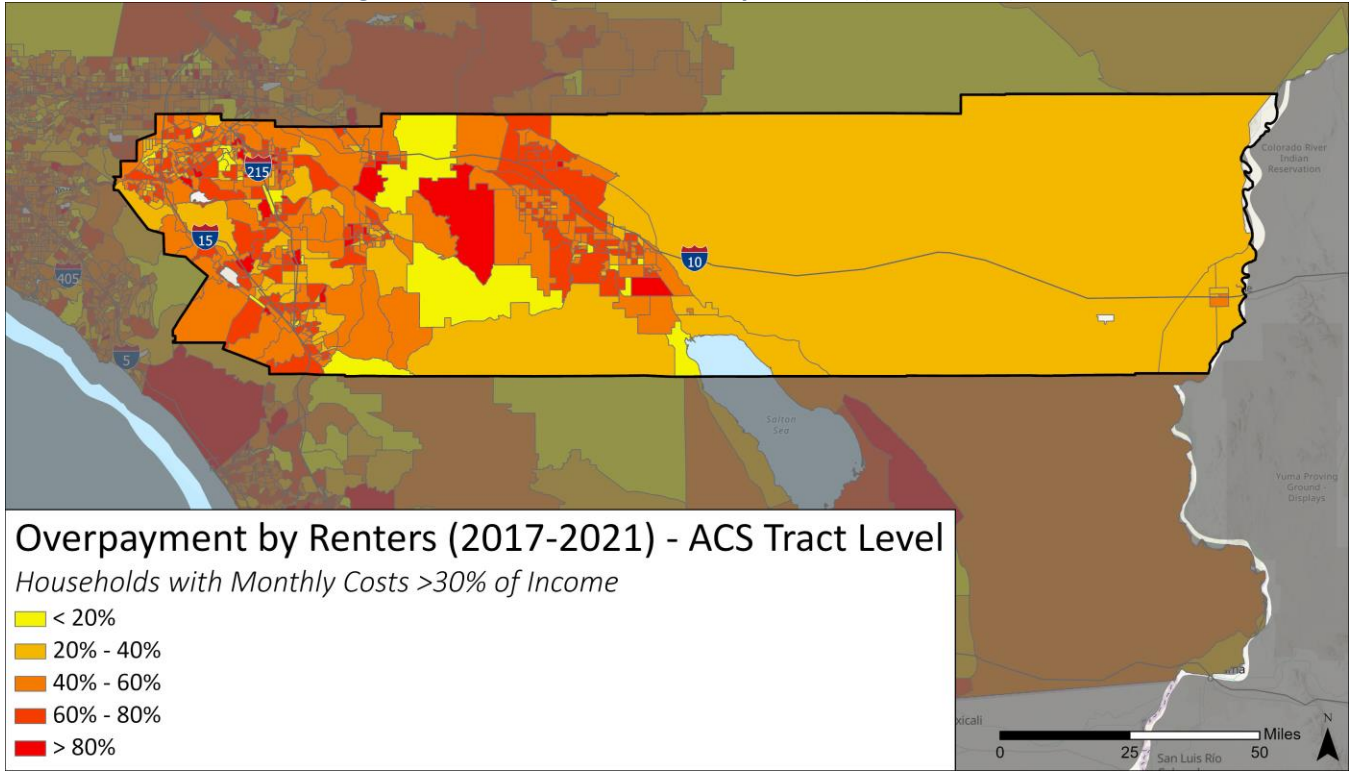
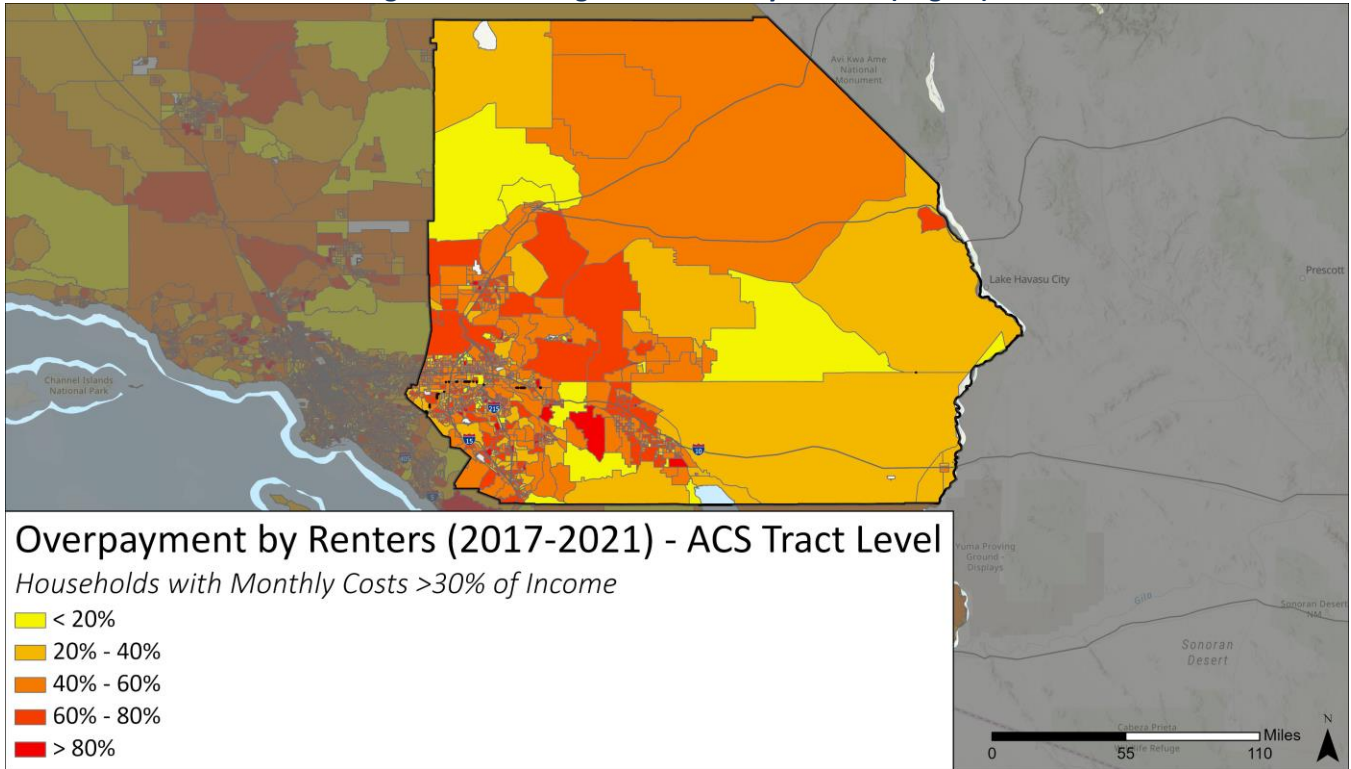


Figure 37: Housing Cost Burden by Renters (Region)



## Overcrowding

An overcrowded housing unit is defined by the US Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway, and closet space). A household is overcrowded if there is more than 1.0 person per room. A typical two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if it had more than four occupants.

Occupancy by more than 1.5 persons per room constitutes severe overcrowding. Overcrowding can affect and strain public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock and neighborhoods in general. Additionally, overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or variety of suitable housing units to meet the needs of the community. In response to higher housing prices, lower-income households must often be satisfied with smaller, less adequate housing for available money. This may result in overcrowding.

**Table 28: Overcrowding (Jurisdiction)**

	Household Tenure: Owner-Occupied	Household Tenure: Renter-Occupied
<b>Occupied Units</b>	513,821	236,155
<b>Overcrowded</b>	20,226	19,006
<b>Severely Overcrowded</b>	6,041	10,225
<b>Percent Overcrowded</b>	5.11%	12.40%

*Data Source: US Census/ACS*

## Overpayment

Overpayment is defined as households paying more than 30 percent of their gross income on housing-related expenses, including rent or mortgage payments and utilities. Households paying greater than 30 percent of their gross income on housing-related expenses are considered to be cost burdened. Severe overpayment occurs when households pay 50 percent or more of their gross income for housing. Higher costs for housing may contribute to households having a limited ability to cover other everyday living expenses. The impact of housing costs is more apparent for extremely low-, very low-, and low-income households, especially renter households.

Like overcrowding, while overpayment is an issue for both renters and homeowners, it is significantly more common among renters. Approximate 56 percent of renters and 28 percent of owners in Riverside County are overpaying for housing. The Region follows a similar trend, with 55 percent of renters and 27 percent of owners overpaying for housing.

The areas shaded in darker Orange in the map below represent areas in the County where a higher percentage of renters are overpaying. These areas are primarily located on the west side of the County. The southwest side of the County shows the highest percentages of overpaying owners. In the Region, the southwest location has the highest percentages of both renters and owners overpaying for housing.



Figure 38: Overpayment - Renters (Jurisdiction)

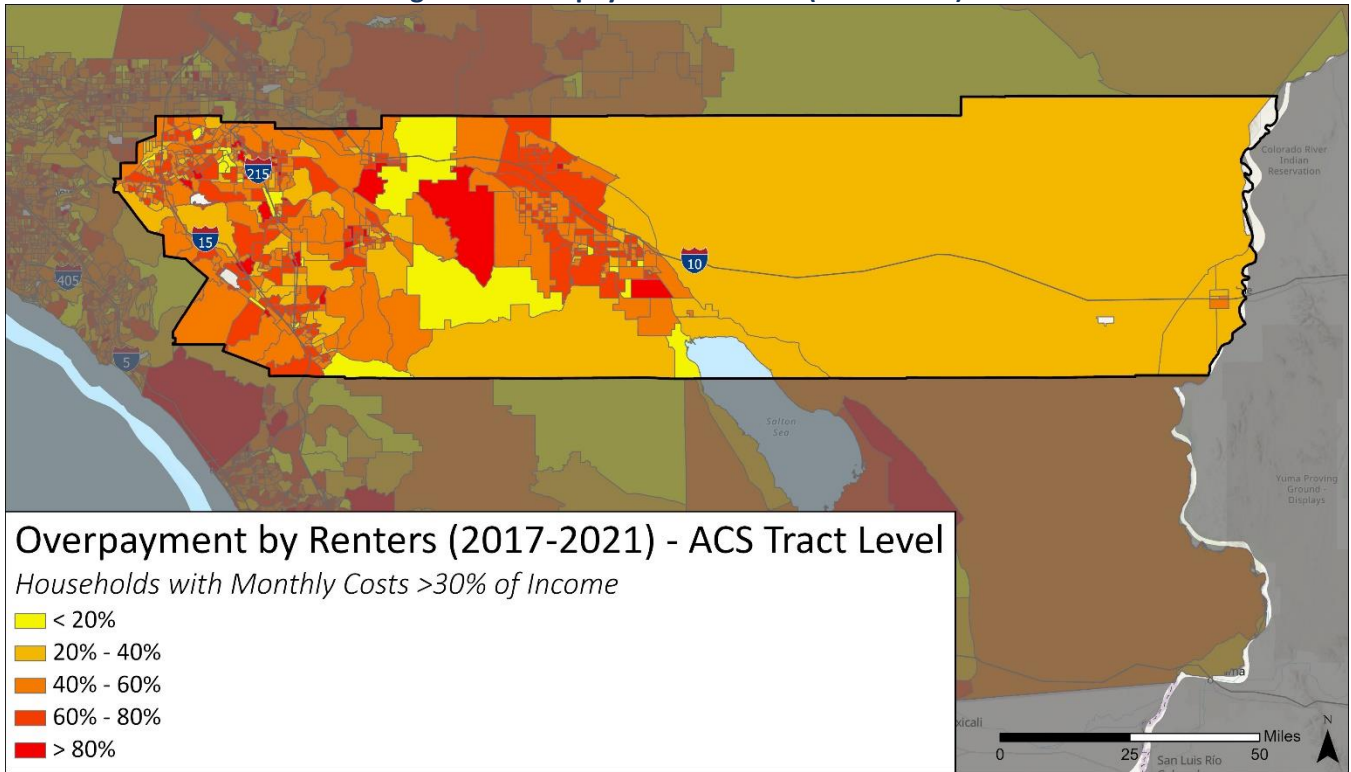


Figure 39: Overpayment - Owners (Jurisdiction)

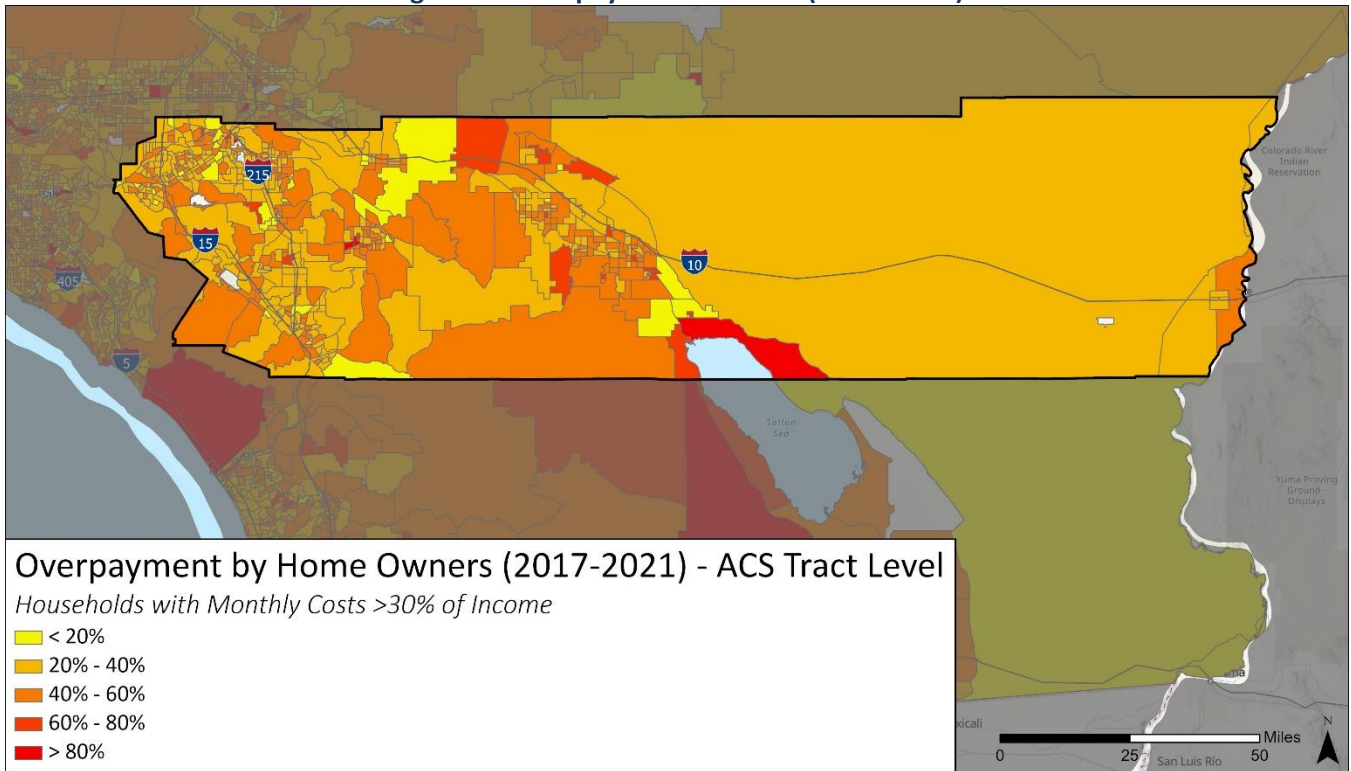


Figure 40: Overpayment - Renters (Region)

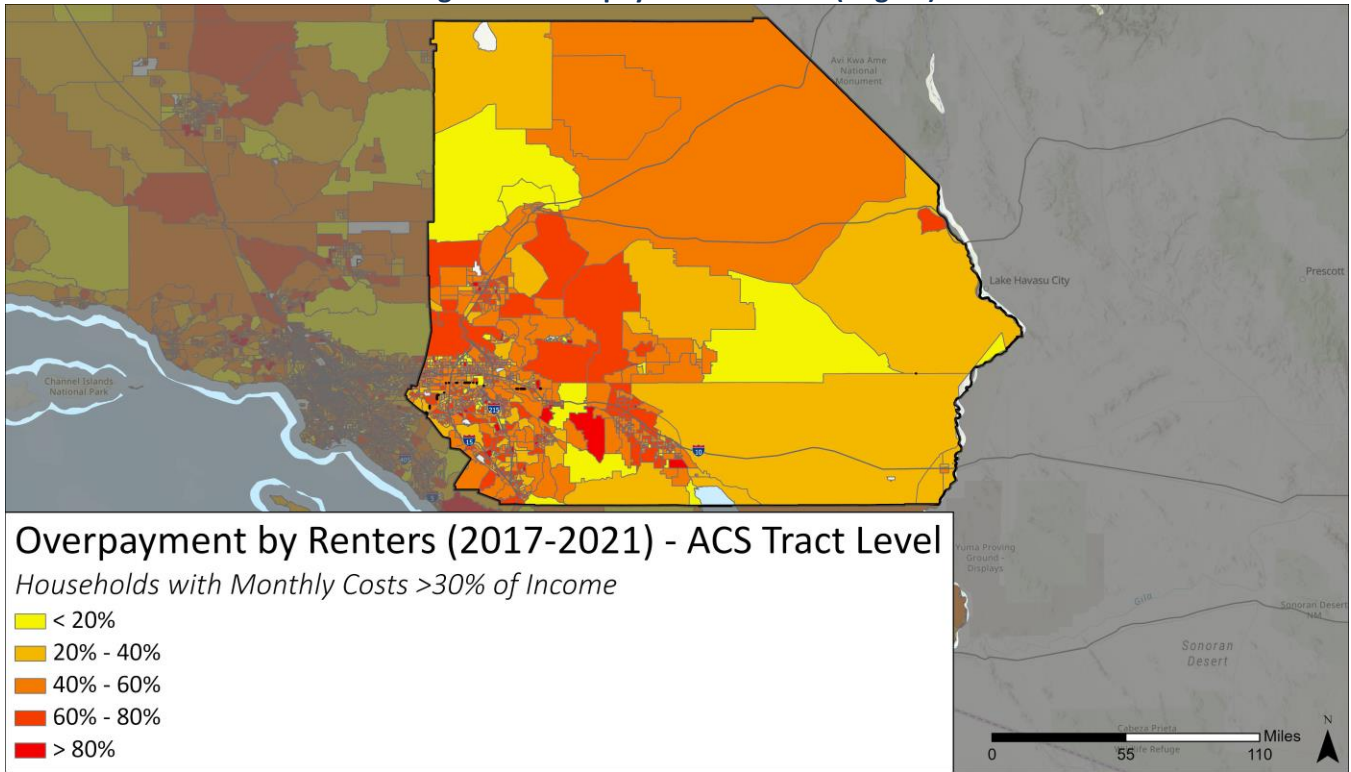
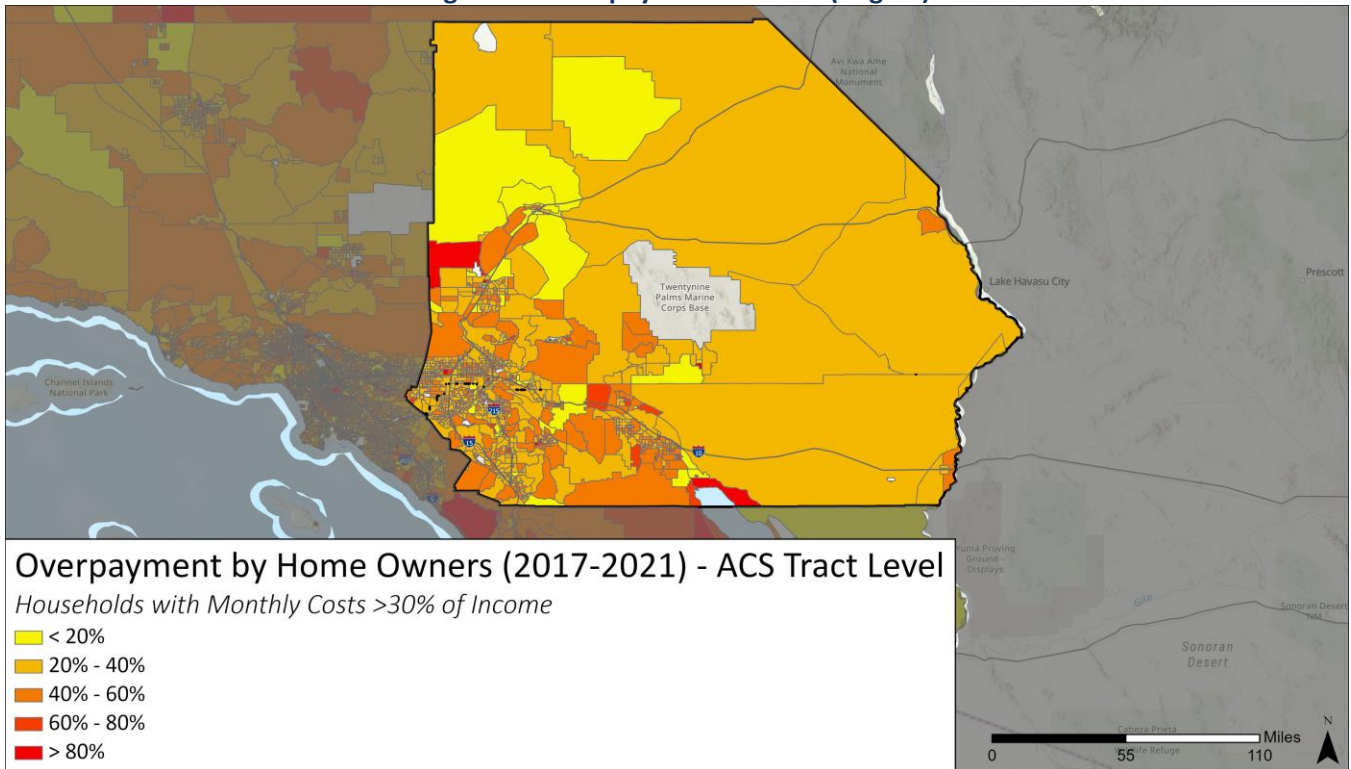


Figure 41: Overpayment - Owner (Region)



## 6. Fair Housing Profile

This chapter provides an overview of the housing market, homeownership and rental trends, private-sector practices, and fair housing complaints and enforcement.

### Homeownership and Rental Trends

This section offers insights into housing characteristics, demographics, financial aspects, and physical features within both homeownership and rental housing stock. By examining these factors, a deeper understanding is gained of the differences, similarities, advantages, and disadvantages experienced by homeowners and renters. Additionally, sale prices and rental cost trends are analyzed to assess the long-term costs and value of the housing stock in Riverside County over time.

#### Housing Characteristics

In Riverside County, the total count of housing units stands at 845,066. A significant majority, 87.1 percent, of these units are occupied. Approximately 67.5 percent of the occupied units are held by owners, while renters account for the remaining 32.5 percent. The vacant housing units constitute 12.9 percent of the total housing units, numbering 108,653.

Transitioning to the regional perspective (Riverside and San Bernardino Counties), the total housing units amount to 1,566,442. The occupancy rate is marginally higher than the Jurisdiction, at 87.9 percent. Among these occupied units, 64.1 percent are owner-occupied and 35.9 percent are renter-occupied. The vacant housing units form 12.1 percent of the total, numbering 189,939. The homeowner vacancy rate is slightly lower than the Jurisdiction at 1.6 percent, and the rental vacancy rate, at 4.2 percent, is also lower.

**Table 29: Selected Housing Characteristics (Jurisdiction/Region)**

Housing Characteristic	Jurisdiction		Region	
	Number	Percentage	Number	Percentage
Total housing units	845,066	-	1,566,442	-
Occupied housing units	736,413	87.1%	1,376,503	87.9%
Owner-occupied	497,259	67.5%	882,033	64.1%
Renter-occupied	239,154	32.5%	494,470	35.9%
Vacant housing units	108,653	12.9%	189,939	12.1%
Homeowner vacancy rate	1.7	N/A	1.6	N/A
Rental vacancy rate	4.7	N/A	4.2	N/A

*Data Source: US Census/ACS, 2020 Estimates*

### Demographic Characteristics

The 2020 Census data provided in Table 29 reveals that out of 736,413 total occupied housing units in the Jurisdiction; 67.5 percent are owner-occupied and 32.5 percent are renter-occupied. Most of these units are occupied by White individuals (63.1%), followed by individuals of Hispanic or Latino origin (38.7%). The data also shows a nearly equal distribution of Black or African American individuals between owner-occupied (4.9%) and renter-occupied (9.6%) units.

In terms of householder age, the largest group is aged 45 to 54 years, occupying 20.1 percent of the units, with a higher percentage of owner-occupied units (20.6%) compared to renter-occupied units (19.1%). The lowest percentage of housing units (3.2%) is occupied by householders aged 85 years and over.

In terms of race/ethnicity for the Region, the majority of the occupied housing units (62%) are occupied by White individuals, with 65.6 percent of these being owner-occupied and 55.6 percent being renter-occupied. Individuals of Hispanic or Latino origin occupy 41.2% of the housing units, with a higher percentage being renter-occupied (46.9%) than owner-occupied (38%).

Regarding the householder age, the largest group is aged 45 to 54 years, occupying 20.1 percent of the units, with a higher percentage of owner-occupied units (21%) compared to renter-occupied units (18.6%). The lowest percentage of housing units (2.7%) is occupied by householders aged 85 years and over.

**Table 30: Demographics for Occupied Housing Units (Jurisdiction)**

Demographic	Occupied housing units		Owner-occupied		Renter-occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>Race/Ethnicity</b>						
White	464,818	63.1%	329,463	66.3%	135,355	56.6%
Black or African American	47,620	6.5%	24,565	4.9%	23,055	9.6%
American Indian and Alaska Native	5,552	0.8%	3,477	0.7%	2,075	0.9%
Asian	44,300	6.0%	33,206	6.7%	11,094	4.6%
Native Hawaiian/Pacific Islander	1,809	0.2%	1,020	0.2%	789	0.3%
Some other race	132,601	18.0%	80,292	16.1%	52,309	21.9%
Two or more races	39,713	5.4%	25,236	5.1%	14,477	6.1%
Hispanic or Latino origin	285,159	38.7%	175,258	35.2%	109,901	46.0%
<b>Age of Householder</b>						
Under 35 years	112,762	15.3%	46,595	9.4%	66,167	27.7%
35 to 44 years	141,396	19.2%	84,863	17.1%	56,533	23.6%
45 to 54 years	147,851	20.1%	102,208	20.6%	45,643	19.1%
55 to 64 years	141,670	19.2%	108,905	21.9%	32,765	13.7%
65 to 74 years	108,998	14.8%	88,607	17.8%	20,391	8.5%
75 to 84 years	60,358	8.2%	48,097	9.7%	12,261	5.1%
85 years and over	23,378	3.2%	17,984	3.6%	5,394	2.3%

Note: Hispanic or Latino origin data does not factor into totals  
Data Sources: US Census/ACS

**Table 31: Demographics for Occupied Housing Units (Region)**

Demographic	Occupied housing units		Owner-occupied		Renter-occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>Race/Ethnicity</b>						
White	853,104	62.0%	578,215	65.6%	274,889	55.6%
Black or African American	105,712	7.7%	45,597	5.2%	60,115	12.2%
American Indian and Alaska Native	11,149	0.8%	6,705	0.8%	4,444	0.9%
Asian	92,624	6.7%	67,018	7.6%	25,606	5.2%
Native Hawaiian/Pacific Islander	3,571	0.3%	1,905	0.2%	1,666	0.3%
Some other race	226,225	16.4%	130,495	14.8%	95,730	19.4%
Two or more races	84,118	6.1%	52,098	5.9%	32,020	6.5%
Hispanic or Latino origin	567,439	41.2%	335,520	38.0%	231,919	46.9%
<b>Age of Householder</b>						
Under 35 years	233,857	17.0%	85,389	9.7%	148,468	30.0%
35 to 44 years	268,080	19.5%	152,794	17.3%	115,286	23.3%
45 to 54 years	277,077	20.1%	185,257	21.0%	91,820	18.6%
55 to 64 years	268,112	19.5%	200,229	22.7%	67,883	13.7%
65 to 74 years	192,959	14.0%	152,263	17.3%	40,696	8.2%
75 to 84 years	98,640	7.2%	77,901	8.8%	20,739	4.2%
85 years and over	37,778	2.7%	28,200	3.2%	9,578	1.9%

Note: Hispanic or Latino origin data does not factor into totals  
Data Sources: US Census/ACS

**Figure 42: Percentage of Households that are Homeowners (Jurisdiction)**

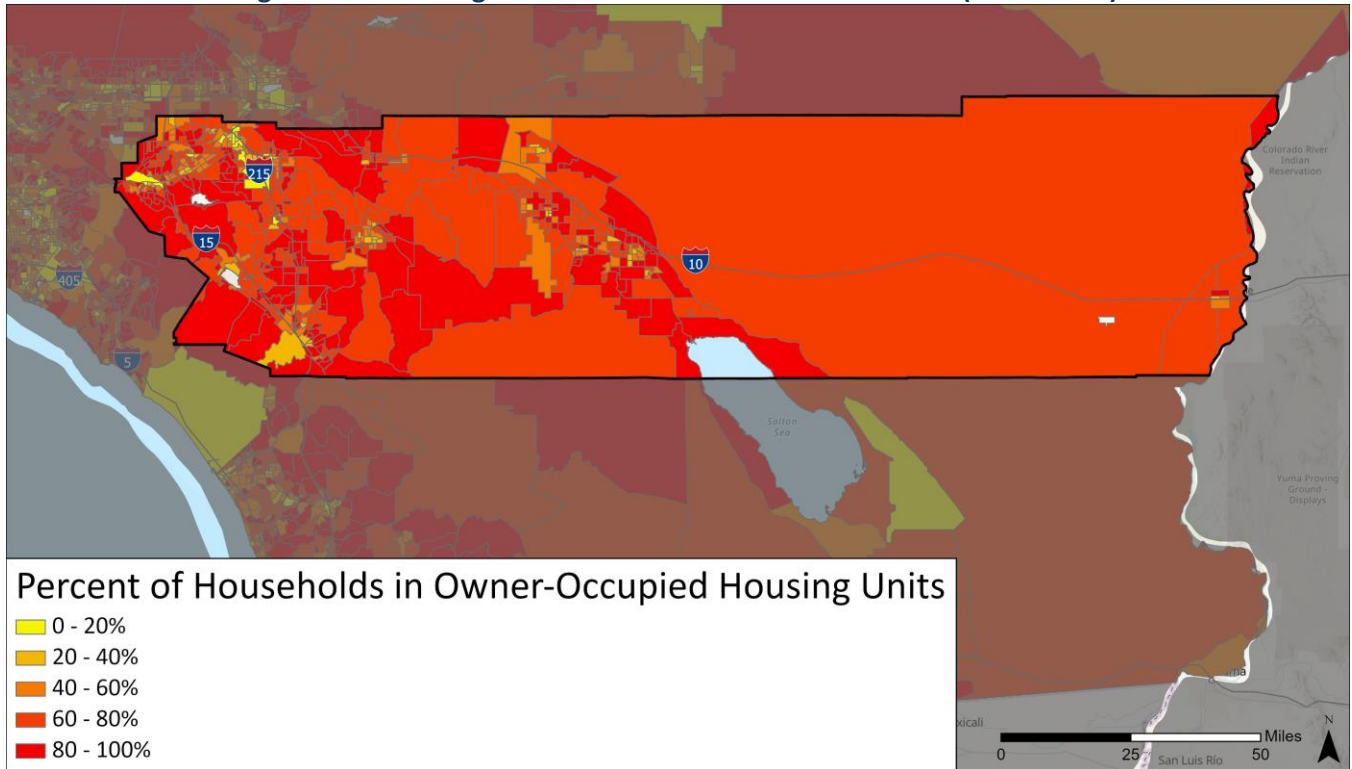


Figure 43: Percentage of Households that are Renters (Jurisdiction)

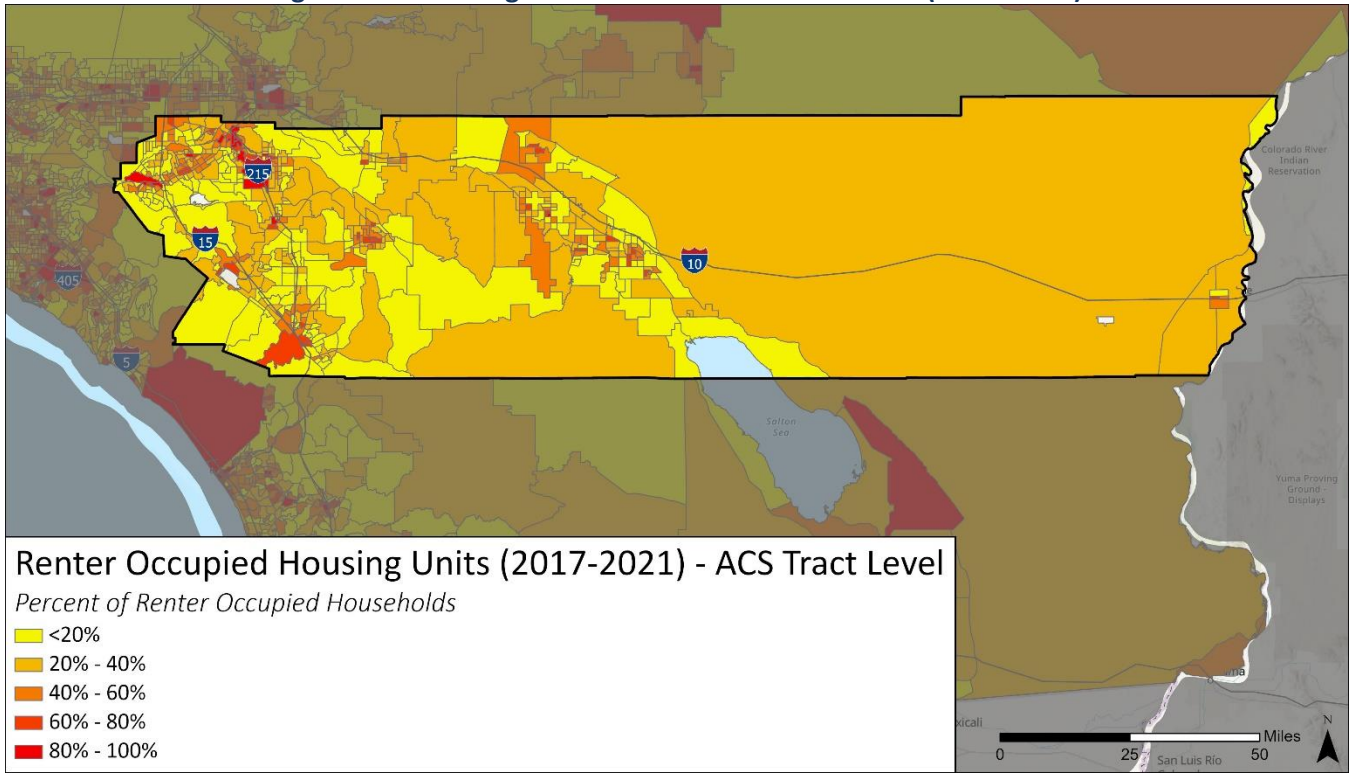


Figure 44: Percentage of Households that are Renters (Region)

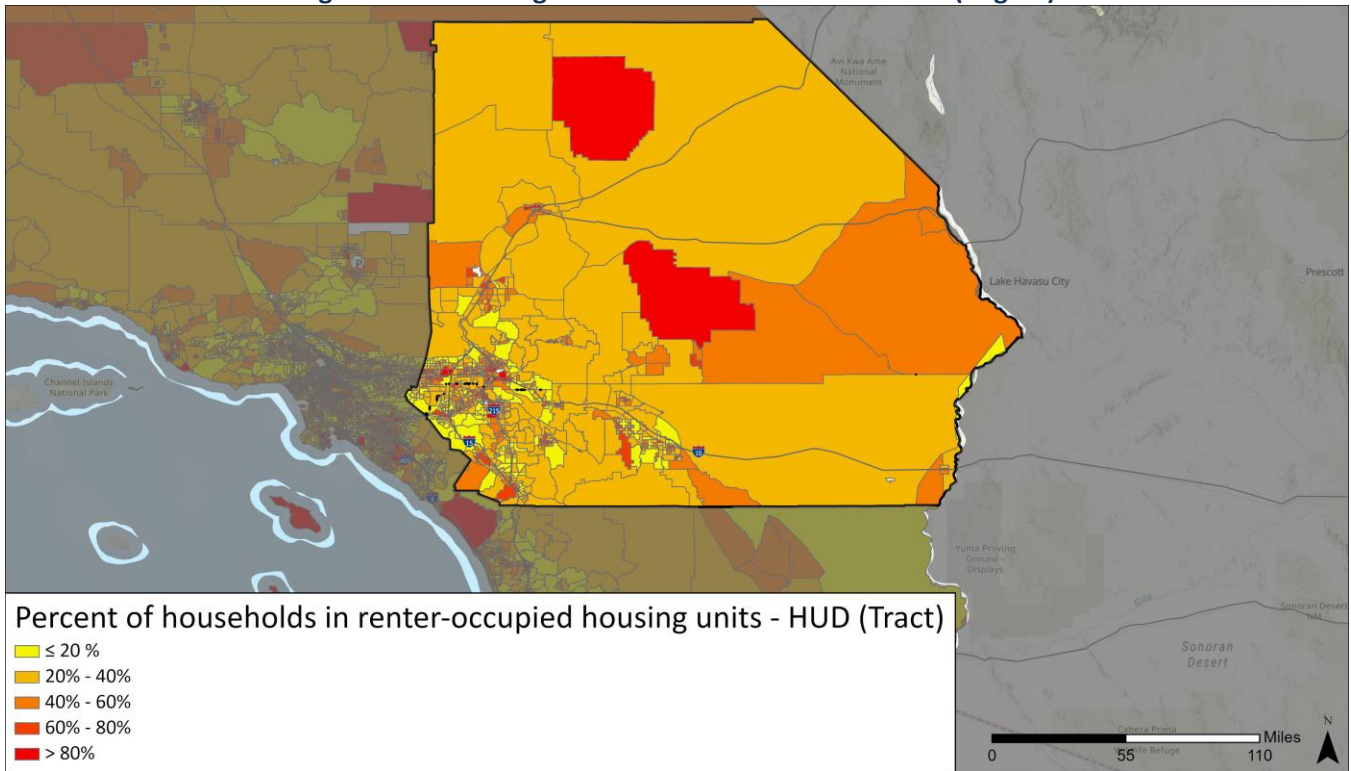
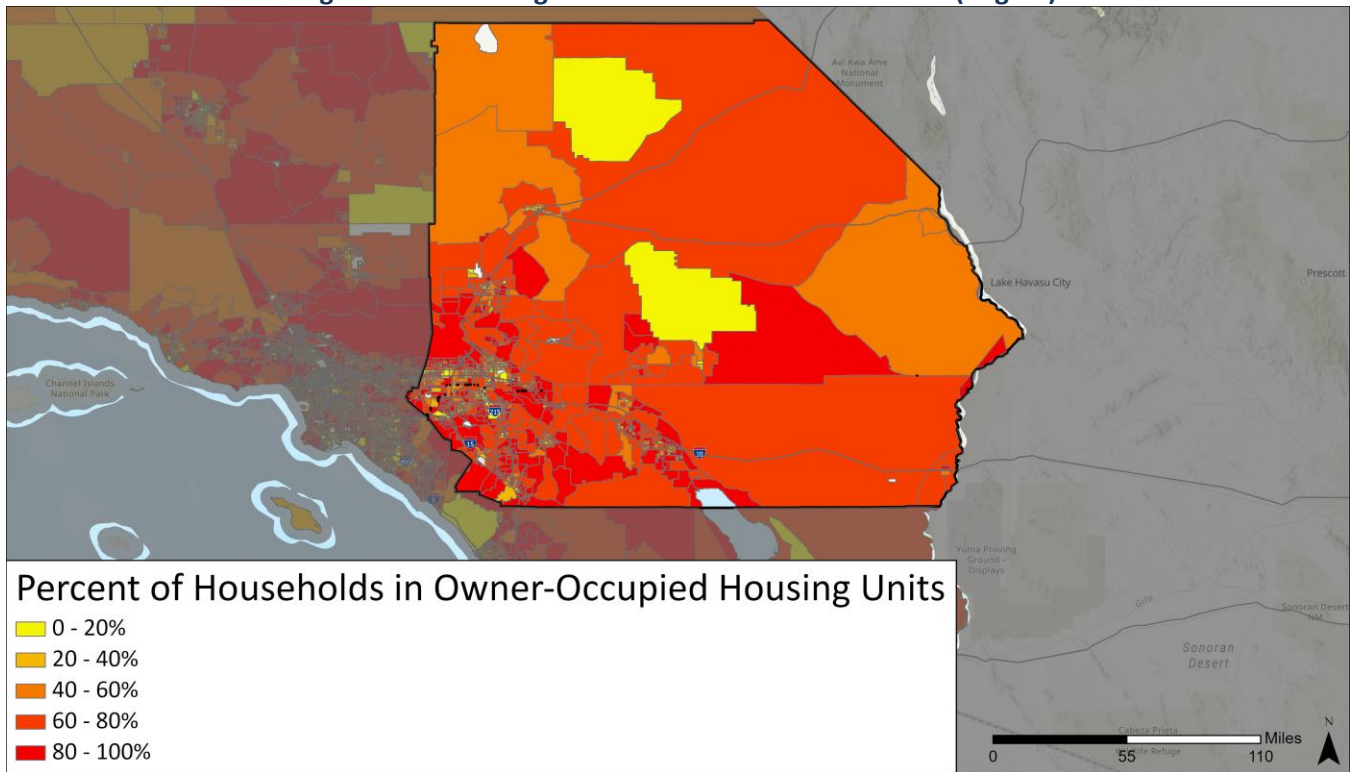


Figure 45: Percentage of Households that are Owners (Region)



## Financial Characteristics

In the Jurisdiction, most households earn between \$50,000 to \$74,999 (17.0%) and \$100,000 to \$149,999 (17.6%), with the median household income being \$70,732. Most households spend \$1,000 to \$1,499 (20.2%) and \$1,500 to \$1,999 (19.7%) on monthly housing costs, with the median cost being \$1,554. A small percentage of households (3.2%) have an income of less than \$5,000, and a similar percentage (3.3%) spend less than \$300 on monthly housing costs.

In the Region, many households earn between \$50,000 to \$74,999 (17.6%) and \$100,000 to \$149,999 (17.0%), with the median household income being \$68,331. Most households spend \$1,000 to \$1,499 (21.9%) and \$1,500 to \$1,999 (20.1%) on monthly housing costs, with the median cost being \$1,482. A small percentage of households (2.9%) have an income of less than \$5,000, and a similar percentage (3.7%) spend less than \$300 on monthly housing costs.

Table 32: Annual Incomes and Costs of Occupied Housing Units (Jurisdiction)

	Occupied housing units		Owner-occupied		Renter-occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>Household Income</b>						
Less than \$5,000	23,722	3.2%	12,376	2.5%	11,346	4.7%
\$5,000 to \$9,999	14,341	1.9%	6,637	1.3%	7,704	3.2%
\$10,000 to \$14,999	26,825	3.6%	12,328	2.5%	14,497	6.1%
\$15,000 to \$19,999	27,274	3.7%	14,255	2.9%	13,019	5.4%
\$20,000 to \$24,999	30,527	4.1%	15,349	3.1%	15,178	6.3%
\$25,000 to \$34,999	58,461	7.9%	31,185	6.3%	27,276	11.4%
\$35,000 to \$49,999	81,855	11.1%	46,976	9.4%	34,879	14.6%
\$50,000 to \$74,999	124,844	17.0%	80,075	16.1%	44,769	18.7%
\$75,000 to \$99,999	94,677	12.9%	67,042	13.5%	27,635	11.6%
\$100,000 to \$149,999	129,721	17.6%	102,150	20.5%	27,571	11.5%
\$150,000 or more	124,166	16.9%	108,886	21.9%	15,280	6.4%
Median household income	70,732	N/A	85,501	N/A	47,707	N/A
<b>Monthly Housing Costs</b>						
Less than \$300	24,574	3.3%	21,541	4.3%	3,033	1.3%
\$300 to \$499	43,707	5.9%	38,360	7.7%	5,347	2.2%
\$500 to \$799	77,243	10.5%	58,520	11.8%	18,723	7.8%
\$800 to \$999	53,241	7.2%	30,207	6.1%	23,034	9.6%
\$1,000 to \$1,499	148,930	20.2%	76,428	15.4%	72,502	30.3%
\$1,500 to \$1,999	145,240	19.7%	85,035	17.1%	60,205	25.2%
\$2,000 to \$2,499	102,144	13.9%	72,342	14.5%	29,802	12.5%
\$2,500 to \$2,999	65,553	8.9%	54,010	10.9%	11,543	4.8%
\$3,000 or more	67,180	9.1%	60,816	12.2%	6,364	2.7%
No cash rent	8,601	1.2%	N/A	N/A	8,601	3.6%
Median (dollars)	1,554	1,554	1,644	1,644	1,447	1,447

Data Sources: US Census/ACS, 2020 ACS Estimates



Table 33: Annual Incomes and Costs of Occupied Housing Units (Region)

	Occupied housing units		Owner-occupied		Renter-occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>Household Income</b>						
Less than \$5,000	40,404	2.9%	18,943	2.1%	21,461	4.3%
\$5,000 to \$9,999	27,795	2.0%	10,996	1.2%	16,799	3.4%
\$10,000 to \$14,999	53,635	3.9%	21,174	2.4%	32,461	6.6%
\$15,000 to \$19,999	51,556	3.7%	24,251	2.7%	27,305	5.5%
\$20,000 to \$24,999	58,126	4.2%	26,590	3.0%	31,536	6.4%
\$25,000 to \$34,999	112,912	8.2%	55,464	6.3%	57,448	11.6%
\$35,000 to \$49,999	160,185	11.6%	86,315	9.8%	73,870	14.9%
\$50,000 to \$74,999	242,148	17.6%	148,013	16.8%	94,135	19.0%
\$75,000 to \$99,999	182,600	13.3%	125,026	14.2%	57,574	11.6%
\$100,000 to \$149,999	234,080	17.0%	181,761	20.6%	52,319	10.6%
\$150,000 or more	213,062	15.5%	183,500	20.8%	29,562	6.0%
Median household income	68,331	N/A	84,431	N/A	46,776	N/A
<b>Monthly Housing Costs</b>						
Less than \$300	50,358	3.7%	43,552	4.9%	6,806	1.4%
\$300 to \$499	86,653	6.3%	74,772	8.5%	11,881	2.4%
\$500 to \$799	144,725	10.5%	102,925	11.7%	41,800	8.5%
\$800 to \$999	107,743	7.8%	54,592	6.2%	53,151	10.7%
\$1,000 to \$1,499	301,500	21.9%	141,594	16.1%	159,906	32.3%
\$1,500 to \$1,999	276,438	20.1%	155,951	17.7%	120,487	24.4%
\$2,000 to \$2,499	179,175	13.0%	125,248	14.2%	53,927	10.9%
\$2,500 to \$2,999	107,572	7.8%	88,121	10.0%	19,451	3.9%
\$3,000 or more	105,341	7.7%	95,278	10.8%	10,063	2.0%
No cash rent	16,998	1.2%	N/A	N/A	16,998	3.4%
Median (dollars)	1,482	1,482	1,574	1,574	1,387	1,387

Data Sources: US Census/ACS, 2020 ACS Estimates

## Physical Housing Characteristics

Most occupied housing units in the Jurisdiction are one-unit detached structures (71.3%), with a significant majority of these being owner-occupied (84.9%). The most common year of construction for housing units is between 1980 to 1999 (36.3%). Most housing units have 4 or 5 rooms (35.7%) or 6 or 7 rooms (32.1%). Many housing units have 2 or 3 bedrooms (58.4%), followed by 4 or more bedrooms (32.8%).

Like the Jurisdiction, most occupied housing units in the Region are one-unit detached structures (70.7%), with a significant majority of these being owner-occupied (86.4%). The most common year of construction for housing units is also between 1980 to 1999 (36.3%). Most housing units have 4 or 5 rooms (36.9%), or 6 or 7 rooms (32.6%) and most housing units have 2 or 3 bedrooms (60.1%), followed by 4 or more bedrooms (30.5%).

**Table 34: Physical Characteristics Occupied Housing Units (Jurisdiction)**

	Occupied housing units		Owner-occupied		Renter-occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>Units in Structure</b>						
<b>1, detached</b>	524,955	71.3%	421,930	84.9%	103,025	43.1%
<b>1, attached</b>	34,085	4.6%	22,188	4.5%	11,897	5.0%
<b>2 apartments</b>	8,390	1.1%	1,297	0.3%	7,093	3.0%
<b>3 or 4 apartments</b>	25,129	3.4%	3,014	0.6%	22,115	9.2%
<b>5 to 9 apartments</b>	31,051	4.2%	1,753	0.4%	29,298	12.3%
<b>10 or more apartments</b>	55,376	7.5%	2,708	0.5%	52,668	22.0%
<b>Mobile home or other</b>	57,427	7.8%	44,369	8.9%	13,058	5.5%
<b>Year Built</b>						
<b>2014 or later</b>	24,196	3.3%	19,478	3.9%	4,718	2.0%
<b>2010 to 2013</b>	22,404	3.0%	15,031	3.0%	7,373	3.1%
<b>2000 to 2009</b>	190,505	25.9%	143,159	28.8%	47,346	19.8%
<b>1980 to 1999</b>	267,561	36.3%	175,982	35.4%	91,579	38.3%
<b>1960 to 1979</b>	156,739	21.3%	96,294	19.4%	60,445	25.3%
<b>1940 to 1959</b>	58,318	7.9%	37,874	7.6%	20,444	8.5%
<b>1939 or earlier</b>	16,690	2.3%	9,441	1.9%	7,249	3.0%
<b>Rooms</b>						
<b>1 room</b>	11,763	1.6%	2,496	0.5%	9,267	3.9%
<b>2 or 3 rooms</b>	71,706	9.7%	16,479	3.3%	55,227	23.1%
<b>4 or 5 rooms</b>	262,983	35.7%	156,249	31.4%	106,734	44.6%
<b>6 or 7 rooms</b>	236,024	32.1%	189,734	38.2%	46,290	19.4%
<b>8 or more rooms</b>	153,937	20.9%	132,301	26.6%	21,636	9.0%
<b>Bedrooms</b>						
<b>No bedroom</b>	13,317	1.8%	3,076	0.6%	10,241	4.3%
<b>1 bedroom</b>	51,583	7.0%	8,830	1.8%	42,753	17.9%
<b>2 or 3 bedrooms</b>	429,763	58.4%	281,187	56.5%	148,576	62.1%
<b>4 or more bedrooms</b>	241,750	32.8%	204,166	41.1%	37,584	15.7%

Data Sources: US Census/ACS, 2020 Estimates

Table 35: Physical Characteristics Occupied Housing Units (Region)

	Occupied housing units		Owner-occupied		Renter-occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>Units in Structure</b>						
1, detached	973,044	70.7%	762,244	86.4%	210,800	42.6%
1, attached	60,819	4.4%	34,602	3.9%	26,217	5.3%
2 apartments	18,927	1.4%	1,872	0.2%	17,055	3.4%
3 or 4 apartments	55,254	4.0%	5,319	0.6%	49,935	10.1%
5 to 9 apartments	55,717	4.0%	3,758	0.4%	51,959	10.5%
10 or more apartments	120,664	8.8%	4,501	0.5%	116,163	23.5%
Mobile home or other	92,078	6.7%	69,737	7.9%	22,341	4.5%
<b>Year Built</b>						
2014 or later	38,828	2.8%	27,804	3.2%	11,024	2.2%
2010 to 2013	34,403	2.5%	20,794	2.4%	13,609	2.8%
2000 to 2009	283,978	20.6%	204,638	23.2%	79,340	16.0%
1980 to 1999	499,236	36.3%	313,365	35.5%	185,871	37.6%
1960 to 1979	328,759	23.9%	196,606	22.3%	132,153	26.7%
1940 to 1959	153,233	11.1%	97,014	11.0%	56,219	11.4%
1939 or earlier	38,066	2.8%	21,812	2.5%	16,254	3.3%
<b>Rooms</b>						
1 room	22,271	1.6%	4,478	0.5%	17,793	3.6%
2 or 3 rooms	141,186	10.3%	29,208	3.3%	111,978	22.6%
4 or 5 rooms	508,259	36.9%	278,388	31.6%	229,871	46.5%
6 or 7 rooms	449,311	32.6%	352,078	39.9%	97,233	19.7%
8 or more rooms	255,476	18.6%	217,881	24.7%	37,595	7.6%
<b>Bedrooms</b>						
No bedroom	25,205	1.8%	5,956	0.7%	19,249	3.9%
1 bedroom	103,657	7.5%	15,733	1.8%	87,924	17.8%
2 or 3 bedrooms	827,726	60.1%	509,113	57.7%	318,613	64.4%
4 or more bedrooms	419,915	30.5%	351,231	39.8%	68,684	13.9%

Data Sources: US Census/ACS, 2020 Estimates

## Sale Prices and Rental Costs

In the Jurisdiction, there has been a noticeable decline in the number of housing units with asking prices under \$10,000 and between \$20,000 to \$24,999 from 2020 to 2022. Conversely, housing units with asking prices ranging from \$50,000 to \$59,999 and \$90,000 to \$99,999 have seen an increase during the same period. The number of housing units with asking prices between \$1,500,000 to \$1,999,999 has remained relatively stable from 2020 to 2022. Similarly, there has been a decrease in the number of housing units in the Region with asking prices under \$10,000 and between \$20,000 to \$24,999 from 2020 to 2022. The number of housing units with asking prices ranging from \$40,000 to \$49,999 remained stable during the same period. The number of housing units with asking prices between \$1,500,000 to \$1,999,999 saw a decrease from 2020 to 2022.

**Table 36: Asking Prices of Homes for Sale (Jurisdiction/Region)**

Asking Price of Homes for Sale	Jurisdiction		Region	
	2020	2022	2020	2022
Less than \$10,000	17	0	68	50
\$10,000 to \$14,999	39	29	68	57
\$15,000 to \$19,999	21	29	68	78
\$20,000 to \$24,999	52	0	182	85
\$25,000 to \$29,999	79	71	115	71
\$30,000 to \$34,999	102	19	102	60
\$35,000 to \$39,999	51	36	159	67
\$40,000 to \$49,999	242	148	269	253
\$50,000 to \$59,999	126	255	140	255
\$60,000 to \$69,999	91	49	427	99
\$70,000 to \$79,999	107	123	545	334
\$80,000 to \$89,999	153	96	196	255
\$90,000 to \$99,999	42	144	194	336
\$100,000 to \$124,999	319	85	501	313
\$125,000 to \$149,999	289	71	558	189
\$150,000 to \$174,999	395	364	655	508
\$175,000 to \$199,999	247	201	640	265
\$200,000 to \$249,999	800	512	1,894	1,036
\$250,000 to \$299,999	1,188	531	2,268	1,272
\$300,000 to \$399,999	2,473	1,580	4,485	3,127
\$400,000 to \$499,999	2,380	2,633	3,358	3,845
\$500,000 to \$749,999	1,461	2,902	2,282	4,739
\$750,000 to \$999,999	528	688	796	1,034
\$1,000,000 to \$1,499,999	299	398	517	591
\$1,500,000 to \$1,999,999	150	142	150	221
\$2,000,000 or more	201	303	278	397

Data Source: US Census/ACS

In the Jurisdiction, there has been a downward trend in the number of housing units valued at the lower end of the spectrum, specifically those less than \$10,000, between \$10,000 to \$14,999, and \$20,000 to \$24,999.

On the other hand, there has been an upward trend for units valued between \$50,000 to \$59,999 and \$90,000 to \$99,999. The high-end market, specifically units valued at \$1,000,000 to \$1,499,999 and \$2,000,000 or more, has also seen an increase.

Looking at the Region, a similar pattern emerges. There has been a decrease in the number of housing units valued at the lower end, as in the Jurisdiction.

The Region's market has seen an increase in units valued at \$50,000 to \$59,999. The high-end market in the Region, much like the Jurisdiction, has also seen an increase in units valued at \$1,500,000 to \$1,999,999 and \$2,000,000 or more.

**Table 37: Housing Value - 2020 versus 2022 (Jurisdiction/Region)**

Housing Value	Jurisdiction		Region	
	2020	2022	2020	2022
Less than \$10,000	5,696	5,126	10,098	9,721
\$10,000 to \$14,999	2,321	1,963	4,045	3,579
\$15,000 to \$19,999	2,272	1,649	4,163	3,106
\$20,000 to \$24,999	2,778	2,545	4,989	4,763
\$25,000 to \$29,999	2,516	2,190	4,339	3,757
\$30,000 to \$34,999	2,155	1,945	3,785	3,435
\$35,000 to \$39,999	1,794	1,664	3,035	2,942
\$40,000 to \$49,999	3,671	4,178	7,082	6,962
\$50,000 to \$59,999	3,286	4,524	6,715	8,128
\$60,000 to \$69,999	2,881	2,312	5,822	4,718
\$70,000 to \$79,999	2,621	2,173	5,372	4,504
\$80,000 to \$89,999	3,414	2,660	6,445	5,106
\$90,000 to \$99,999	2,011	2,302	4,340	4,604
\$100,000 to \$124,999	7,995	6,335	16,650	12,080
\$125,000 to \$149,999	6,062	4,341	12,374	8,589
\$150,000 to \$174,999	13,269	6,198	25,362	11,836
\$175,000 to \$199,999	11,498	6,037	23,140	11,391
\$200,000 to \$249,999	36,820	20,820	74,119	41,956
\$250,000 to \$299,999	50,004	28,105	91,369	56,809
\$300,000 to \$399,999	125,663	83,539	212,772	155,138
\$400,000 to \$499,999	96,137	105,478	163,450	181,787
\$500,000 to \$749,999	83,796	154,046	142,796	260,340
\$750,000 to \$999,999	15,826	41,570	30,318	73,832
\$1,000,000 to \$1,499,999	6,896	13,640	10,977	24,819
\$1,500,000 to \$1,999,999	2,411	3,366	3,174	5,138
\$2,000,000 or more	3,466	5,115	5,302	7,886

*Data Source: US Census/ACS, 2020 and 2022 Estimates*

Table 38 provides data over the changes in gross rent from 2020 to 2022. In the Jurisdiction, there was a slight decrease in the percentage of occupied units paying less than \$500 and between \$500 to \$999 in rent.

However, there was an increase in the percentage of units paying between \$2,000 to \$2,499, \$2,500 to \$2,999, and \$3,000 or more. The median rent also increased from \$1,447 in 2020 to \$1,711 in 2022.

Looking at the Region, a similar pattern emerges. There was a decrease in the percentage of occupied units paying less than \$500 and between \$500 to \$999 in rent.

Conversely, the Region's market has seen an increase in units paying between \$2,000 to \$2,499, \$2,500 to \$2,999, and \$3,000 or more. The median rent has also increased from \$1,387 in 2020 to \$1,643 in 2022.

**Table 38: Gross Rent - 2020 versus 2022 (Jurisdiction/Region)**

	Jurisdiction, 2020	Jurisdiction, 2022	Region, 2020	Region, 2022
<b>Occupied units paying rent</b>	230,553	227,927	477,472	476,242
<b>Less than \$500</b>	3.6%	2.9%	3.9%	3.0%
<b>\$500 to \$999</b>	18.1%	11.7%	19.9%	12.3%
<b>\$1,000 to \$1,499</b>	31.4%	24.5%	33.5%	27.1%
<b>\$1,500 to \$1,999</b>	26.1%	25.9%	25.2%	26.5%
<b>\$2,000 to \$2,499</b>	12.9%	19.4%	11.3%	17.8%
<b>\$2,500 to \$2,999</b>	5.0%	9.0%	4.1%	7.9%
<b>\$3,000 or more</b>	2.8%	6.6%	2.1%	5.3%
<b>Median (dollars)</b>	1,447	1,711	1,387	1,643
<b>No rent paid</b>	8,601	8,228	16,998	16,736

Data Source: US Census/ACS

In the Jurisdiction, the rent for all types of housing units has increased. For instance, the rent for an efficiency unit increased from \$826 in 2022 to \$875 in 2023. Similarly, the rent for a one-bedroom unit rose from \$986 to \$1,030, and so on for other units. The Region saw an increase in the rent for all types of housing units from 2022 to 2023. For example, the rent for an efficiency unit increased from \$1,062 in 2022 to \$1,281 in 2023.

**Table 39: Fair Market Rent - 2022 versus 2023 (Jurisdiction/Region)**

Housing Unit Type	Jurisdiction, 2022	Jurisdiction, 2023	Region, 2022	Region, 2023
<b>Efficiency</b>	\$826	\$875	\$1,062	\$1,281
<b>1 bedroom</b>	\$986	\$1,030	\$1,202	\$1,389
<b>2 bedroom</b>	\$1,232	\$1,289	\$1,509	\$1,751
<b>3 bedroom</b>	\$1,717	\$1,789	\$2,065	\$2,376
<b>4 bedroom</b>	\$2,132	\$2,216	\$2,542	\$2,922

Data Source: 2023 HUD Fair Market Rent

## Homeownership – Private Sector Practices

Equal access and choice in housing, or what is commonly known as fair housing opportunity, is covered by federal and state statutes, regulations, and court decisions that prohibit discrimination in the rental, sale, negotiation, advertisement, or occupancy of housing based on one or more protected classes.

The twin goals of nondiscrimination and integration in housing are achieved through the actions of buyers, sellers, landlords, tenants, real estate agents, apartment associations, homeowner associations, condominium boards, insurers, builders, lenders, appraisers, home inspectors, cities, community benefit organizations, and the courts. This chapter provides an overview of the private sector housing industry in Riverside County and its interrelationship with fair housing services.

### Home Purchase Process

When purchasing a home, a potential buyer must go through a multi-step process, which can include searching advertisements, obtaining a loan, and working with a real estate agent. One of the main challenges in buying a home is the process by which an individual or family must acquire the property.

The time required to find a home, the major legal and financial implications surrounding the process, the number of steps required, and financial issues to be considered can be overwhelming to many home

buyers. Throughout this time-consuming and costly process, fair housing issues can surface in many ways.

**Discriminatory practices in the home buying process can occur through the:**

- Advertisement of homes for sale
- Lending process
- Appraisal process
- Actions of real estate agents and sellers
- The issuance of insurance

**Advertising for home purchases** appears in magazines, newspapers, or on the internet. Advertising is a sensitive issue in the real estate and rental housing market because advertisements can intentionally or inadvertently signal preferences for certain buyers or tenants. Recent litigation has held publishers, newspapers, the Multiple Listing Service,<sup>1</sup> real estate agents, and brokers accountable for discriminatory ads.

**Advertising can suggest a preferred buyer or tenant in several ways. Some examples include advertisements or listings that:**

- Suggest a preferred type of buyer or tenant household, e.g. “perfect for a young couple.”
- Use models that indicate a preference or exclusion of a type of resident, e.g., running a series of advertisements that only include photos of nuclear families, or that do not feature persons of color or persons with disabilities.
- Publish advertisements or listings in certain languages, e.g., only advertising homes/apartment complexes in predominantly Hispanic neighborhoods on Spanish-language radio stations.
- Restrict publication to certain types of media or locations to indicate a preference.

As a rule of thumb, advertisements cannot include discriminatory references that describe current or potential residents, the neighbors, or the neighborhood in racial or ethnic terms, or terms suggesting preferences for one group over another (e.g., adults preferred, ideal for married couples with kids, or conveniently located near Catholic church).

A selection of 20 real estate advertisements in Riverside County in 2024 were reviewed for potential discriminatory language in listings of for-sale homes. The table shows the results. Out of the 20 advertisements reviewed for discriminatory language, none of the listings contained any discriminatory language. Importantly, no listings were found to contain potentially discriminatory language related to income, disability, household size or family status, or religion.

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<sup>1</sup> Multiple Listing Services are private databases that are created, maintained and paid for by real estate professionals to help their clients buy and sell property. National Association of Realtors, accessed July 20, 2024, <https://www.nar.realtor/mls-online-listings/multiple-listing-service-mls-what-is-it#:~:text=An%20MLS%20is%20a%20private,they%20were%20trying%20to%20sell.>

This is a positive indication of adherence to fair housing laws and regulations in these listings. However, it is crucial to continue monitoring and addressing any form of discrimination to ensure equal housing opportunities for all.

**Table 40: Potentially Discriminatory Language in Listing of For-Sale Homes (Jurisdiction)**

Discrimination Type	# of Listings	Potentially Discriminatory Language
No Discriminatory Language	20	N/A
Income Related	0	N/A
Disability Related	0	N/A
Household Size/Family Related	0	N/A
Religion Related	0	N/A

*Data Source: Realtor.com*

**Lending.** Initially, buyers must locate a lender who will qualify them for a loan. This part of the process entails an application, credit check, ability to repay, amount eligible for, and choosing the type and terms of the loan. Applicants are requested to provide sensitive information including their gender, ethnicity, income level, age, and familial status. This information is required to be gathered by the Community Reinvestment Act and the Home Mortgage Disclosure Act; however, it does not guarantee that individual loan officers or underwriters will not misuse the information.

**A report on mortgage lending discrimination by the Urban Land Institute describes four basic stages in which discrimination can occur:**

- **Advertising/outreach stage.** Lenders may not have branches in certain locations, not advertise to certain segments of the population, or may violate advertising rules with respect to fair housing.
- **Preapplication stage.** Lenders may not provide applicants of different racial and ethnic backgrounds the same types of information as other preferred groups or may urge some to seek another lender.
- **Lending stage.** Lenders may treat equally qualified individuals in a different manner, giving different loan terms, preferred rates, or denying a loan based on a factor not related to ability to pay and risk.
- **Loan administration.** Lenders may treat minorities in harsher terms, such as initiating foreclosure proceedings if any payment is late, or by making loans at terms that encourage defaults.

**Appraisals.** Banks order appraisal reports to determine whether a property is worth the amount of the loan requested. Generally, appraisals are based on sale prices of comparable properties in the surrounding neighborhood of the subject property. Other factors are also considered, such as the age of the structure, improvements made, and location.

Homes in some neighborhoods with higher concentrations of minorities and poverty may appraise lower than properties of similar size and quality in neighborhoods with lower concentrations of minorities or low-income households.

Taking these factors into consideration when valuing a property in an appraisal causes the arbitrary lowering of property values and restricts the amount of equity and capital available to not only the potential home buyer but also the current owners in the neighborhood. Disparate treatment in appraisals is difficult



to prove since individual appraisers have the latitude within the generally accepted appraisal practices to influence the outcome of the appraisal by factoring in subjective opinions.

**Agents.** Finding a real estate agent is normally the next step in the home buying process. The agent will find the home for the prospective buyer that best fits their needs, desires, and budget based on the amount they are qualified for by the lender.

Real estate agents may also intentionally or unintentionally discriminate by steering a potential buyer to neighborhoods, encouraging the buyer to investigate certain areas, or failing to show the buyer all choices available. Agents may also discriminate by who they agree to represent, who they turn away, and the comments they make about their clients.

**Sellers.** Even if a real estate agent is following fair housing practices, the current occupant (seller) may not want to sell his or her home to certain purchasers protected under fair housing laws or they may want to accept offers only from a preferred group. Oftentimes, sellers are present when agents show properties to potential buyers and sellers may develop certain biases based upon this contact.

The Residential Listing Agreement and Seller's Advisory forms that sellers must sign disclose their understanding of fair housing laws and practices of discrimination. However, preventing this type of discrimination is difficult because a seller may have multiple offers and choose one based on bias.

**Insurance.** Insurance agents have underwriting guidelines that determine whether a company will sell insurance to a particular applicant. Currently, underwriting guidelines are not public information; however, consumers have begun to seek access to these underwriting guidelines to learn if certain companies have discriminatory policies, called redlining. Some states require companies to file the underwriting guidelines with their state Department of Insurance, making the information public.

Many insurance companies have traditionally applied strict guidelines, such as not insuring older homes, which disproportionately affect lower-income and minority households that can only afford to buy homes in older neighborhoods. A California Department of Insurance survey found that less than 1 percent of the homeowner's insurance available in California is currently offered free from tight restrictions. The department also found that many urban areas are underserved by insurance agencies.

**Home Loan Activity.** A key aspect of fair housing choice is equal access to financing for the purchase or improvement of a home. In 1977, the Community Reinvestment Act (CRA) was enacted to improve access to credit for all communities, regardless of the race/ethnic or income makeup of its residents. The CRA was intended to encourage financial institutions to help meet the credit needs of communities, including low- to moderate-income people and neighborhoods. Depending on the type of institution and total assets, a lender may be examined by different supervising agencies for its CRA performance.

In tandem with the Home Mortgage Disclosure Act (HMDA), financial institutions with assets exceeding \$10 million are required to submit detailed information on the disposition of home loans by applicant characteristics. HMDA data can then be evaluated with respect to lending patterns.

**Mortgage Interest Rates and Fees.** A key component to securing a home loan is the interest rate and fees associated with the loan. In 2015, *The Journal of Real Estate Finance and Economics* published an

article titled “Racial Discrepancy in Mortgage Interest Rates.”<sup>2</sup> Rather than focusing on racial discrimination in loan origination, the study focused on whether black applicants were more likely to be charged higher interest rates than their white counterparts.

The authors considered a number of variables: race, when the mortgage was originated, type of loan (adjustable rate mortgage or fixed), loan-to-value ratios, whether the loan was purchase-money or refinance, debt-to-income ratios of the borrowers, net wealth, liquid worth, whether the borrower had been rejected on a credit application in the last five years, whether the borrower had ever filed for bankruptcy, age of the household head at time of application, education level of borrower, and shopping behavior (whether borrower searched for a lender or relied on a referral from a friend or family member).

According to the authors, the statistics they used suggested clear differences between black and white borrowers in almost every respect. However, when accounting for these differences, the researchers found that “black borrowers on average pay about 29 basis points more than comparable white borrowers.”

Additionally, even among African American borrowers, there is disparity based on gender. “The results suggest that, while the racial disparity in mortgage rates is widespread between black and white borrowers, it is the more financially vulnerable black women who suffer the most. The excessive premium this group of women must pay for long term credit is almost certainly going to put them into even more vulnerable financial conditions in the long run.”

**Lending Outcomes.** This section summarizes lending activity in Riverside County – the most recent available dataset from the CRA. The CRA requires the Federal Reserve and other federal banking regulators to encourage financial institutions to help meet the credit needs of the communities in which they do business, including low- and moderate-income neighborhoods. The only bank assessed by the CRA in the most current year was Provident Savings Bank, which was given a score of “Satisfactory.”

Table 41 provides a breakdown of the loan types, purposes of loan applications, actions by the lender, demographics of loan applicants, and income levels of applicants for Provident Savings Bank, FSB in Riverside County.

In terms of loan types, all applicants opted for conventional loans. Regarding the purpose of the loans, most of the applicants, about 65.84 percent, applied for refinancing, while 34.16 percent applied for purchase. No applications were submitted for home improvement or other purposes. As for the lender’s actions, more than half of the applications, 56.58 percent, were originated. However, about 29.89 percent of the applications were denied. A small percentage, 12.10 percent, were withdrawn, and 1.07 percent were left incomplete.

Looking at the demographics of the loan applicants, the majority were White, accounting for 38.79 percent of the applicants. This was followed by Asian applicants at 12.10 percent, and Hispanic applicants at 11.39 percent. A small percentage, 2.14 percent, were Black. About 29.54 percent of the applicants did not disclose their race. In terms of income levels, most of the applicants fell into the Unknown/NA category, accounting for 52.31 percent. The next largest group was the Upper income level, comprising

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<sup>2</sup> Cheng, Ping and Lin, Zhenguo and Liu, Yingchun, “Racial Discrepancy in Mortgage Interest Rates,” 2014, *Journal of Real Estate Finance and Economics*, [https://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=2443694](https://papers.ssrn.com/sol3/papers.cfm?abstract_id=2443694).

42.35 percent of the applicants. Only a small fraction of applicants fell into the Low, Moderate, and Middle income levels.

**Table 41: Loan Summary of Provident Savings Bank, FSB (Jurisdiction)**

	Number of Applicants	Percentage of Applicants
<b>Loan Type</b>		
Conventional	54	100.00%
FHA	0	0
VA	0	0
FSA/RHS	0	0
<b>Total</b>	<b>54</b>	<b>100.00%</b>
<b>Purpose of Loan Applied For</b>		
Purchase	22	34.16%
Home Improvement	0	0
Refinance	32	65.84%
Other	0	0
NA	0	0
Invalid	0	0
<b>Total</b>	<b>54</b>	<b>100.00%</b>
<b>Action by Lender</b>		
Originated	30	56.58%
Denied	16	29.89%
Rejected by Applicant	0	0
Withdrawn	7	12.10%
Incomplete	1	1.07%
Purchased	0	0
Preapproval Denied	0	0
Preapproval Rejected	0	0
Invalid	0	0.36%
<b>Total</b>	<b>54</b>	<b>100.00%</b>
<b>Demographics of Loan Applicants</b>		
White	21	38.79%
Black	1	2.14%
Hispanic	6	11.39%
Asian	7	12.10%
Native American	0	0
Hawaiian	0	0
Multi Race	0	0
Unknown	3	5.69%
NA	16	29.54%
Invalid	0	0.35%
<b>Total</b>	<b>54</b>	<b>100.00%</b>
<b>Income Level of Applicants</b>		
Low	0.5	0.71%
Moderate	0.5	0.71%
Middle	2	3.91%
Upper	23	42.35%
Unknown/NA	28	52.31%
Invalid	0	0.01%
<b>Total</b>	<b>54</b>	<b>100.00%</b>

Data Sources: LendingPatterns.com

## Rental Housing Process

When searching for a home to rent, the process is somewhat like home purchase but does not require the same outlay of cash. Renting can involve steps including searching advertisements, viewing rental units, undergoing credit checks, and paying security deposits.

Like the owner-occupied market, a major challenge to ensuring fair housing in the rental market is the complexity of the process. Stages in the process of renting a home include advertising, preapplication inquiries, viewing the place, criteria for qualifying for the lease, lease conditions, and administration of the lease. The process becomes even more difficult and subjective in a tight rental market, where the landlord has numerous options for choosing the future tenant based on subjective factors.

While the process of renting an apartment or home may be less expensive and burdensome up-front than the home-buying process, it may still be just as time-consuming; further, potential renters may still face discrimination during various stages of the rental process. Some of the more notable ways in which tenants may face discriminatory treatment are highlighted below.

**Advertising for Rental Units.** The main sources of information on rentals are newspaper advertisements, word of mouth, signs, apartment guides, the Internet, and apartment brokers. Recent litigation has held publishers, newspapers, and others accountable for discriminatory ads. Advertising can suggest a preferred tenant by using models, publishing in certain languages, or restricting media or locations for advertising. Advertisements cannot include discriminatory references that describe current or potential residents, the neighbors, or the neighborhood in racial or ethnic terms, or other terms suggesting preferences (e.g., adults preferred, ideal for married couples with kids, or conveniently located near a Catholic church).

Discriminatory advertising can be one of the most insidious forms of discrimination based on its widespread dissemination. Marketing is typically broad-based, reaching many people, and as such, can have an adverse effect on the market. This is also particularly true when the discrimination is unintentional or subconscious. Landlords who may never discriminate knowingly against a minority applicant may not be contacted by minority potential renters due to unconscious signaling in the advertisements. This is why, even though there are exceptions in the Fair Housing Act for when it applies, there is no similar exception when it comes to the advertising rules.

21 listings for rental units in Riverside County were analyzed for discriminatory language in 2023. 17 were found to contain no discriminatory language. However, there were a few instances where potentially discriminatory language was identified.

In two listings, income-related discriminatory language was found. This included phrases like “satisfactory credit and rental history,” “subjecting applicants to credit, criminal, and rental history checks,” “Section 8 is not accepted,” “no bankruptcies allowed in the past 3 years,” and “requiring 3 times the rent in gross income.”<sup>3</sup> These phrases could potentially exclude certain groups of people based on their income or financial status.

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<sup>3</sup> Section 8, now called the Housing Choice Voucher Program, is “the federal government’s major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.” US Department of Housing and Urban Development, accessed July 21, 2024, [https://www.hud.gov/topics/housing\\_choice\\_voucher\\_program\\_section\\_8](https://www.hud.gov/topics/housing_choice_voucher_program_section_8).

One listing contained disability-related discriminatory language, specifically stating “No pets allowed.” This could potentially discriminate against individuals with service animals. Lastly, one listing contained religion-related discriminatory language, stating “Christian home.” This could potentially exclude individuals based on their religious beliefs.

**Table 42: Potentially Discriminatory Language in Rental Listing (Jurisdiction)**

Discrimination Type	Number of Listings	Potentially Discriminatory Language
No Discriminatory Language	17	N/A
Income Related	2	Satisfactory credit and rental history, credit, criminal, and rental history checks, Section 8 is not accepted, no bankruptcies allowed in the past 3 years, and requiring 3 times the rent in gross income.
Disability Related	1	Stating "No pets allowed."
Household Size/Family Related	0	N/A
Religion Related	1	Stating "Christian home."

*Data Source: Realtor.com*

**Viewing the Unit.** Viewing the unit is the most obvious place in the process where potential renters may encounter discrimination because landlords or managers may discriminate based on race or disability, judge on appearance whether a potential renter is reliable, or violate any rules or make any other subjective judgments based on personal characteristics.

For example, if a student is wearing a T-shirt with a rap artist on the front, a landlord may suspect that the renter might play loud music disturbing to other tenants. If a prospective tenant arrives with many children, the landlord may be concerned that the children may disturb other renters. The prospective tenant may have an accent or wear religious symbols or jewelry which may again play into the decision to rent the unit.

**Qualifying for the Lease.** Landlords may ask potential renters to provide credit references, lists of previous addresses and landlords, and employment history and salary. The criteria for tenant selection, if any, are typically not known to those seeking to rent a home.

An initial payment consisting of first and last months’ rent and security deposit are typically required. To deter “less-than-desirable” tenants, a landlord may ask for an initial payment or security deposit higher than for others. Tenants may also face differential treatment when vacating the unit. The landlord may choose to return a smaller portion of the security deposit to some tenants, claiming excessive wear and tear.

Throughout the region, there are more applicants for every available unit than ever before. Therefore, landlords who wish to do so have more cover for discrimination when choosing whom to rent to. More total applicants means there is a larger quantity of qualified applicants, and the potential for discrimination arises when the landlord must decide between multiple qualified candidates of different demographics.

**The Lease.** Most apartments are rented under either a lease agreement or a month-to-month rental agreement, both of which have advantages and disadvantages for both landlords and tenants. Some tenants see a lease as more favorable for two reasons: the tenant is assured of the right to live there for a specific period and the tenant has an established rent during that period. However, some tenants prefer the flexibility given by a month-to-month tenancy.

The lease agreement usually includes the rental rate, required deposit, length of occupancy, apartment rules, and termination requirements, and there are rights and responsibilities on both sides of the contract. Typically, the rental agreement is a standard form for all units in the same building. However, enforcement of rules contained in the lease agreement may not be standard. A landlord may choose to strictly enforce rules for certain tenants based on their race/ethnicity, children, or a disability, all of which raise fair housing concerns.

**Rental Housing Services.** Riverside County has contracted with the Fair Housing Council of Riverside County (FHCRC) to provide fair housing and related services.

Established in 1986, the FHCRC is a private, nonprofit, and community-based organization that implements the following fair housing programs for communities throughout Riverside County:

- **Fair Housing (Anti-Discrimination) Services:** Educational workshops, outreach to the community, and investigation of discrimination complaints from residents. Complainants are ultimately provided with fair housing education, counseling, referral to the state Department of Fair Employment and Housing, HUD or a private attorney.
- **Landlord-Tenant Services:** Education, counseling, and mediation to both landlords and tenants to resolve disputes concerning a host of common issues impacting the business relationship between tenants and landlords. Common issues to be addressed include eviction, occupancy standards, repairs, deposits, lease/rental terms, rental assistance, rent increases, habitability, and notices.
- **Housing Counseling Services:** Pre-purchase workshops, mortgage delinquency and default resolution counseling, pre-purchase counseling, rental housing counseling, and services for homeless counseling or referrals.
- **Training for Real Estate Professionals:** Training workshops for landlords, managers, and owners in the following areas: Landlord/Tenant issues, First-Time Homebuyer, Foreclosure Prevention, and Fair Housing Laws.

## Real Estate Agents

A real estate agent is a licensed professional who facilitates property transactions, acts as an intermediary between buyers and sellers, and represents their interests during negotiations. Real estate agents typically earn compensation through a commission, which is a percentage of the final sale price. Their income varies based on the volume and size of the deals they successfully close. In many states, real estate agents collaborate with real estate brokers—experienced professionals who have undergone additional training and hold licenses—to enhance their expertise and provide comprehensive services to clients.

**Home Purchases.** Many agencies are involved in overseeing real estate industry practices and the practices of the agents involved. A portion of this oversight involves ensuring that fair housing laws are understood and followed within the home purchasing process.

The following organizations have limited oversight within the real estate market, and some of their policies, practices, and programs are described.

- **National Association of Realtors.** The National Association of Realtors (NAR) is a consortium of Realtors which represent the real estate industry at the local, state, and national level. As a trade association, members receive a range of membership benefits. However, to become a member, NAR members must subscribe to its Code of Ethics and a Model Affirmative Fair Housing Marketing Plan developed by HUD. The term Realtor thus identifies a licensed real estate professional who pledges to conduct business in keeping with the spirit and letter of the Code of Ethics.

Realtors subscribe to the NAR's Code of Ethics, which imposes obligations upon Realtors regarding their active support for equal housing opportunity. Article 10 of the NAR Code of Ethics provides that "Realtors shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. Realtors shall not be a party to any plan or agreement to discriminate against any person or persons based on race, color, religion, sex, handicap, familial status, or national origin. Realtors shall not print, display, or circulate any statement or advertisement with respect to the selling or renting of a property that indicates any preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status, or national origin."

The NAR has created a diversity certification, "At Home with Diversity: One America," to be granted to licensed real estate professionals who meet eligibility requirements and complete the NAR "At Home with Diversity" course. The certification signals to customers that the real estate professional has been trained on working with the diversity of today's real estate markets. The coursework provides valuable business planning tools to assist real estate professionals in reaching out and marketing to a diverse housing market. The NAR course focuses on diversity awareness, building cross-cultural skills, and developing a business diversity plan. In July 1999, the NAR Diversity Program received the HUD "Best Practices" award.

- **California Association of Realtors (CAR).** CAR is a trade association of 92,000 realtors statewide. As members of CAR, Realtors subscribe to a strict code of ethics. CAR has recently created the position of Equal Opportunity/Cultural Diversity Coordinator. CAR holds three meetings per year for its general membership, and meetings typically include sessions on fair housing issues. It also maintains fair housing and ethics information on its website.
- **California Department of Real Estate (DRE).** The DRE is the licensing authority for real estate brokers and salespersons. The DRE has adopted education requirements that include courses in ethics and fair housing. To renew a real estate license, each licensee is required to complete 45 hours of continuing education, including three hours in each of the four mandated areas: Agency, Ethics, Trust Fund, and Fair Housing. The fair housing course contains information that enables an agent to identify and avoid discriminatory practices when providing real estate services.

The DRE investigates written complaints received from the public alleging possible violations of the Real Estate Law or the Subdivided Lands Law by licensees or subdividers. The DRE also monitors real estate licensees conducting business as mortgage lenders and mortgage brokers. If an inquiry substantiates a violation, the DRE may suspend or revoke a license, issue a restricted license, or file an Order to Desist and Refrain. Violations may result in civil injunctions, criminal

prosecutions, or substantial fines. The DRE publishes a monthly list of names of persons and businesses that have been conducting real estate activities without a license.

The DRE reviews Covenants, Conditions, and Restrictions (CC&Rs) for all subdivisions of five or more lots, or condominiums of five or more units. The review includes a wide range of issues, including compliance with fair housing law. CC&Rs are restrictive covenants that involve voluntary agreements, which run with the land they are associated with. In the past, CC&Rs were used to exclude minorities from equal access to housing. The DRE reviews CC&Rs and must approve them before issuing a final subdivision public report. This report is required before a real estate broker or anyone can sell the units, and each prospective buyer must be issued a copy of the report.

- **The California Organized Investment Network.** The California Organized Investment Network is a collaboration of the California Department of Insurance, the insurance industry, community economic development organizations, and community advocates. This collaboration was formed in 1996 at the request of the insurance industry as an alternative to state legislation that would have required insurance companies to invest in underserved communities, like the federal Community Reinvestment Act (CRA), which applies to the banking industry. The network is a voluntary program that facilitates insurance industry investments providing profitable returns to investors and economic/social benefits to underserved communities.

**Rentals.** Many agencies oversee the apartment rental process and related practices. This oversight includes ensuring that fair housing laws are understood and complied with.

The following organizations have limited oversight within the rental housing market, and some of their policies are described:

- **California Apartment Association.** This is the country's largest statewide trade association for rental property owners and managers. Incorporated in 1941 to serve rental property owners and managers throughout California, the association represents rental housing owners and professionals who manage more than 1.5 million rental units. The California Apartment Association developed the California Certified Residential Manager program to provide a comprehensive series of courses geared toward improving the approach, attitude, and professional skills of on-site property managers and other interested individuals. The California Certified Residential Manager program consists of 31.5 hours of training that includes fair housing and ethics along with other courses.
- **National Association of Residential Property Managers (NARPM).** The NARPM promotes standards of business ethics, professionalism, and fair housing practices in the residential property management field. The NARPM is an association of real estate professionals experienced in managing single-family and small residential properties. In addition, the NARPM certifies its members in the standards and practices of the residential property management industry and promotes continuing professional education. NARPM offers three professional designations: Residential Management Professional, RMP, Master Property Manager, MPM, and Certified Residential Management Company, CRMC. These certifications require educational courses in fair housing.



## ***Fair Housing Complaints and Enforcements***

Patterns of complaints and enforcement are useful to assess the nature and level of potentially unfair or discriminatory housing practices in the private sector. Several public and private agencies may receive complaints about unfair housing practices or housing discrimination.

Under the Fair Housing Act, HUD has the authority to investigate, attempt to conciliate, and, if necessary, adjudicate complaints of discrimination involving, among other things, home sales, rentals, advertising, mortgage lending and insurance, property insurance, and environmental justice. HUD also investigates complaints alleging discriminatory zoning and land use; however, these complaints are referred to the US Department of Justice for enforcement.

**Office of Fair Housing and Equal Opportunity (FHEO).** At the federal level, the FHEO, an office of HUD, receives complaints of housing discrimination. The FHEO will attempt to resolve matters informally. However, the FHEO may act on those complaints if they represent a violation of federal law and the FHEO finds that there is “reasonable cause” to pursue administrative action in federal court.

HUD also shares its authority to investigate housing discrimination complaints with state and local government agencies that participate in the Fair Housing Assistance Program (FHAP). To participate in the FHAP, a jurisdiction must demonstrate that it enforces a fair housing law that provides rights, remedies, procedures, and opportunities for judicial review that are substantially equivalent to those provided by the federal Fair Housing Act. County governments, municipal governments and community-based organizations are approved as FHAP agencies. HUD pays FHAP agencies for each complaint they investigate, based on the timeliness and quality of the investigation. In addition, HUD provides funding to FHAP agencies for capacity-building, training, and information systems.

A person who believes that they have experienced, or is about to experience, housing discrimination may file a complaint or may have a complaint filed on their behalf by someone else, such as a parent, child, spouse, or guardian. HUD and FHAP agencies accept complaints in person, by telephone, through the mail, and through their websites. If HUD receives a housing discrimination complaint where the alleged discriminatory act occurred within the jurisdiction of one of its FHAP agencies, HUD is required under the Fair Housing Act to refer the complaint to that agency.

If HUD determines there is reasonable cause to believe that a discriminatory housing practice has occurred or is about to occur, it issues a charge of discrimination. The parties may choose to pursue the matter in an administrative proceeding or in federal district court. If a FHAP agency finds reasonable cause to believe that a discriminatory housing practice has occurred or is about to occur, the agency or attorneys for the state or locality litigate that complaint in an administrative proceeding or in civil court.

From FY 2013 to FY 2021, in the Jurisdiction, most cases were related to disability (79 cases), followed by race (42 cases), and family status (32 cases). There were fewer cases related to national origin (23 cases), sex (21 cases), and retaliation (6 cases). There were no cases related to color or religion.

In the Region, the pattern is similar. Most cases were related to disability (143 cases), followed by race (73 cases), and family status (48 cases). There were fewer cases related to national origin (54 cases), sex (36 cases), and retaliation (22 cases). Again, there were no cases related to color or religion.

At the state level, the number of cases is significantly higher across all categories, with the majority being related to disability (1,454 cases), followed by race (496 cases), and family status (351 cases). It is important to note that retaliation, while not one of the seven protected classes of the Fair Housing Act, can still form the basis for a complaint.

The following table illustrates the breadth of HUD and FHAP discrimination complaints during the time frame of FY 2013-2021 in the Jurisdiction (Riverside County), Region (Riverside-San Bernardino-Ontario, CA), and the state (California).

**Table 43: FHEO Cases, FY 2013-2021 (Jurisdiction/Region)**

Basis of Complaint	Jurisdiction	Region	State
Disability	79	143	1,454
Race	42	73	496
Sex	21	36	198
Retaliation	6	22	219
National Origin	23	54	328
Family Status	32	48	351
Color	0	0	0
Religion	0	0	0

*Data Sources: AFFH Data and Mapping Sources*

The Department of Fair Employment and Housing (DFEH) is the state agency responsible for investigating housing discrimination complaints. The DFEH's mission is to protect Californians from employment, housing, and public accommodation discrimination, and hate violence.

In May 2003, the DFEH announced a new program for mediating housing discrimination complaints in partnership with state fair housing enforcement agencies. The program provides tenants, landlords, property owners, and managers through mediation in a free and timely manner. Mediation takes place within the first 30 days of filing of the complaint, often avoiding the financial and emotional costs resulting from a full DFEH investigation and potential litigation.

## 7. Public Housing and Homelessness

This section explores the critical issues of public housing and homelessness in Riverside County. The goal is to shed light on the current state of these issues, identify underlying factors contributing to them, and propose actionable strategies to address these challenges.

All agencies that administer a Housing Choice Voucher program are referred to as public housing agencies, or PHAs, by HUD. On average, there are over 50 PHAs administering the Housing Choice Voucher program per state, but the number varies greatly from state to state. For example, the State of Texas has over 200 PHAs while the State of Alaska has two. The sheer number of PHAs administering the Housing Choice Voucher program can make it more confusing and difficult.

**There are two types of PHAs that administer the Housing Choice Voucher program:**

- Local public housing authorities
- State housing agencies

Usually, but not always, Housing Choice Voucher administering agencies are public housing authorities. A public housing authority is a unique governmental body that administers either public housing or Housing Choice Voucher vouchers—or both—for the federal government at the local level. Public housing authorities are created in each state based on state laws. Public housing authorities have an elected or appointed board of commissioners, an executive director, and staff who run specific programs.

Public housing authorities are not required to run the Housing Choice Voucher program; in fact, some housing authorities only administer federal public housing units and do not administer a Housing Choice Voucher program. Although there are more than 3,000 public housing authorities across the country, as of 2023 there are approximately 2,600 housing authorities administering the Housing Choice Voucher program. Over half of these housing authorities administer fewer than 250 Housing Choice Vouchers. Since public housing authorities are governmental bodies, they may be influenced by the political agendas or biases of elected or appointed officials.

When people use the term “PHA” they are usually referring to public housing authorities. To be consistent with HUD definitions, however, PHA refers to public housing agencies and includes any agency under contract with HUD to administer Housing Choice Voucher housing assistance, including local public housing authorities, state housing agencies, and nonprofit organizations.

Many state housing agencies (including state departments of community affairs and some state housing finance agencies) are also eligible to administer the Housing Choice Voucher program. In some states, the state housing agency may administer the Housing Choice Voucher program only in the areas of the state where there are no public housing authorities. This model is sometimes referred to as a “balance of state” Housing Choice Voucher program.

The Housing Authority of the County of Riverside is the PHA for the county and currently has 9,971 vouchers. These nonprofit organizations are required to run the Housing Choice Voucher program in the same manner as other PHAs.

The Public Housing Agency Plan, or PHA Plan, is the “master plan” for both a PHA’s Housing Choice Voucher and public housing resources. Each PHA is required to have a HUD-approved PHA Plan that describes the agency’s overall mission for serving low-income and very low-income individuals and families, and the strategies for using Housing Choice Vouchers and public housing resources to meet the housing needs of these households.

A qualified PHA plan is a PHA that:

- has a combined unit total of 550 or less public housing units and Housing Choice Vouchers; and
- is not designated troubled under section 6(j)(2) of the 1937 Act, the Public Housing Assessment System (PHAS), as troubled during the prior 12 months; and
- does not have a failing score under the Housing Choice Voucher Management Assessment Program (SEMAP) during the prior 12 months.

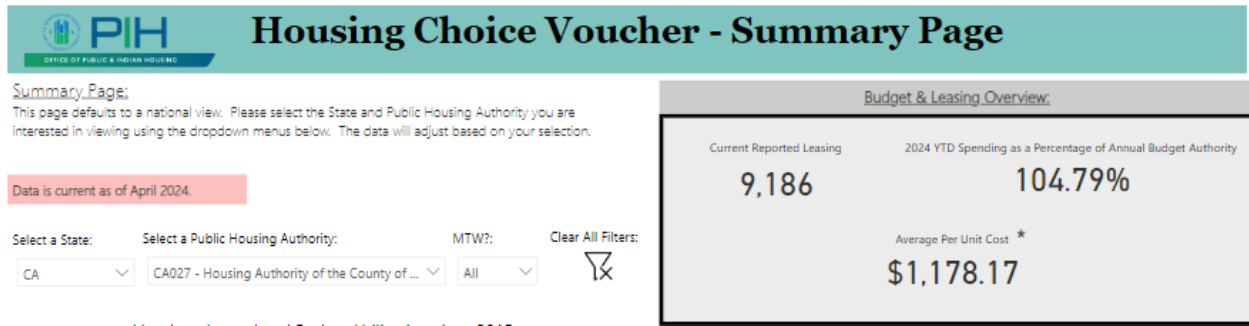
PHAs that do not meet the definition of a qualified PHA are required to fully comply with all provisions of the PHA Plan including a submission of a 5-Year Plan and Annual Plan.

HUD provides a Housing Choice Voucher (HCV) Data Dashboard that shows budget and leasing trends, reserve balances, program admissions and attrition, per-unit cost and leasing potential for the program nationally, and allows the user to drill down to the state and PHA level.

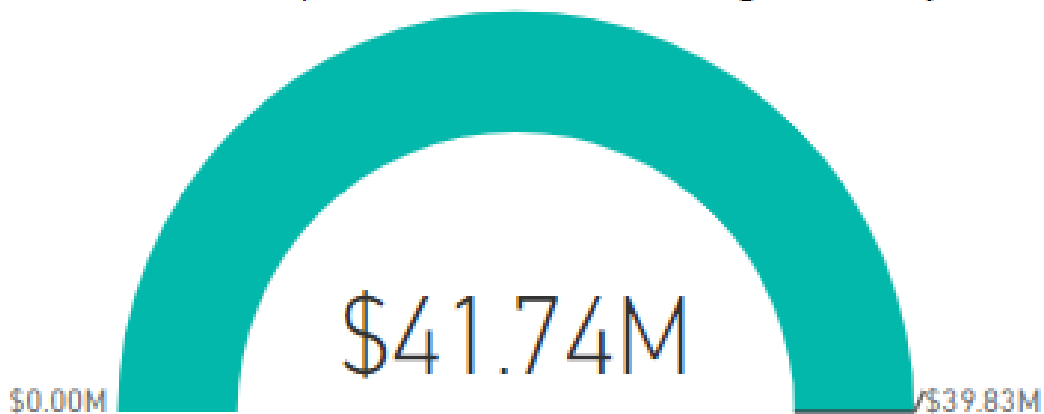
Out of 9,971 current units under the Annual Contributions Contract, 9,186 are currently under contract. The year-to-date spending for 2024 as of June is at 104.79 percent, which indicates that there are not sufficient funds to lease the remaining 785 units.

In the below figure, contains data related to the Housing Authority's budget and unit utilization for the year 2024. The year-to-date housing assistance payments expenditures for 2024 for the Housing Authority are \$41.74 million. The total reserves as of December 31, 2023, are reported to be \$1,923,120.

Figure 46: HCV Data Dashboard Budget Overview (Jurisdiction)



2024 YTD HAP Expenditures vs 2024 YTD Budget Authority (BA)



HCV Total Reserves as of 12/31/2023 \*

**\$1,923,120**

2024 Total Budget Authority for HCV Program

**\$119,503,672**

HCV Total Reserves as of 12/31/23

**\$1,923,120**

Reserves % of BA

**1.61%**

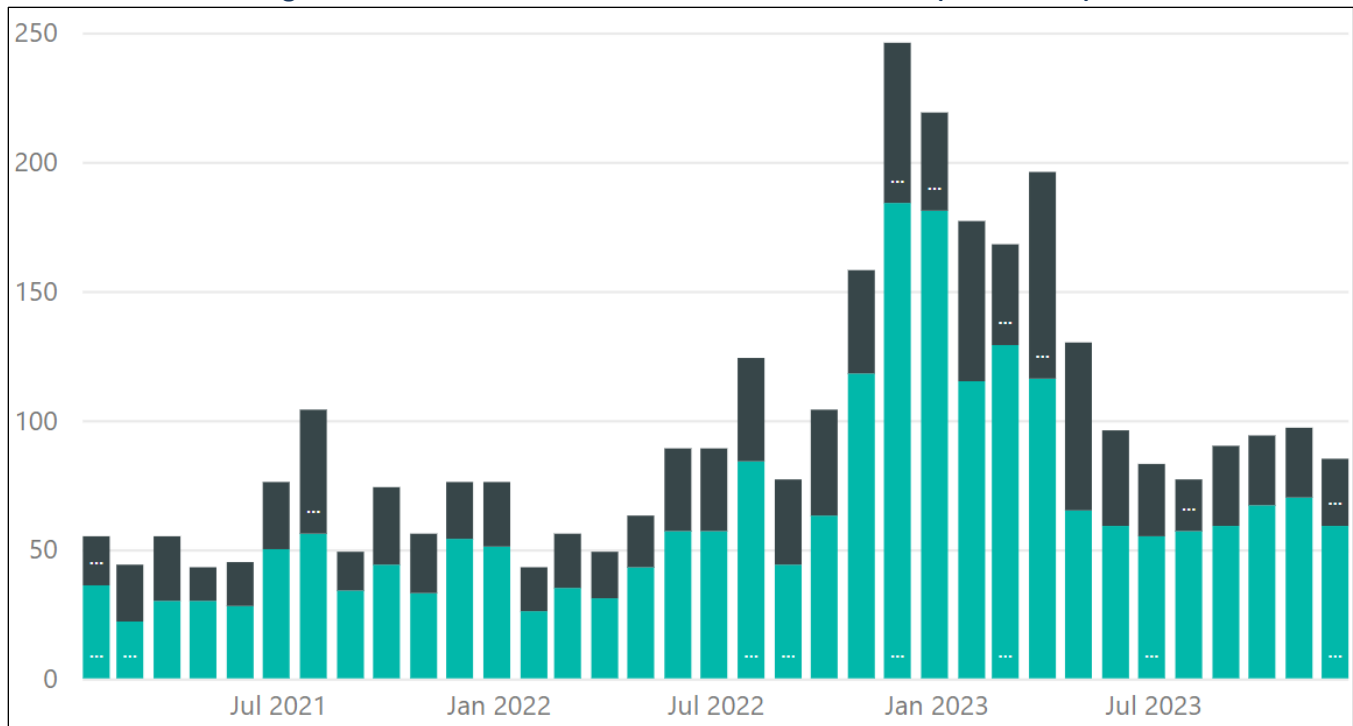
HUD recommends a PHA aim to end the year with no more than the following reserve levels: 4% for PHAs with 500+ units, 6% for PHAs with 250-499 units, and 12% for PHAs under 250 units.

The line graph below displays data on homeless and non-homeless admissions from July 2021 to July 2023 for the County. The X-axis represents time, specifically months from July 2021 to July 2023. The Y-axis indicates the number of admissions, ranging from 0 to over 250. The teal bars represent non-homeless admissions, and the black bars represent homeless admissions.

These bars are present for each month, showing fluctuations in the number of admissions for both categories. One notable observation is a significant increase in both homeless and non-homeless

admissions in January 2023. This could be due to various factors, which would require further investigation to understand fully.

**Figure 47: HCV Data Dashboard New Admissions Trend (Jurisdiction)**

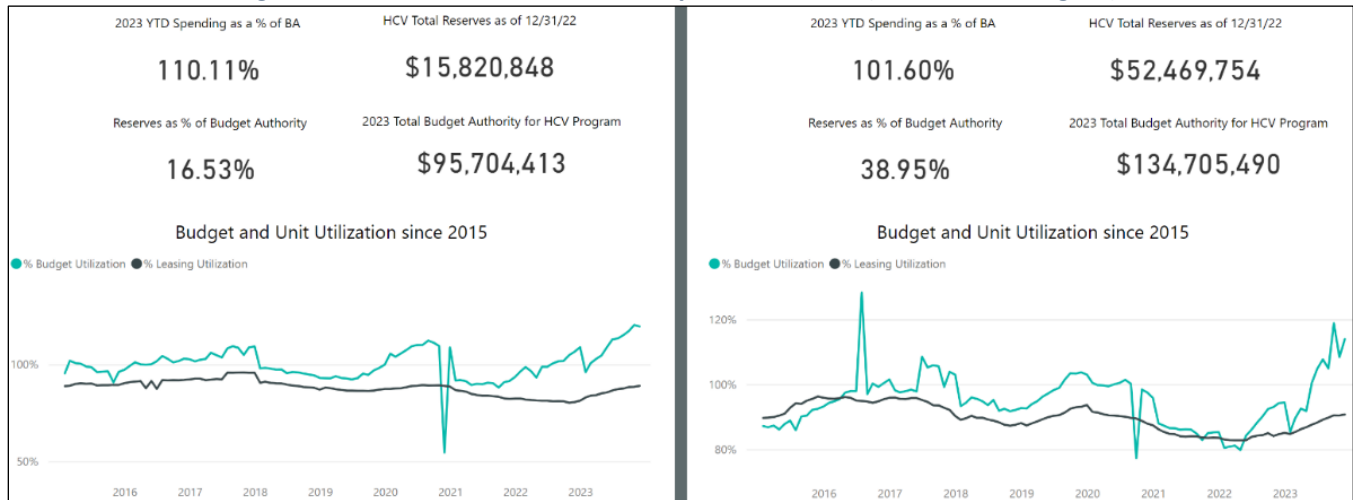


Information for the Housing Authority of San Bernardino County, another county in the Riverside-San Bernardino-Ontario, CA Region that has been used previously for comparative analysis in this report, is below. The figure below compares the financial data and budget utilization trends between Riverside County's Housing Authority and San Bernardino County's Housing Authority from 2015 to 2023. This comparison highlights the different financial management strategies and trends between the two housing authorities.

As stated above, Riverside County's Housing Authority has been maintaining a steady trend in budget and unit utilization since 2015. As of 2023, it has spent 110.11 percent of its Budget Authority year to date. It has total reserves of \$15,820,848, which is 16.53 percent of the total Budget Authority for the Housing Choice Voucher Program, amounting to \$95,704,413.

On the other hand, San Bernardino County's Housing Authority shows significant fluctuations in budget and unit utilization since 2015. Its 2023 year-to-date spending as a percentage of Budget Authority is slightly lower at 101.60 percent. However, it has a larger total reserve of \$52,469,754, which is 38.95 percent of their total Budget Authority for the Housing Choice Voucher Program, which is \$134,705,490.

Figure 48: HCV Data Dashboard Comparison Trends (Jurisdiction/Region)



## Public Housing Demographics

Table 44, Table 45, Table 46, and the maps below shows the racial and ethnic makeup of affordable housing residents within the County, as well as the distribution of income levels among these household groups.

Though the Black population makes up 6.65 percent of households earning 0 to 80 percent of the area median income (AMI), and 6.19 percent of the Jurisdiction's total households, the group comprises 28.91 percent of public housing residents, and receives 36.62 percent of Housing Choice Vouchers. Asians and Pacific Islanders, with 4.13 percent of households under 80 percent AMI and 5.39 percent of total households, make up 13.4 percent of households receiving Other Multifamily assistance. Hispanics, meanwhile, who make up 34.18 percent of the Jurisdiction's households as well as 43.22 percent of low-moderate households, occupy 61.94 percent of the Jurisdiction's Project-Based Housing Choice Voucher housing.

These tendencies are mirrored within the Region. Asians receive 19.69 percent of Other Multifamily assistance. The lion share of Housing Choice Vouchers, or 48.94 percent, goes to Hispanic families. Similarly, the Black population comprises 43.78 percent of Housing Choice Voucher Program participants, and 13.01 percent of public housing residents. These statistical disparities in terms of the distribution of housing assistance within both the Jurisdiction and the Region can be better understood by examining the degree to which these two groups experience extreme poverty.

Two of the four groups examined, the Hispanic and Black populations, are more likely to fall within the extremely low-income range, defined as 30 percent of AMI or less. Hispanics, who make up 34.18 percent of all households within the Jurisdiction, comprise 41.67 percent of extremely low-income households. Likewise, the Black population, at 6.19 percent of households, makes up a larger share, 8.67 percent, of extremely low-income households.

**Table 44: Publicly Supported Housing by Race/Ethnicity (Jurisdiction)**

Housing Type	White		Black		Hispanic		Asian or Pacific Islander	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Public Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Project-Based HCVs	85	13.43%	62	9.79%	477	75.36%	6	0.95%
Other Multifamily	88	44.22%	9	4.52%	71	35.68%	30	15.08%
HCV Program	787	36.13%	659	30.22%	671	30.78%	42	1.94%
Total Households	146,344	53.13%	13,200	4.79%	94,339	34.25%	14,947	5.43%
0-30% of AMI	13,203	41.36%	2,014	6.31%	14,607	45.76%	1,215	3.81%
0-50% of AMI	26,909	42.38%	3,170	4.99%	29,570	46.57%	2,359	3.72%
0-80% of AMI	47,605	43.85%	4,975	4.58%	49,179	45.30%	4,229	3.90%

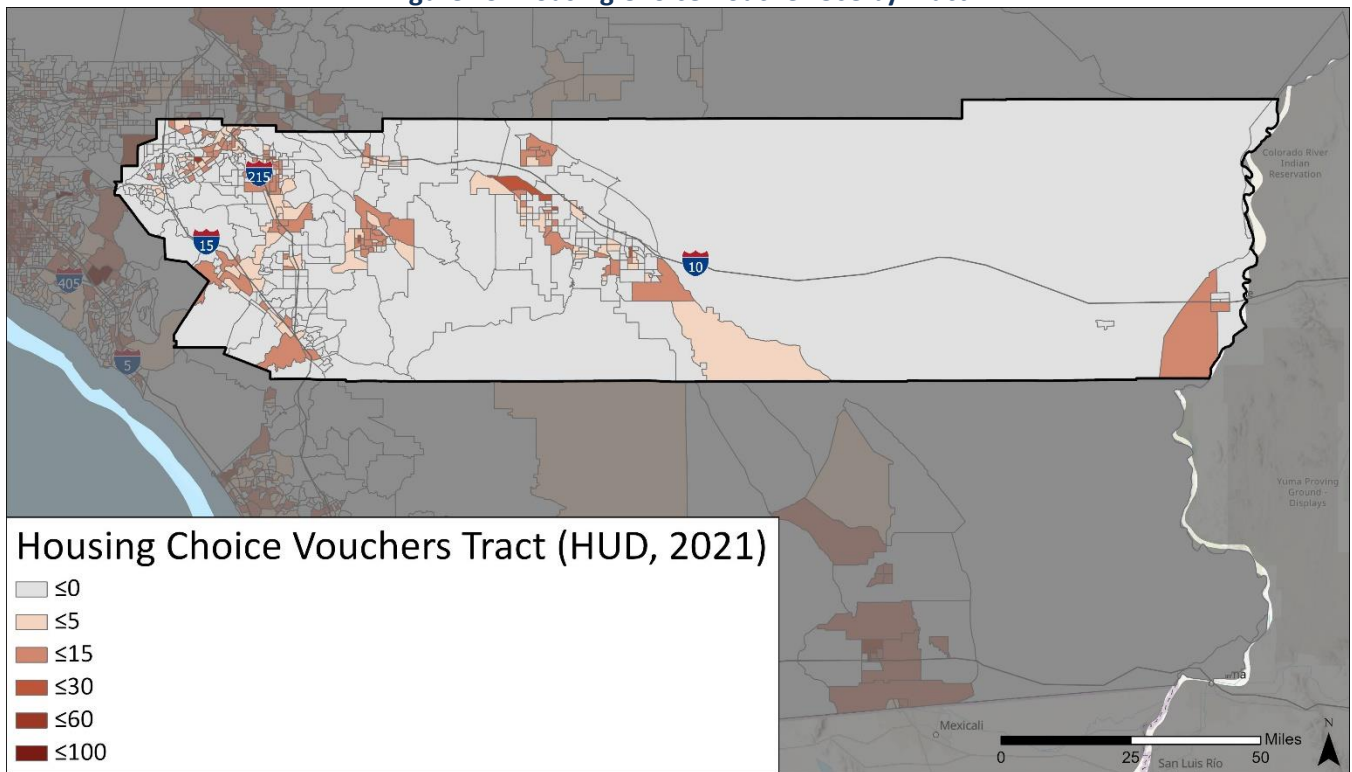
Numbers presented are numbers of households, not individuals  
 Data Sources: 2020 HUD AFFH Online Mapping Tool; Comprehensive Housing Affordability Strategy (CHAS) database

**Table 45: Publicly Supported Housing by Race/Ethnicity (Region)**

Housing Type	White		Black		Hispanic		Asian or Pacific Islander	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Public Housing	44	30.14%	19	13.01%	62	42.47%	18	12.33%
Project-Based HCVs	1,140	21.83%	1,029	19.71%	2,555	48.94%	446	8.54%
Other Multifamily	660	30.08%	247	11.26%	840	38.29%	432	19.69%
HCV Program	4,569	23.81%	8,401	43.78%	5,603	29.20%	500	2.61%
Total Households	602,650	45.50%	100,005	7.55%	509,940	38.50%	81,445	6.15%
0-30% of AMI	61,605	36.31%	20,925	12.33%	73,610	43.38%	8,775	5.17%
0-50% of AMI	122,950	37.18%	33,145	10.02%	150,960	45.65%	15,335	4.64%
0-80% of AMI	210,405	37.95%	49,115	8.86%	255,770	46.13%	25,935	4.68%

Numbers presented are numbers of households, not individuals  
 Data Sources: 2020 HUD AFFH Online Mapping Tool; Comprehensive Housing Affordability Strategy (CHAS) database

**Figure 49: Housing Choice Voucher Use by Tract**





**Table 46: Income Limits (Jurisdiction)**

Household Size	Annual Income Limit	Monthly Income Limit
<b>Extremely Low-Income Limits (30% of Median)</b>		
1	\$19,600	\$1,633
2	\$22,400	\$1,866
3	\$25,200	\$2,100
4	\$30,000	\$2,500
5	\$35,140	\$2,928
6	\$40,280	\$3,356
7	\$45,420	\$3,785
8	\$50,560	\$4,213
<b>Very Low-Income Limits (50% of Median)</b>		
1	\$32,650	\$2,720
2	\$37,300	\$3,108
3	\$41,950	\$3,495
4	\$46,600	\$3,883
5	\$50,350	\$4,195
6	\$54,100	\$4,508
7	\$57,800	\$4,816
8	\$61,550	\$5,129

*Data Sources: Housing Authority of County of Riverside*

Discrimination by landlords is a factor influencing housing choice for low- and moderate-income residents. The Housing Choice Voucher program is the federal government's largest rental housing assistance program. Apart from seeking to increase access to safe, affordable housing, the Housing Choice Voucher Program is intended to provide opportunities for low-income families to obtain rental housing outside areas of poverty or minority concentration.

Voucher holders can live anywhere a PHA administers the program, but housing choices are constrained by ability to navigate the private rental market, find a unit with rent below the payment standard, and identify a landlord who will participate in the program. Landlords can decide if they want to accept vouchers as payment for their rental units.

While it is unlawful for landlords under the Fair Housing Act to refuse to rent to members of protected classes, voucher holders have no such protection. These same classes of people, who include families with children, racial and ethnic minorities, and persons with disabilities, are exactly those whom the Housing Choice Voucher program disproportionately serves. Some states and local jurisdictions have attempted to prohibit discrimination against voucher holders through local ordinances, often referred to as source-of-income protections.

Housing Choice Voucher applications are only accepted while a PHA's Housing Choice Voucher waiting list is open. A PHA opens the Housing Choice Voucher waiting list to increase the number of applicants on its list. HUD requires that PHAs open the Housing Choice Voucher waiting list if they do not have enough applicants to be able to distribute vouchers, they anticipate will be available.

**In general, PHAs use one of two methods to add applications to the waiting list:**

- Chronological order: based on the date and time received.
- Randomly ordered: referred to as a "lottery."

Occasionally, the applications put into the lottery are limited to a specific number (e.g., the first 200 received by the PHA) or to those received by a specified date. PHA's policies about how applications are added to the waiting list should be included in all outreach material and must be described in the Housing Choice Voucher Administrative Plan.

The demographics of the Housing Choice Voucher waiting list in Riverside County is primarily composed of extremely low-income households, making up 76 percent of the list. These are households earning 0-30% of the AMI. Very low-income households (31%-50% AMI) make up 15.23 percent of the list, and low-income households (51%-80% AMI) comprise 6.94 percent. In terms of household types, families with children represent the majority at 55.77 percent. Elderly families make up 10.92 percent of the list, and families with disabilities account for 22.60 percent. Looking at race and ethnicity, African American households represent the largest group on the waiting list at 47.82 percent, followed by White households at 44.83 percent. American Indian, Asian, and Pacific Islander households make up smaller percentages of the list.

**Table 47: Demographics of the Housing Choice Vouchers Waiting List (Jurisdiction)**

Demographic	Number	Percentage
Extremely Low Income (0%-30% AMI)	104,524	76.00%
Very Low Income (31%-50% AMI)	21,022	15.23%
Low Income (51%-80% AMI)	9,576	6.94%
Families with Children	76,996	55.77%
Elderly Families	15,073	10.92%
Families with Disabilities	31,211	22.60%
White	61,895	44.83%
African American	66,021	47.82%
American Indian	6,325	4.58%
Asian	4,087	2.96%
Pacific Islander	6,125	4.44%
Race Not Given	706	0.51%
<b>Waiting List Total</b>	<b>136,065</b>	<b>100%</b>

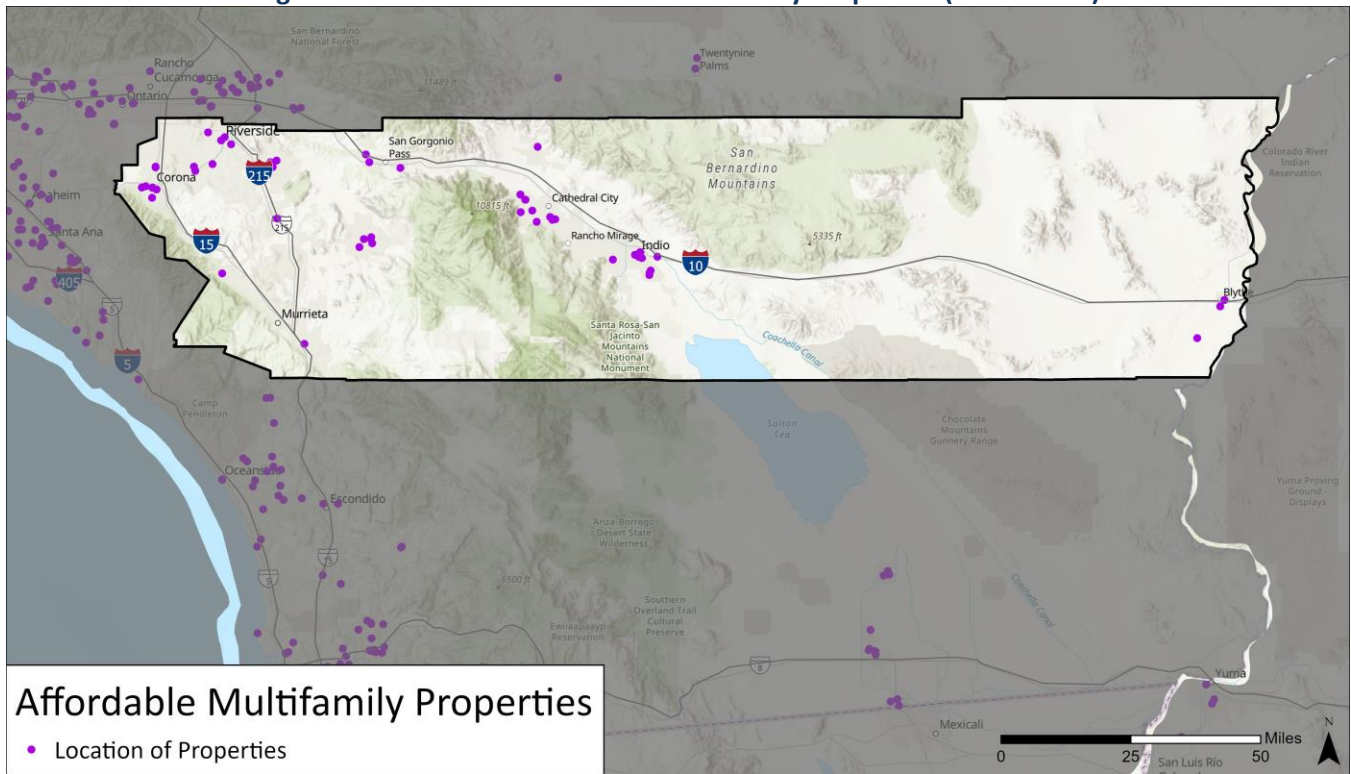
*Data Source: Housing Authority County of Riverside, 2024.*

## Location of Affordable Rental Units

The darker shaded areas in Figure 50 below show the tracts with the highest percentages of rental units that are affordable to residents at 50 percent of AMI.

These are found north of Lake Elsinore and southwest of Perris, adjacent to R/ECAP areas; south of I-15 below Wildomar; north of I-10 above Beaumont; along I-10 from North Palm Springs to Sky Valley; and in the R/ECAP areas surrounding the Salton Sea.

**Figure 50: Location of Affordable Multifamily Properties (Jurisdiction)**



Prior to October of 2016, the Housing Authority owned and operated affordable public housing across Riverside County serving 464 low-income households including families, seniors and persons with disabilities. Due to insufficient funding to maintain the affordable public housing properties, the United States Department of Housing and Urban Development (HUD) approved conversion via the process called Rental Assistance Demonstration (RAD) conversion. RAD was created in order to give public housing authorities a tool to preserve and improve public housing properties and address the \$26 billion-dollar nationwide backlog of deferred maintenance. RAD allows public housing agencies to leverage public and private debt and equity to maintain properties and allow units to move to a Housing Choice Voucher platform and ensure that the units remain permanently affordable to low-income households. On October 1, 2016, public housing units were finally converted and transferred to the Housing Authority’s non-profit arm, Riverside County Housing Corporation (RCHC), to own and operate the former public housing units.

Table 48 includes a complete inventory list of affordable housing projects assisted by Riverside County as of July 1, 2024. This list includes projects assisted by Riverside County HWS and Housing Authority-owned and managed properties, as well as projects that have Project Based Vouchers (PBVs) from the Housing Authority. The majority of units are affordable units, with exception to manager units, as a result of multiple funding source requirements such as federal or state tax credits, bonds, various federal, state or local municipality funding, and/or PBVs.

**Table 48: Assisted Rental Housing Projects in Riverside County**

Project	Status	Units
30th and Florine	Pre-Development	9
5th Street Apartments	Pre-Development	11

Table 48: Assisted Rental Housing Projects in Riverside County, CONTINUED

Project	Status	Units
Aida Aguirre MHP	Pre-Development	24
Aladdin Villas	Complete	20
Allanza	Complete	142
Aloe Palms Apartments	Under Construction	71
Amanda Park	Complete	396
Arc Village Apartments	Pre-Development	40
Arroyo De Paz I & II	Complete	94
Avenue 44 Apartments	Pre-Development	180
Banning Townhomes	Complete	14
Beaumont Grove Apartments	Complete	12
Bravo Mobile Home Park	Complete	156
Briggs Apartments	Complete	24
Brisas de Paz Apartments	Complete	62
Broadway Manor Townhomes	Complete	28
Calle de Fortuna	Pre-Development	120
Cambern Apartments	Pre-Development	75
Camino Terrace	Pre-Development	80
Casa San Miguel	Complete	39
Casitas Del Valle	Complete	40
Cathedral Palm Senior Apts	Complete	224
Cedar Glen	Complete	101
Cesar Chavez Apts Ph II	Complete	80
Clinton Family Apts	Complete	59
Coachella Valley Catalyst Fund	Pre-Development	N/A
Concord Colony/Suntone/Polk Apts	Complete	196
Corona del Oro, Corona	Under Construction	72
Corona Del Rey Apartments	Complete	160
Corona RFQ Site	Pre-Development	135
Corregidor Manor	Complete	14
Cottonwood Place Apts	Complete	168
Courtyards at Cottonwood Phase I	Complete / Under Construction	81 / 32
Covalda Apts (Tripoli Apts)	Under Construction	108
Crossings at Palm Desert	Under Construction	176
Desert Extended Stay, Homekey	Pre-Development	97
Desert Meadows Apartments	Complete	80
Desert Palms Apartments	Complete	112
Desert Rose Apts	Complete	76
Dr. Clair S. Johnson Apartments	Complete	40
Dracea Townhomes	Complete	28
El Cajon Apartments	Complete	3
El Dorado Gardens	Complete	68
El Jardin Apartments	Complete	81
El Solano	Complete	41
Fairview Lake Townhome	Complete	16
Fort Drive Apartments	Complete	9
Fred Young Specific Plan	Pre-Development	150
Galilee Center Expansion	Under Construction	75 beds
Garcia Mobile Home Park	Pre-Development	40
Geel Place	Complete	45
Gloria Crossing Apartments	Complete	34
Grace Vista (aka Grace Lutheran Church)	Pre-Development	101
Hacienda Hills Apartments	Complete	60
Hayman House	Complete	1

Table 48: Assisted Rental Housing Projects in Riverside County, CONTINUED

Project	Status	Units
Hemet Vistas I & II	Complete	144
Heritage Park at Cathedral City	Complete	153
Highgrove Blossom Apartments	Complete	89
Highland Park Place Apartments	Complete	4
Home Front at Camp Anza	Complete	30
Horizons At Indio	Complete	80
Idyllwild Place	Complete	14
Indio Senior Apts	Pre-Development	50
Indo Apts on Fred Warring	Pre-Development	176
Jasmine Springs Apartments	Complete	59
JFM Family Villas Family	Pre-Development	100
JFM Senior Villas Senior	Pre-Development	50
Jose Y Maria Montanez MHP Polanco	Under Construction	12
Kensington Apts	Pre-Development	126
La Entrada	Complete	65
La Hacienda Apts (Miles Ave)	Complete	35
La Quinta Surplus Property	Pre-Development	121
Las Colinas Apts (Ridgecrest)	Complete	148
Las Haciendas	Under Construction	77
Las Mananitas I & II	Complete	16
Las Palmeras	Complete	121
Las Serenas	Complete	87
Legacy Apartments	Complete	81
Liberty Star Affordable Hsg	Pre-Development	96
Liberty Village Apartments	Complete	38
Lincoln Family Apartments	Complete	57
Linwood Apartments, Moreno Valley	Pre-Development	36
Luis Bojorquez	Pre-Development	12
Madera Vista Phase 3	Complete	30
Magnolia Park Apartments (aka Whispering Fountains)	Complete	268
March Veterans	Complete	138
Mary Erickson SF Homes	Pre-Development	9
Mecca Apts III	Complete	58
Mecca Family Apartments/Chapultepec	Complete	31
Mecca II Apartments	Complete	60
Midway Capri Apartments	Complete	40
Mission Heritage	Complete	72
Mission Palms I & II	Complete	109
Mission Villa Senior Apartments	Complete	109
Mission Village II	Complete	76
Mission Villas Apts	Complete	54
Monamos Apartments	Under Construction	140
Monte Vista Apts	Pre-Development / Complete	63 / 104
Monte Vista II	Complete	40
Moreno Valley Youth Village	Under Construction	12
Mountain View Apts	Complete	140
Mt View Estates III	Complete	107
Mulberry Family Apartments	Pre-Development	150
Mulberry Gardens Seniors Apartments	Under Construction	59
Mustang Lane/ Canal Street	Pre-Development	12
Navigation Center	Complete	50
Nuestro Orgullo	Pre-Development	291
Nueva Vista Apts	Complete	31

Table 48: Assisted Rental Housing Projects in Riverside County, CONTINUED

Project	Status	Units
Oak View Ranch Family (Apartments Phase I)	Under Construction	119
Oakview Ranch Senior Apartments Phase II	Pre-Development	81
Oasis Gardens Improvements	Complete	157
Oasis Senior Villas	Complete	95
Oasis Villas	Pre-Development	160
OHOP Program Oasis MHP	Pre-Development	148
Operation Safe House aka Harrison House	Complete	16
Orange Blossom Apartments	Complete	22
Orchard Villas Apts	Complete	82
Pacific Companies	Pre-Development	241
Palm Desert Family Housing	Pre-Development	295
Palm Village Apartments	Complete	36
Palm Villas at Millennium	Pre-Development	239
Palm Villas at State	Pre-Development	109
Paseo de los Heroes I / Mecca Mobile Home Park	Complete	106
Paseo De Los Heroes III	Complete	81
Paseo De Los Poetas	Complete	21
Peck @ Lake Elsinore	Complete	1
Perez MHP	Pre-Development	N/A
Perris Family Apartments	Complete	75
Perris Park Apts	Complete	80
Placita Dolores Huerta	Complete	56
Polanco - Jesus Montanez	Under Construction	14
Pottery Court Apartments	Complete	113
Project Legacy	Complete	50
Pueblo Nuevo	Complete	50
Pueblo Viejo Villas	Complete	105
Pujol Street Self Help Homes	Under Construction	6
Quail Place Apartments	Complete	58
Quinto Del Sol Apartments	Complete	42
Ranchito Las Serenas	Complete	12
Rancho Dorado North Apts	Complete	71
Rancho Las Bolsas	Under Construction	55
Rancho West Apartments	Complete	150
RFQ DHS Library	Pre-Development	N/A
Rick Weiss Apts / Vista Sunrise	Complete	80
Riley Street Apartments	Pre-Development	16
Rivco Site - 100 Palms	Pre-Development	80
Rivco Site - 61st Avenue Site	Pre-Development	100
Rivco Site - Downtown Mecca	Pre-Development	80
River Canyon Apartments	Complete	60
Riverside Community Housing Co Rental Property	Complete	31
Rubidoux Gateway Villas Apartments	Pre-Development	57
Rubidoux Village Townhomes	Complete	29
San Jacinto Villas	Complete	80
Sandstone Valley Apartments	Pre-Development	96
Shady Lane MHP	Pre-Development	40
Sheila Street Apts	Complete	4
Sherman Apartments	Complete	4
Sonora Homes	Pre-Development	203
St. Anthony Mobile Home Park	Pre-Development	134
St. Michaels	Complete	50
Summerville at Villa de Anza (aka brookdale Riverside)	Complete	122

Table 48: Assisted Rental Housing Projects in Riverside County, CONTINUED

Project	Status	Units
Summit View (Beaumont 3) Apartments	Under Construction	48
Sun City Gardens Apartments	Complete	198
Sunrise at Bogart Apartments	Pre-Development	23
The Aspire	Under Construction	33
The Blossom Apartments	Complete	48
The Monarch Apartments	Complete	77
The Villages at Hemet	Pre-Development	181
Thermal I Apartments	Complete	28
Thermal II Apartments	Complete	25
Thermal Specific Plan	Pre-Development	N/A
Thermal Villages	Pre-Development	400
Tierra Del Sol	Complete	76
Tres Lagos Apartments	Under Construction	225
Tyler Springs	Complete	273
Veteran Build Jurupa Valley	Pre-Development	26
Veterans Village	Complete	60
Victoria Springs	Complete	240
Villa de Josue Mobile Home Park	Complete	3
Villa Hermosa	Complete	252
Villa Siena/ Elsinore Hills	Complete	80
Villa Verde Apartments	Pre-Development	152
Vine Creek	Under Construction	60
Vineyards at Menifee	Complete	81
Viscar Terrace	Pre-Development	151
Vista De La Sierra	Complete	80
Vista Dorada (aka Ayres Hotel)	Complete	53
Vista Heights Apartments	Pre-Development	214
Vista Rio Apartments	Complete	39
Vista Rio	Pre-Development	157
Vista Sunrise II	Under Construction	61
Wildomar Cottages	Pre-Development	129
Wildomar Senior Leisure Apartments/ Independent Lvg	Complete	176
Wolff Waters Place	Complete	218

Data Source: Riverside County Housing and Workforce Solutions

## Homelessness and HMIS Data

Every January, Riverside County conducts a homeless count; the most recent available data is for the count completed in January 2023. While the size of the homeless population may change throughout the year, the primary purpose of the count is to estimate how many homeless people are in Riverside County in general on any given day and gain demographic information about homelessness in Riverside County.

An interview or observational survey, or both, could be chosen by surveyors, based on the situation during the counts. Ideally, every homeless person would be interviewed, but this is not always possible because of safety concerns, language barriers, refusal, or other obstacles.

The Point-in-Time (PIT) Count, a snapshot of the homeless population taken on a single night, provides a comprehensive view of the homelessness situation in Riverside County. In 2023, the total count of homeless individuals was 3,725, marking a 12 percent increase from the previous year. While the overall count increased, the number of unsheltered individuals decreased by 8 percent to 2,441 persons. On the

other hand, the number of sheltered individuals saw a significant increase of 34 percent, totaling 1,284 persons.

When comparing the PIT Count by district, in District 1, there was a notable increase in homelessness. The total count rose to 1,138, a 37 percent increase from 2022. This was largely driven by a 98 percent increase in unsheltered individuals, despite a 12 percent decrease in sheltered individuals. In contrast, District 2 saw a decrease in homelessness, with the total count dropping to 372, a 36 percent decrease from the previous year. This decrease was observed in both unsheltered and sheltered individuals, which decreased by 43 percent and 13 percent, respectively. Like District 2, District 3 also saw a decrease in homelessness. The total count dropped to 337, a 35 percent decrease from 2022. Both unsheltered and sheltered counts decreased by 42 percent and 29 percent, respectively. In District 4, the total count of homeless individuals increased slightly to 1,161, a 6 percent increase from 2022. This was driven by a 12 percent increase in unsheltered individuals, despite a 4 percent decrease in sheltered individuals. Finally, District 5 saw a significant increase in homelessness. The total count skyrocketed to 717, a 148 percent increase from 2022. This increase was observed in both unsheltered and sheltered individuals, which increased significantly by 121 percent and 320 percent, respectively.

**Table 49: Homeless PIT Count for Riverside County by Districts**

District	Unsheltered, 2023	Unsheltered, % Change from 2022	Sheltered, 2023	Sheltered, % Change from 2022	Total, 2023	Total, % Change from 2022
District 1	742	98% Increase	396	12% Decrease	1,138	37% Increase
District 2	260	43% Decrease	112	13% Decrease	372	36% Decrease
District 3	131	42% Decrease	206	29% Decrease	337	35% Decrease
District 4	755	12% Increase	406	4% Decrease	1,161	6% Increase
District 5	553	121% Increase	164	320% Increase	717	148% Increase
<b>Total</b>	<b>2,441</b>	<b>8% Decrease</b>	<b>1,284</b>	<b>34% Increase</b>	<b>3,725</b>	<b>12% Increase</b>

Data Sources: 2023 Point-in-Time Count

Breaking down the PIT Count further in the table below, there were a total of 1,338 individuals identified by unconventional living situation while homeless. About 40 percent of these individuals were found on streets, in parks, or under bridges.

Other significant locations included vehicles (18.01%), encampments (16.74%), and tents or sheds (16.07%). Fewer individuals were found at bus stations, in tiny homes without basic amenities, or in abandoned buildings.

**Table 50: Homeless PIT Count for Riverside County by Living Situation**

Living Situation	Number	Percentage
Persons in Vehicles	241	18.01%
Persons in Encampments	224	16.74%
Persons in Tents/Sheds	215	16.07%
Persons on Streets, in Parks, or Under Bridges	539	40.28%
Persons at Bus Stations	12	0.90%
Persons in Tiny Homes ( <i>without basic amenities</i> )	9	0.67%
Persons in Abandoned Buildings	97	7.25%
Other	1	0.07%
<b>Total</b>	<b>1,338</b>	<b>100.00%</b>

Data Sources: 2023 Point-in-Time Count

Looking at the demographic breakdown of the unsheltered homeless population in Riverside County, most of the homeless individuals identified in the PIT count were male (70.54%). In terms of race and



ethnicity, the largest group was White (68.54%), followed by Hispanic/Latino (37.16%) and Black/African American (15.57%).

In terms of age, most of the unsheltered homeless population was between 25 and 54 years old (68.37%). There were also significant numbers of individuals aged 55-61 (18.23%) and 18-24 (7.05%). Fewer individuals were aged 62 and above or under 18.

**Table 51: Homeless PIT Count for Riverside County by Demographics**

Demographic	Demographic Category	Number	Percentage
Male	Gender	1,722	70.54%
Female	Gender	701	28.72%
Transgender	Gender	4	0.16%
Gender Non-conforming	Gender	14	0.57%
Hispanic/Latino	Race/Ethnicity	907	37.16%
Black/African American	Race/Ethnicity	380	15.57%
White	Race/Ethnicity	1,673	68.54%
American Indian/Alaskan Native	Race/Ethnicity	70	2.87%
Asian	Race/Ethnicity	32	1.31%
Native Hawaiian/Pacific Islander	Race/Ethnicity	48	1.97%
Multi-Racial/Other	Race/Ethnicity	238	9.75%
Under 18	Age	13	0.53%
18-24	Age	172	7.05%
25-54	Age	1,669	68.37%
55-61	Age	445	18.23%
62+	Age	142	5.82%

Data Sources: 2023 Point-in-Time Count

Looking at specific subpopulations within the homeless community, trends differ from 2022 to 2023. The number of homeless veterans increased significantly, with a 31 percent rise from 2022 to 2023. Despite a decrease in the unsheltered count, the total number of homeless transition age youth (18-24) also increased by 27 percent. For seniors (62+), the total count increased by 12 percent, despite a decrease in the sheltered count. Lastly, for households with children, the total count increased by 6 percent, with both sheltered and unsheltered counts also increasing.

**Table 52: Homeless PIT Count for Riverside County by Subpopulation**

Subpopulation	Sheltered, 2023	Sheltered, % Change from 2022	Unsheltered, 2023	Unsheltered, % Change from 2022	Total, 2023	Total, % Change from 2022
Veterans	58	18% Increase	198	36% Increase	256	31% Increase
Transition Youth (18-24)	75	No Change	154	35% Decrease	229	27% Increase
Seniors (62+)	101	26% Decrease	156	47% Increase	143	12% Increase
Households with Children	132	11% Increase	11	22% Increase	257	6% Increase

Data Sources: 2023 Point-in-Time Count

### Top 3 Primary Factors Contributing to Unsheltered Homelessness:

1. Family Disruption: 27%
2. Lack of Income: 19%
3. Unemployment: 12%

### Top 3 Requested Services:

1. Housing Services
2. CalFresh & Cash Aid
3. Food Pantries

The following information was also gathered from those surveyed in Riverside County.

- 32 percent of surveyed individuals requested post-count services.
- 784 individuals were referred to services.
- 21 percent of unsheltered persons were experiencing first-time homelessness.

### Point-in-Time Count Impact Report

The PIT Count also provides an “Impact Report” with the survey of the homeless population. The following data was derived from the PIT Count regarding Continuum of Care (CoC) FY 22-23 Individuals Served and current Homeless Funding and Programs for Riverside County.

During the period FY 2022-23, the CoC served a total of 14,388 unique individuals. This service included various programs aimed at addressing homelessness. The emergency shelter program enrolled 4,860 individuals, providing immediate temporary housing for those in need. The street outreach program reached out to 6,250 individuals, offering services directly to unsheltered homeless individuals.

There were 4,865 individuals enrolled into permanent housing, a critical step towards ending the cycle of homelessness. The SAR Encampment Response program enrolled 271 individuals, addressing the needs of those living in encampments. The homelessness prevention efforts, including HMIS & United Lift, impacted 10,080 persons, helping to stop homelessness before it starts. There are three main funding allocations for homeless programs in Riverside County listed in the 2023 PIT Count, each of which have a breakdown of recipients that receive a portion of those funds to provide various services and support for different populations of the homeless community. Encampment information was received from the CoC.

The CoC program has a total funding of \$62 million, which is distributed across various projects. The HUD CoC is one of the significant recipients with \$14.2 million allocated for 20 projects. The Homeless Housing, Assistance and Prevention grant program received \$9.7 million for 30 projects, California Emergency Solutions and Housing received \$1.4 million for 4 projects, Emergency Solutions Grant (ESG) and ESG-CV (CARES Act) received \$1.7 million for 4 projects, and the Housing and Homelessness Incentive Program received the highest funding of \$35 million for 31 projects.

The Riverside County Housing Authority receives total funding of \$87.7 million. The HUD-VASH program, which provides support for veterans, received \$6.8 million for 798 vouchers. The Mainstream program received \$1.8 million for 203 vouchers, the Family Unification Program received \$1.5 million for 180 vouchers, and the Housing Choice Voucher program received the highest funding of \$77.6 million for 9,068 projects.



### HUD 2023 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

*Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2023 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2023. The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded). For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (<https://www.hudexchange.info/grantees/>). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.*

#### Emergency Shelter

Provider Name	Facility Name	Family Units <sup>1</sup>	Family Beds <sup>1</sup>	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds <sup>2</sup>	Veteran Beds <sup>3</sup>	Youth Beds <sup>3</sup>
Alternative to Domestic Violence	Residential Shelter Program	16	16	0	0	0	0	16	n/a	0	0
City Net	ESG-CV2 ES MUR	0	0	32	0	0	0	32	n/a	0	0
City Net	City of Corona Emergency M	0	0	30	0	0	0	30	n/a	0	0
City Net	City Net Norco Emergency M	0	0	9	0	0	0	9	n/a	0	0
City Net	City Net ESG-CV Emergency	0	0	10	0	0	0	10	n/a	0	0
City of Banning	CoB Bryant Opportunity Villa	0	0	40	0	0	0	40	n/a	0	0
Coachella Valley Association of Governme	CVAG CVHF West Valley N	0	0	45	0	0	0	45	n/a	0	0
Coachella Valley Association of Governme	CVAG CVHF CESH 25 Fami	0	0	45	0	0	0	45	n/a	0	0
Coachella Valley Rescue Mission	CVRM Overnight Shelter	0	0	220	0	0	0	220	n/a	0	0
Department of Public Social Services	DPSS Emergency Shelter	28	96	0	0	0	0	96	n/a	0	0
Department of Public Social Services	State HDAP Emergency Tem	0	0	32	0	0	0	32	n/a	0	0
Galilee Center	Galilee Center Shelter 2022	0	0	25	0	0	0	25	n/a	0	0
HWS-Housing Authority Division	Project Roomkey: Non-Congr	0	0	12	0	0	0	12	n/a	0	0
Illumination Foundation	Illumination Foundation HHA	0	0	50	0	0	0	50	n/a	0	0
Martha's Village & Kitchen Inc.	MVK Renewing Hope Emerg	24	90	40	0	0	0	130	n/a	0	0
Mercy House	Mercy House ESG-CV CoR E	0	0	23	0	0	0	23	n/a	0	0
Operation Safe House	OSH Safe House Desert Emer	0	0	0	12	0	0	12	n/a	0	12
Operation Safe House	OSH SafeHouse Main STAY	0	0	4	0	0	0	4	n/a	0	4
Operation Safe House	OSH Safe House Riverside E	0	0	0	12	0	0	12	n/a	0	12
Path of Life Ministries Inc	POL Year Round Emergency	0	0	90	0	0	0	90	n/a	0	0
Path of Life Ministries Inc	POL Cold Weather Emergenc	0	0	0	0	40	40	80	n/a	0	0
Path of Life Ministries Inc	POL Family Emergency Shelt	1	46	0	0	0	0	46	n/a	0	0
Project Touch	Project Touch Emergency She	5	11	24	0	0	0	35	n/a	0	0
Riverside University Health System-Beha	Hotel/Motel Voucher Program	1	3	52	0	0	0	55	n/a	0	0
Riverside University Health System-Beha	ESG-CV2 ES RUHSBH	4	15	35	0	0	0	50	n/a	12	0
Social Work Action Group	The Anchor	0	0	14	0	0	0	14	n/a	0	0
The Salvation Army	The Salvation Army ESG-CV	0	0	15	0	0	0	15	n/a	0	0
Valley Restart Shelter Inc.	Valley Restart Emergency Sh	13	46	3	0	0	0	49	n/a	0	0

<sup>1</sup>HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.  
<sup>2</sup>Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2022 HMIS Data Standards.  
<sup>3</sup>Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.  
<sup>4</sup>Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.  
<sup>5</sup>Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Wednesday, December 6, 2023

Lastly, HCD has a total funding of \$320.7 million. The Homekey program, which provides permanent housing solutions, received \$20 million for 183 housing units. Community Development Block Grant (CDBG), ESG, and ESG-CV received \$8.7 million for 25 projects. County Funding received the highest funding of \$236.9 million for 1,808 housing units, and United Lift received \$55.1 million for 8,111 households.

The number of homeless persons, the high cost of housing, and the number of people living in poverty combine to create a very serious situation. This combination of circumstances exacerbates the problem of finding suitable and affordable housing for homeless and at-risk families. In general, the homeless population in Riverside County is concentrated around urbanized cities where homeless services and transportation are readily accessible.

## Riverside County Encampment Information, CoC

D	E	F	G	H	I	J	K
Encampment	Park	Street	Tent/Shed	Tiny Home (without basic amenities)	Under Bridge	Vehicle	Other
1	0	13	3	0	0	4	0
2	0	9	10	0	0	3	0
7	4	15	5	1	2	5	0
0	0	0	0	0	1	4	0
2	3	7	4	0	2	4	0
5	3	12	16	2	0	6	0
3	2	21	4	0	0	5	0
15	0	11	5	0	0	15	0
0	0	1	0	0	0	1	0
7	2	42	12	0	4	6	0
23	5	21	12	0	3	7	0
29	0	3	5	0	0	18	0
0	0	1	0	0	0	1	0
13	3	14	1	0	2	16	0
3	1	6	1	0	1	5	0
4	2	25	4	0	1	16	0
2	1	3	4	0	1	11	0
0	0	4	1	0	0	3	0
2	0	14	3	0	2	10	0
15	4	40	26	0	3	5	1
8	1	15	14	0	1	15	0
0	0	1	0	0	0	2	0
31	21	116	38	2	6	9	0
23	2	20	9	0	3	7	0
7	0	17	0	0	2	7	0
0	0	1	0	0	0	8	0
9	1	3	9	1	0	18	0
2	0	0	9	0	0	2	0
3	0	1	4	1	0	3	0
4	1	4	6	0	1	16	0
4	0	8	10	2	0	9	0
<b>224</b>	<b>56</b>	<b>448</b>	<b>215</b>	<b>9</b>	<b>35</b>	<b>241</b>	<b>1</b>

## 8. Disability and Access

People with disabilities have special housing needs because of their fixed income, higher health costs, and need for accessible and affordable housing. According to 2022 ACS data, 1.7 percent of Riverside's residents between the age of 18 to 64 years have a physical disability, while 12.4 percent of the 65 years and over population have a physical disability.

### Population Profile

The table below offers a comparative analysis of the prevalence of various types of disabilities within a Jurisdiction and a Region. In both areas, the most common type of disability is ambulatory difficulty, affecting 6.28 percent of individuals. This is followed by cognitive difficulty, which affects 4.24 percent of individuals in the Jurisdiction and 4.42 percent in the Region.

Independent living difficulty is slightly more prevalent in the Region (4.56%) than in the Jurisdiction (4.53%). Hearing difficulty affects a slightly larger percentage of individuals in the Jurisdiction (3.47%) than in the Region (3.18%), while vision difficulty is almost equally prevalent in both areas (2.23% in the Jurisdiction and 2.27% in the Region). Self-care difficulty is also among the least common, affecting 2.61 percent of individuals in the Jurisdiction and 2.70 percent in the Region.

**Table 53: Disabilities by Type (Jurisdiction/Region)**

Disability Type	Jurisdiction, Number	Jurisdiction, Percentage	Region, Number	Region, Percentage
Hearing difficulty	29,063	3.47%	127,499	3.18%
Vision difficulty	18,648	2.23%	90,935	2.27%
Cognitive difficulty	35,514	4.24%	177,272	4.42%
Ambulatory difficulty	52,540	6.28%	251,925	6.28%
Self-care difficulty	21,843	2.61%	108,412	2.70%
Independent living difficulty	37,914	4.53%	182,947	4.56%

*Data Sources: 2020 AFFH Mapping and Data Tool*

Figure 51: Percent of Population with a Disability (Jurisdiction)

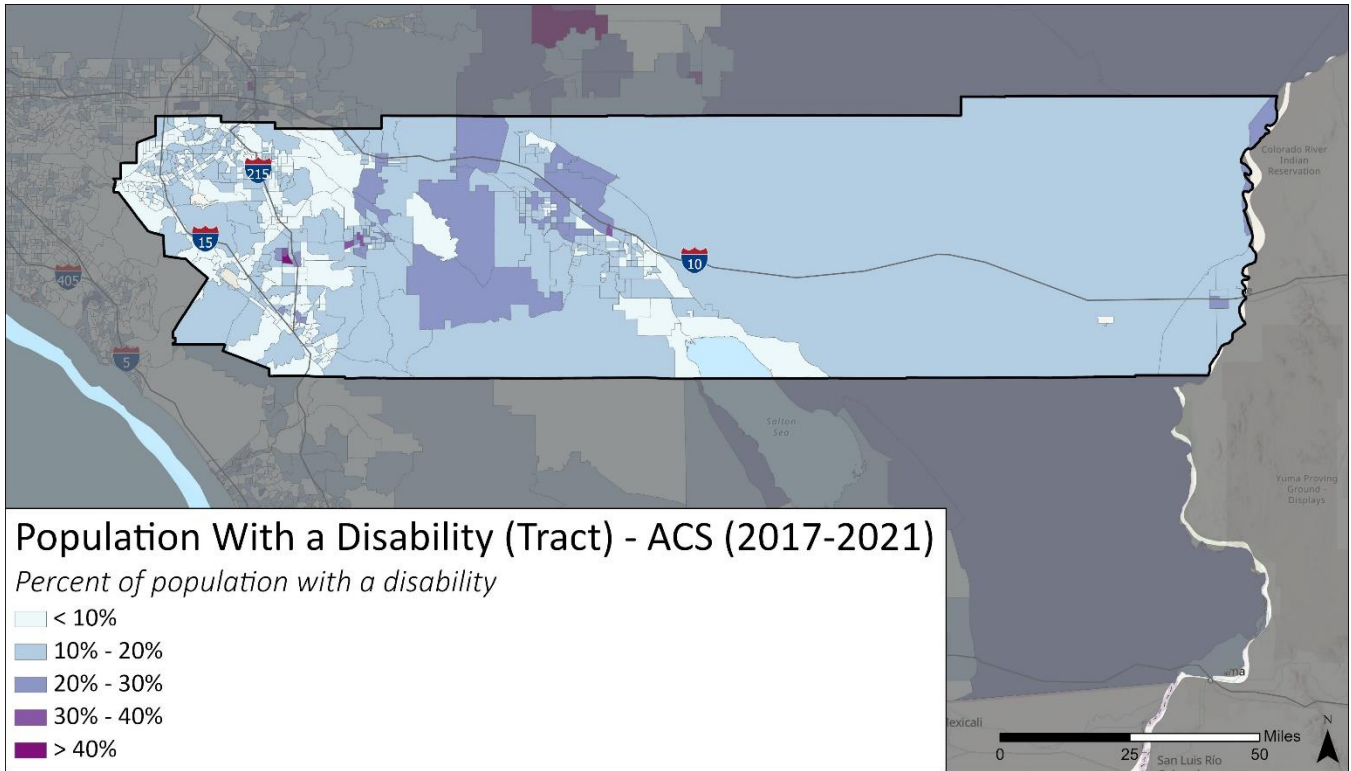


Figure 52: Percent of Population with a Disability (Region)

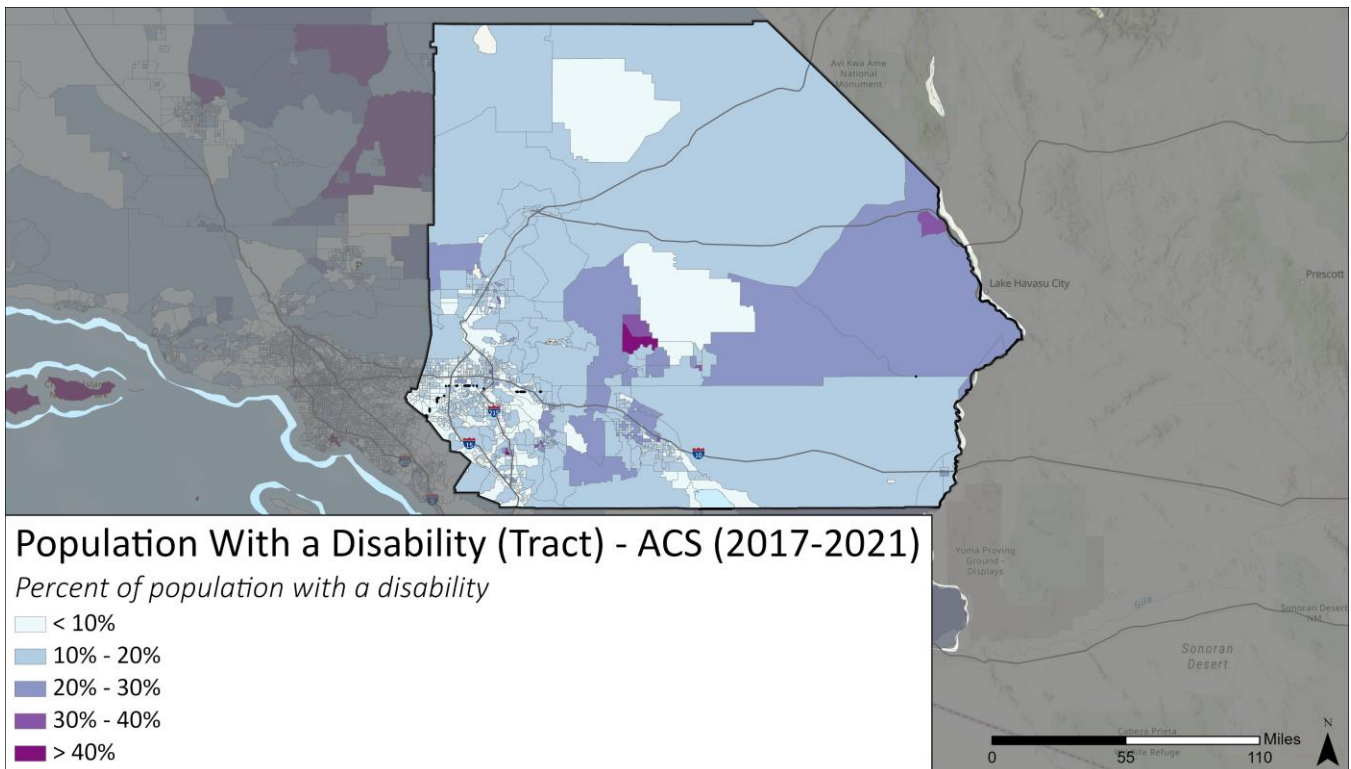


Table 54 offers a comparative analysis of the prevalence of disabilities across different age groups within a Jurisdiction and a Region. In both areas, the age group with the highest percentage of individuals with disabilities is the 18-64 age group, with 6.10 percent in the Jurisdiction and slightly more at 6.20 percent in the Region. The 65+ age group follows closely, with 4.91 percent in the Jurisdiction and 4.63 percent in the Region. The 5-17 age group has the lowest percentage of individuals with disabilities, with 0.86 percent in the Jurisdiction and slightly more at 0.92 percent in the Region.

**Table 54: Disabilities by Age (Jurisdiction/Region)**

Age Group	Jurisdiction, Number	Jurisdiction, Percentage	Region, Number	Region, Percentage
Age 5-17 with Disabilities	7,200	0.86%	36,949	0.92%
Age 18-64 with Disabilities	51,038	6.10%	248,698	6.20%
Age 65+ with Disabilities	41,108	4.91%	185,646	4.63%

*Data Sources: 2020 AFFH Mapping and Data Tool*

## Housing Accessibility

People with physical disabilities may have a particularly difficult time locating accessible housing that is both available and affordable within the Housing Choice Voucher payment standard guidelines. HUD rules require that PHAs be able to aid locating accessible units. However, in practice this “assistance” is often just a listing of a handful of accessible units in the community—which may not be vacant.

Agencies that provide services to people with physical disabilities—such as local Independent Living Centers—may be a valuable resource for locating housing with accessibility features. It is important to note that because of federal fair housing laws, more new units of housing that are easily adaptable to meet the needs of people with disabilities are being developed each year.

Assistance from disability organizations can greatly improve the likelihood that the voucher holder will be successful in locating appropriate housing and moving in. For example, agencies that provide services to people with physical disabilities—such as local Independent Living Centers—may be a valuable resource for locating housing with accessibility features.

### **Substantially rehabilitated rental housing with four or more units first occupied on or after March 13, 1991, must be designed to include:**

- At least one building entrance on an accessible route.
- Public and common use areas that are readily accessible and useable by people with disabilities.
- Doorways into and throughout the building wide enough to allow passage by someone in a wheelchair.
- Dwelling units with:
  - Accessible routes into and through the units.
  - Light switches, outlets, and thermostats in accessible locations.
  - Reinforcement in the bathroom walls to allow later installation of grab bars.
  - Kitchens and bathrooms in which a person with a wheelchair can maneuver.

The Riverside County Housing Authority is committed to adhering to all laws and regulations that promote non-discrimination and accessibility in federally funded housing and non-housing programs for individuals with disabilities. This includes compliance with Section 504 of the Rehabilitation Act of 1973, the ADA, the Architectural Barriers Act of 1968, and the Fair Housing Act of 1988.

The Community Access Center (CAC) is a nonprofit organization that serves as a resource, advocate, and educator for Riverside County residents with disabilities. It is one of 29 similar programs across California. Since its inception, the CAC has gained community recognition and expanded its services significantly.

#### The CAC operates based on several key principles:

- Policies and programs are primarily developed, directed, and delivered by people with disabilities.
- Services are provided on a cross-disability basis.
- The agency operates as a nonresidential, nonprofit organization.

The need for independent living services in Riverside County was recognized back in 1986 when the Department of Rehabilitation adopted a State Independent Living Plan. Funds were provided to the Dayle MacIntosh Center to operate a branch office in Riverside. This office helped consumers acquire and use adaptive devices or equipment and assessed their unmet independent living needs. Due to the high demand for extended services, additional funding was allocated within months to provide core independent living services to consumers in Riverside County.

The CAC offers a range of services to the disabled community of Riverside County. One of its key services is the Independent Living Center, which assists individuals with physical disabilities residing in institutional settings to regain their independence within the community. The level of assistance varies based on individual needs and resources and includes case management, financial assistance, and help in locating affordable and accessible housing.

In addition to these services, the CAC maintains a Housing Registry, updated as of 2021, that includes a detailed list of 179 accessible housing units located in Riverside County.

**Table 55: Accessible Housing on the CAC Housing Registry (Jurisdiction)**

City	Units	City	Units
Banning	2	March Air Reserve	1
Beaumont	1	Mecca	1
Bermuda Dunes	1	Menifee	3
Blythe	5	Moreno Valley	22
Cabazon	3	Murietta	1
Cathedral City	4	Palm Springs	7
Corona	2	Perris	6
Desert Hot Springs	18	Rancho Mirage	3
El Sobrante	1	Riverside	33
Hemet	37	San Jacinto	9
Indio	7	Sun City	1
Jurupa Valley	2	Temecula	1
La Quinta	2	Thousand Palms	1
Lake Elsinore	2	Wildomar/Winchester	3

*Data Sources: CAC Housing Registry*



## Access to Publicly Supported Housing

The Riverside County Housing Authority provides a comprehensive overview of the statistics of PHAs by city for disabled persons in Riverside County. In the top five, Riverside has the highest total number of individuals with 3,806, of which 1,025 are waitlisted and 2,781 are currently housed. Hemet follows with a total of 2,327 individuals, with 799 waitlisted and 1,528 currently housed. Moreno Valley has a total of 1,905 individuals, with 376 waitlisted and 1,529 currently housed. Corona has a total of 936 individuals, with 188 waitlisted and 748 currently housed. Lastly, Palm Springs has a total of 796 individuals, with 231 waitlisted and 565 currently housed.

The waiting list for the Housing Authority operates on a first-come, first-serve basis. Per the Housing Authority's website, the selection criteria for applicants on the list include jurisdiction, family size, vacancies, and funding availability. An application is then sent to a resident atop the list, who has a specified time limit to fill out the application and return it to the Housing Authority.

Upon granting eligibility, the applicant will be referred to a housing site where there is a corresponding vacancy, or the applicant can choose to place his or her name on a senior housing waiting list, if applicable.

**Table 56: Statistics of PHAs by City for Disabled Persons (Jurisdiction)**

City	Waitlisted	Currently Housed	Total
Banning	60	253	313
Beaumont	53	193	246
Blythe	24	102	126
Calimesa	2	37	39
Canyon Lake	0	31	31
Cathedral City	158	327	485
Coachella	11	112	123
Corona	188	748	936
Desert Hot Springs	173	459	632
Eastvale	0	87	87
Hemet	799	1,528	2,327
Indian Wells	9	24	33
Indio	162	557	719
Jurupa Valley	101	157	258
La Quinta	56	112	168
Lake Elsinore	111	428	539
Menifee	53	358	411
Moreno Valley	376	1,529	1,905
Murrieta	96	403	499
Norco	14	80	94
Palm Desert	63	218	281
Palm Springs	231	565	796
Perris	131	635	766
Rancho Mirage	37	50	87
Riverside	1,025	2,781	3,806
San Jacinto	129	465	594
Temecula	57	345	402
Wildomar	35	118	153
<b>Total</b>	<b>4,154</b>	<b>12,702</b>	<b>16,856</b>

*A family is considered disabled when the Head of Household is disabled.*

*Data Source: Riverside County Housing Authority, 2024.*

## Integration of Persons with Disabilities

The figure below shows disabled residents in the Jurisdiction and Region with R/ECAPs. The maps show there are disabled residents distributed throughout the Jurisdiction and Region's R/ECAPS; however, more disabled residents are located outside the R/ECAPs areas than within.

**Figure 53: Hearing, Vision, and Cognitive Disabilities in R/ECAPs (Jurisdiction)**

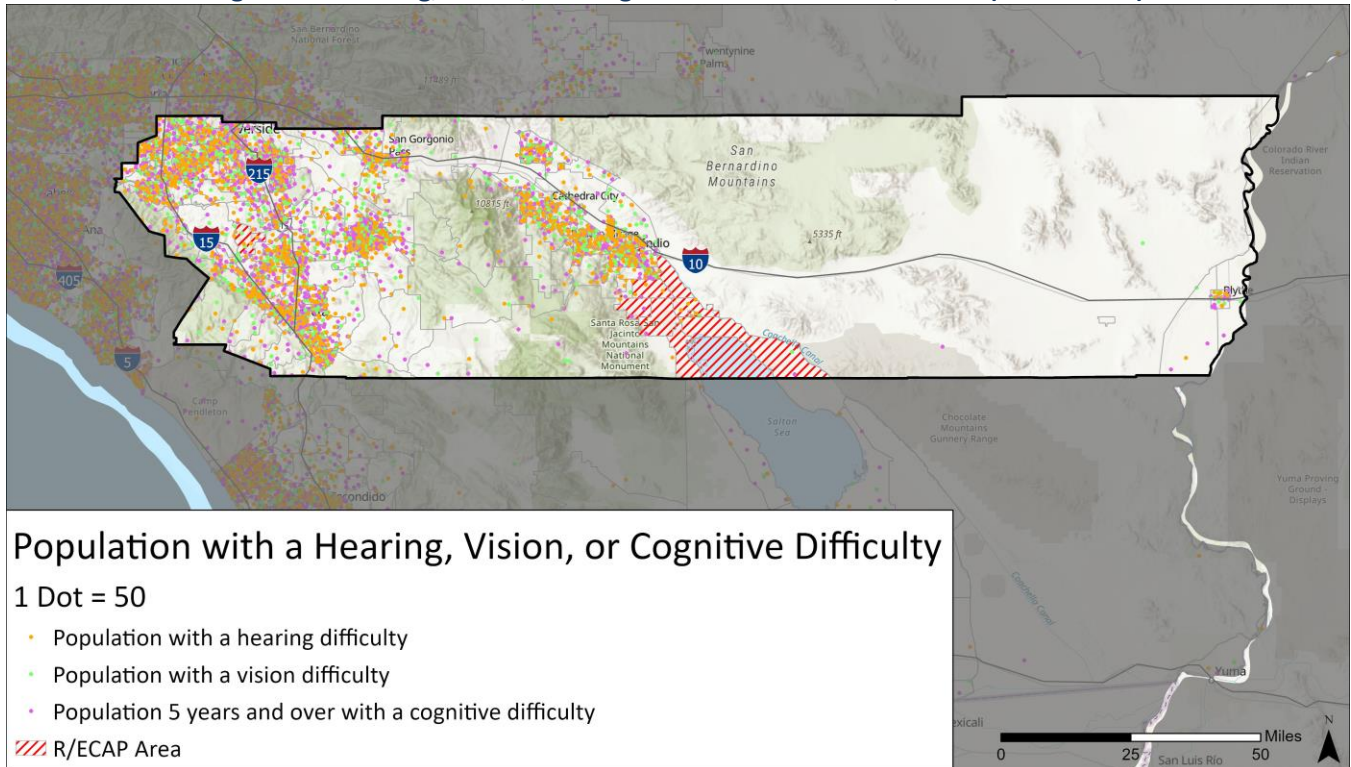


Figure 54: Ambulatory, Self-care, and Independent Living Disabilities in R/ECAPs (Jurisdiction)

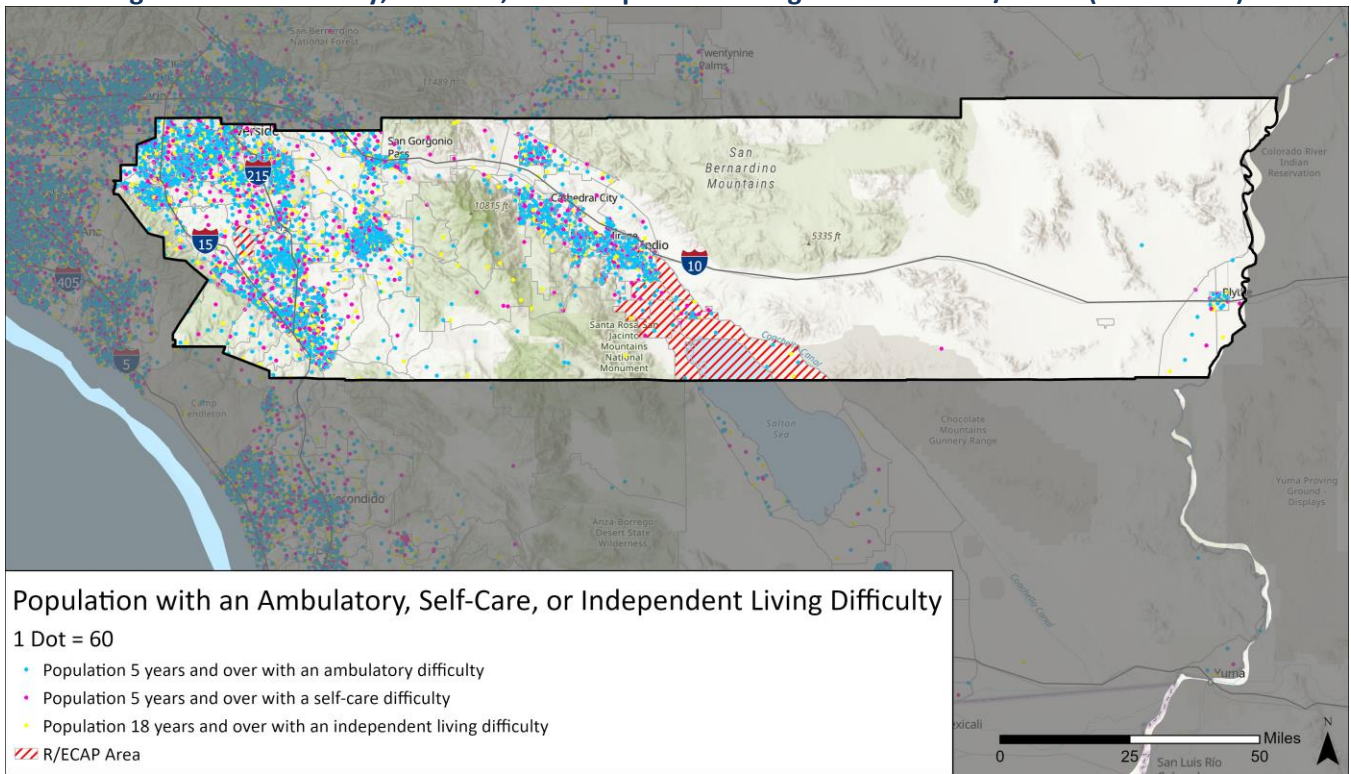
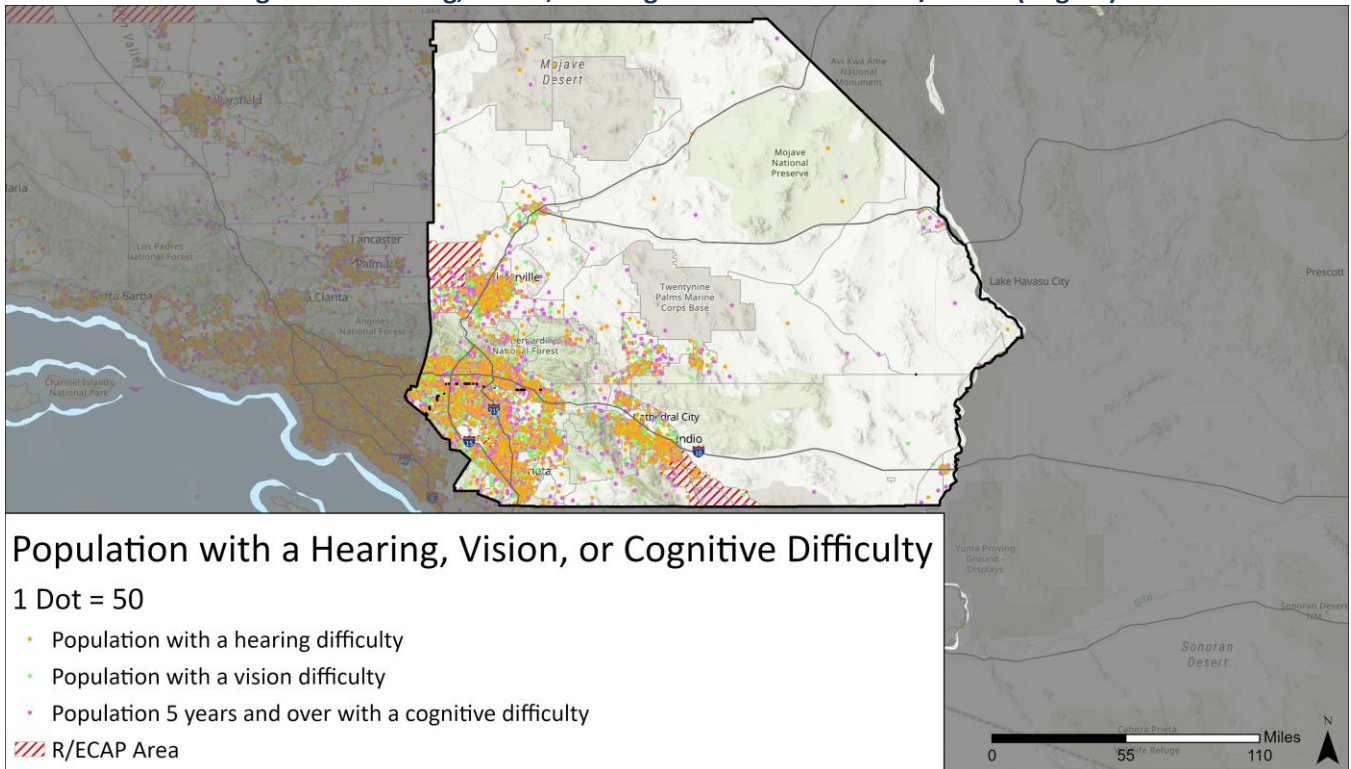
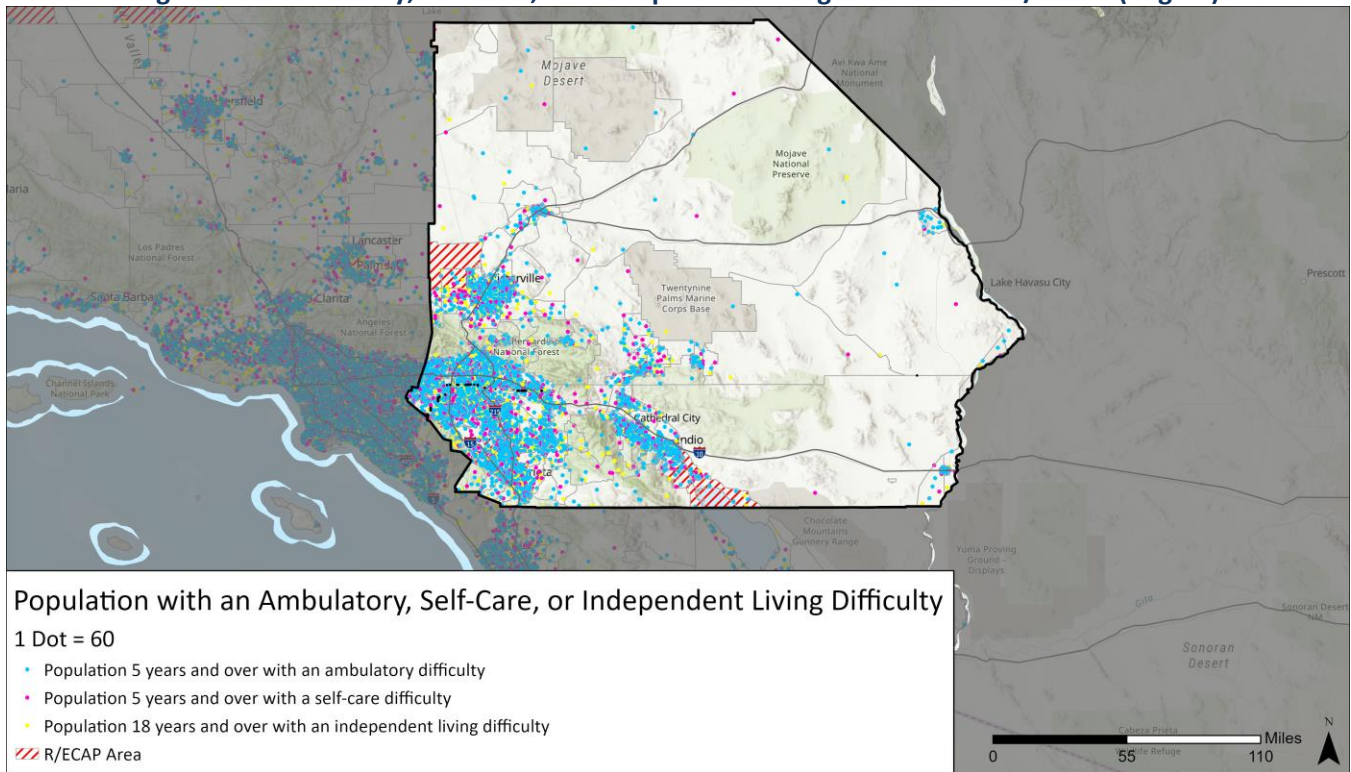


Figure 55: Hearing, Vision, and Cognitive Disabilities in R/ECAPS (Region)



**Figure 56: Ambulatory, Self-Care, and Independent Living Disabilities in R/ECAPs (Region)**



## Disproportionate Housing Needs

Certain residents have more difficulty finding decent and affordable housing or receiving fair housing treatment due to special circumstances. These circumstances may include employment and income, family type, disability, or other characteristics.

According to the California Department of Social Services, there are hundreds of residential and day facilities to serve elder and adult residents of Riverside County. These include the following:

- 459 residential elder care facilities with a capacity to serve 10,168 people
- 37 adult day facilities with a capacity to serve 2,459 people
- 304 adult residential facilities with a capacity to serve 1,743 people
- 5 community crisis homes or social rehabilitation facilities with a capacity to serve 65 people
- 76 licensed home care agencies providing service throughout the County

However, the cost of such facilities is out of range for many seniors. While Medi-Cal covers the cost of residential care for some who qualify, others could maintain their independence longer in thoughtfully designed senior public assisted housing that offers case management, meal services, and transportation to and from doctors' offices, grocery stores and senior centers, as well as other on-site programs designed to prevent social isolation.

Still others, with targeted intervention and support, could be helped, in the parlance of social service professionals, to “age in place,” within their own homes. For many, the capacity to maintain their own residence requires assistance with deferred home repairs and maintenance, especially with costly major repairs such as roofs, HVAC systems and water heaters, as well as with necessary retrofits to accommodate ambulatory and other disabilities.

## Disparities in Access to Opportunity

**Government Services and Facilities.** Ensuring that buildings are accessible to people with disabilities is an important way to improve fair housing. However, the rigid adherence to non-essential codes may indirectly create discriminatory impacts on people with disabilities. Due to this reason, the County has adopted a reasonable accommodation procedure in its Zoning Ordinance No. 348 to address situations where exceptions would be prudent.

The County’s building code requires that all new residential construction meet the federal ADA requirements and that a minimum percentage of units in new developments are built to be fully accessible to persons with disabilities. While compliance with the ADA is found to increase the cost of housing production, these minimum standards ensure the development of accessible housing. The County uses federal funds for a host of housing programs. The use of federal funds for a project means that the project must meet federal accessibility guidelines that accommodate people with disabilities.

For new construction and substantial rehabilitation, at least 5 percent of the units must be accessible to persons with mobility impairments and an additional 2 percent of the units must be accessible to persons with sensory impairments. New multiple-family housing must also be built so that:

- The public and common use portions of such units are readily accessible to and usable by disabled persons.
- The doors allowing passage into and within such units can accommodate wheelchairs.
- All units contain adaptive design features.

Section 804(f)(3)(C) of the Fair Housing Act does not require that the design, construction, and alteration of housing units incorporate, wherever practical, the concept of visibility. This recommendation is in addition to requirements of Section 504 and the Fair Housing Act. Recommended construction practices include wide enough openings for bathrooms and interior doorways and at least one accessible means of egress/ingress for each unit. To address these standards, Title 24 of the California Code of Regulations incorporates the latest accessibility standards promulgated by the state and federal government.

**Transportation.** Three transit agencies operate in Riverside County to serve residents: Riverside Transit Agency in the western county, SunLine Transit Agency in the Coachella Valley, and Palo Verde Valley Transit Agency in the Palo Verde Valley.

Riverside Transit Agency offers Dial-A-Ride, an origin-to-destination advanced reservation transit service for seniors and persons with disabilities. However, the service is only available for stops within three-quarters of a mile of a local fixed route, which may present limitations for residents of some unincorporated communities.

SunLine provides local connections in and between Desert Edge, Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, Palm Desert, Bermuda Dunes, La Quinta, Oasis, Mecca, North Shore, Thermal, Coachella, Indio, and Thousand Palms. The SunDial Paratransit Service and SunRide are on-demand services to increase accessibility for residents. SunDial provides an origin-to-destination shared-ride transit service for people who are unable to use the fixed-route system because of a disability; the service also offers door-to-door assistance for riders in need of this support.

SunDial is only available within three-quarters of a mile of a local fixed route. SunRide is a weekday micro transit service that riders can use to call a vehicle to pick them up within designated zones and be connected to a fixed route or destination. This service helps close the gap between the SunDial service area and residents farther than three-quarters of a mile from a fixed route.

SunLine also offers taxi vouchers to seniors over the age of 60 and persons with disabilities and provides a free Travel Training Program for seniors, persons with disabilities, group homes, or other special needs persons interested in learning how to ride the bus system.

The Palo Verde Valley Transit Agency provides bus service within the City of Blythe as well as to Palo Verde College, Ehrenberg, Ripley, Mesa Verde, and the California State Prisons of Ironwood and Chuckawalla Valley. The Palo Verde Valley Transit Agency also offers the Desert RoadTRIP Program, which provides transportation by volunteer drivers to seniors, persons with a disability, and low-income passengers in Desert Center, southern Palo Verde Valley, or resort communities along Highway 95 that do not live near public transit.

Despite the far reaches of these transit agencies, there is still a discrepancy in access to transit for many small unincorporated communities, especially residents with disabilities.

**Reasonable Accommodations.** Section 504 requires that PHAs provide “reasonable accommodation” in rules, policies, practices, or services to people with disabilities, including those policies in a PHA’s Housing Choice Voucher Program. People with disabilities can have difficulty with the complex and bureaucratic requirements associated with the Housing Choice Voucher Program. For example, people with disabilities may need assistance in completing the application process, searching for housing, and submitting the necessary paperwork.

PHAs are required to provide this assistance under the provisions of Section 504 of the Rehabilitation Act of 1973. Under Section 504, every Housing Choice Voucher disabled household has the right to request a reasonable accommodation. In addition, PHAs are required to inform Housing Choice Voucher households of this right.

This does not mean that the PHA must grant any accommodation requested. The PHA may decide that some requests are “unreasonable” or may suggest a different solution to the problem. PHA’s decisions about what is “reasonable” are sometimes based on previous HUD decisions regarding reasonable accommodation requests.

The Housing Authority encourages individuals with disabilities who require special accommodations to inform a Housing Authority employee of their needs. The application forms for Housing Choice Voucher and public housing programs include a section for applicants to specify any required accommodations.

The agency strives to make housing assistance programs accessible to those with disabilities, unless doing so would impose an undue burden.

In 2001, the State Office of the Attorney General issued a letter encouraging local governments to adopt a reasonable accommodation procedure.<sup>9</sup> HCD has also urged the same. The Fair Housing Act and California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodation when such accommodation may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The State Attorney General also provided guidance on the preferred procedure.

Section 1.12 of the Ordinance specifies the County's Reasonable Accommodation procedure relative to land use and zoning regulations to benefit persons with disabilities who seek equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act. The procedure is ministerial in nature, with requests for reasonable accommodation made by a person with a disability using an application form provided by the Planning Department.

The request for a modification or exception to the requirements or standards for the siting, development, and use of housing or housing-related facilities to eliminate a regulatory barrier and provide a person with a disability with equal opportunity to secure or maintain housing of their choice is reviewed by the Planning Director in consultation with the Office of County Counsel within 45 days of the request, following objective criteria. A notice of determination is made in writing to the applicant and an appeals process is specified within the ordinance.

## 9. Assessment of Fair Housing Outreach

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the County's Assessment of Fair Housing (AFH) report. A summary of citizen participation is provided below.

The Riverside County Housing and Workforce Solutions (HWS) and Housing Authority of Riverside County engaged in a public participation strategy that was designed to maximize meaningful input from all areas of the community. This included an analysis of potential participation gaps and identification of individuals and groups that might help address those gaps. Areas of emphasis for soliciting input included the development of a stakeholder list.

Roughly 300 stakeholders were individuals selected based on their backgrounds including work in the following sectors: employment, education, disabilities, legal, human services, veteran services, community and regional planning, finance, affordable housing, homelessness, and community services. These stakeholders were notified via direct email about the AFH and were provided opportunities for participation via four stakeholder meetings.

The AFH outreach program consisted of stakeholder forums, attendance at Supervisor District meetings, promotional tools including District website and newsletter postings, County and Housing Authority website postings, display flyers at public housing complexes, AFH Countywide Survey, weekly AFH Committee meetings, 30-day public comment period, and Supervisor public hearing.

The outreach program included a series of 10 project promotional emails connecting with 300 stakeholders to help identify Riverside County housing issues. Four Supervisor District meetings or Municipal Advisory Committee meetings were held, promoting the project to an estimated 85 community members, which Michael Baker International also attended. A total of 35 stakeholders participated in four virtual focus group meetings held in March 2024; stakeholders that could not participate at the meetings completed a stakeholder survey. Community residents were asked to complete the AFH Countywide Survey from March 2024 through May 2024. Community residents, cooperating jurisdictions, and HUD entitlements were asked to review and provide AFH comments during a 30-day public comment period from May 2024 to June 2024.

## Stakeholder Focus Group Meetings

Focus group feedback was solicited from 248 stakeholders comprising 16 consultants, 64 social service industry representatives, 164 housing industry representatives, and 4 individuals from the lending industry.

These stakeholder meetings were coordinated to obtain feedback from subject matter experts in consulting, housing, social services, lending, and other supportive services. A total of 35 stakeholders working in the housing industry, social services, government, lending, community-based organizations and supportive service providers provided input across four focus group meetings held in March 2024.

### ***Recommended Top Housing Needs Categories***

- Affordability, landlord accountability, and balanced laws.
- Investigating and enforcing discrimination complaints.
- The need for increased and expanded educational and outreach efforts.
- Financing programs i.e., Project Based Vouchers and County HOME, Low Income Tax Credit, housing services that serve populations such as US veterans, which aid in obtaining and sustaining housing.

### ***Top Contributing Factors to Housing Issues***

- Housing Stock
  - The existing shortage of supply driven by poor public policy decisions.
- Housing Costs/Income/Wages
  - Rents are too high and are not capped through rent control.

## STAKEHOLDER QUESTIONS

1. What type of organization are you from?
2. What programs do you feel are the most effective in addressing fair housing?
3. How does your agency ensure fair housing?
4. In your opinion, what are the top contributing factors to housing inequity?
5. In your opinion, what are the top housing priorities that should be addressed in the county?
6. How can the County take meaningful actions to address housing priorities?



- Inflated costs of living, inadequate wages, and wage stagnation.
- Wealth and income inequity.
- The most prevalent sectors in the area (logistics, healthcare, leisure/hospitality, education, agriculture) do not pay enough.
- Inadequate Outreach
  - The community lacks education about the importance of affordable housing and there are an insufficient number of educational opportunities.
- Discrimination
  - Discrimination is prevalent based on race and disability.
  - Historical redlining and inequitable access to capital, quality schools, and jobs.
- Development
  - Insufficient funding opportunities for developers of all housing types.
  - Insufficient capital investment opportunities as well as insufficient low and moderate resource communities for all housing types.
  - Limitations within funding programs.
  - Lack of government streamlined policies that expedite development.
- Lending
  - Challenge of finding lenders who will work with the multiple layers of subordinate financing, which is often necessary for affordable homeownership.
  - Unfair lending practices.
  - Need for increased private equity.
  - Need for increased investment opportunities in single-family homes.
  - Lack of affordable housing, restrictions due lack of understanding or knowledge of programs.

### ***Top Fair Housing Priorities***

- Provide housing to homeless individuals and/or families.
- Address homelessness.
- Increase senior and family housing.
- Address insufficient housing supply.
- Establish a streamlined approval process, safeguards for temporary gaps, and an easier approval processes to navigate on both the consumer and builder side.
- Provide increased project-based Housing Choice Vouchers.
- Support affordable housing developers via soft-capital funding.
- Use creative funding vehicles that can allow funds to be recycled (Catalyst Fund).

- Prevent the increase of unhoused households by providing funding for affordable housing.
- Develop more low- and middle- income housing stock.
- Permanent Supportive Housing (PSH) and Vouchers.
- Enable fast-tracking of affordable/mixed-income housing developments.
- Assist more at-risk families and individuals (PSH, veterans, senior, low income, and middle income).
- Increase low- and middle-income family, senior, and farmworker housing financing programs and funds.
- Create more opportunities for first-time homebuyers with more down payment assistance programs as well as affordable housing and reentry to society programs.
- Establish rent control.
- Increase inclusionary housing.

### ***Stakeholder Fair Housing Recommendations***

- Hire property management firms that receive training to make sure fair housing policies are implemented.
- Ensure that fair housing language is included in regulatory agreements for government-funded projects.
- Encourage property owners, property management companies, and housing providers to adhere to Housing First practices and principles and that these priorities are embedded in outreach, lease up and management.
- Monitoring and review of tenant selection policies and marketing plans to ensure that they are following Senate Bill (SB) 1380 and adhere to AFFH guidelines and Housing First principles.
- Ongoing efforts to informing the public on fair housing laws and rights is encouraged through education outreach.
- Continued implementation and incorporating of Affirmative Fair Housing Marketing Plans.
- Encourage collaboration amongst multiple housing and supportive service providers.
- Hire property management companies that ensure fair housing practices are implemented during lease up and long-term rental operations.

### ***Recommendations for Meaningful Actions to Address Housing Priorities***

- Provide more soft monies towards the development of additional affordable housing projects. Feedback included the suggestion that there be a minimum of 25 percent of total development cost as soft monies from local jurisdiction to be competitive for tax credits.
- Expand supply, require affordable units in all new developments, solve Housing Choice Voucher waitlists.

- Continue to convene stakeholders like this. Consider a tax increment program to support meaningful affordable housing financing.
- Put as much construction money as possible into as many projects as possible.
- Prioritize projects with connections to healthcare and childcare.
- More funding for legal aid orgs.
- Identify County-owned land that is suitable for housing development, announce the sites to the development community, and release RFPs to develop that land with capital and vouchers included.
- Enable access to funds like rental/down payment assistance, increase funding for education and outreach services, change in policies that would streamline development/contractors of affordable housing.
- Fund opportunities and technical assistance to identify additional sources.
- Create political will and positive messaging regarding affordable housing for the Community.
- Develop more inclusionary housing.
- Continue to provide funding and incentives for more housing production of affordable and market rate units.
- Decrease red tape for development.
- Increase funding of first-time home buyers' programs.
- Increase collaboration with cities tribes and other key stakeholders.
- Provide more vouchers in early predevelopment.
- Consider using County-owned land within the Notices Of Funding Availability process.
- Increase funding for outreach and education as well as down payment assistance.
- Implement changes in policy that will streamline the approval process for affordable housing contractors.
- Increase outreach to the Palm Springs Section 14 survivors and descendants to understand and address their reparations and housing needs.
- Collaborate with cities to identify opportunity sites.
- Expedite entitlement and provide gap funding.
- Decrease the number of commercial properties.
- Work with cities to streamline process.

### ***Programs that Stakeholders Felt Were the Most Important***

- Housing Choice Voucher.
- Affordability, landlord accountability, balanced laws.

- Investigating and enforcing discrimination complaints.
- Educational and outreach efforts.
- HOME, CDBG, and PBV.
- Housing First practices for PSH units.
- Financing programs, i.e., Project Based Vouchers and County HOME
- LIHTC program,
- Working with USVETS
- Hire property management firms that receive training to make sure fair housing policies are implemented.
- Fair housing is required in regulatory agreements for government-funded projects.

Stakeholders indicated that within their organizations, they promoted and ensured that fair housing compliance was implemented in the following practices: ensuring quality contracting, implementing strong policies, lending in underserved communities, providing fair housing awareness training of staff, and ensure that everyone in the Coachella Valley, regardless of race, ethnicity, immigration status, and income has an affordable place to live. Agencies also promote fair housing through education and outreach, counseling services, and testing, investing in low- and moderate-resource communities for all housing types—funding options for developers.

### ***In an Effort to Promote Fair Housing, Stakeholders Implement the Following Practices***

- Embed Housing First practices and principles within outreach, lease up, and management to ensure compliance with SB 1380.
- Review and update tenant selection policies as necessary.
- Inform the public regarding fair housing laws and rights through education outreach.
- Incorporate Affirmative Fair Housing Marketing Plans.
- Collaborate with the County, City partners, and professional property management firms to ensure appropriate outreach is conducted during lease-up.
- Conduct multiple levels of interviews, provide ongoing training, and establish policies and standards.
- Hire property management companies that ensure fair housing practices are implemented during lease up and long term.
- Develop inclusionary housing.

## **Supervisor District Meetings**

The Outreach Program included attendance of community municipal advisory meetings. Municipal Advisory Council meetings (or Supervisor Districts) Districts 1, 2, 3, and 4 were attended, informing community members of the AFH planning process, fair housing promotion, and ways to participate.

Meeting attendees were encouraged to complete the AFH survey. Surveys were published on Supervisorial District websites and were also included in Supervisorial newsletters. AFH survey postcards and flyers were disseminated at Municipal Advisory Council meetings in Districts 1, 2, 3, and 4 as follows:

### **District 1**

#### *Highgrove Municipal Advisory Council Meeting*

Location: Highgrove Community Library

Address: 530 Center Street  
Riverside, CA 92507

Date: 3/27/24

Approximate number of attendees: 16

### **District 2**

#### *Lakeland Village Community Advisory Council*

Location: Lakeland Village Community Center

Address: 16275 Grand Ave  
Lake Elsinore, CA 92530

Date: 2/28/24

Approximate number of attendees: 10

### **District 3**

#### *Francis Domenigoni Community Advisory Council*

Location: Francis Domenigoni Community Center

Address: 32665 Haddock St, Winchester  
Winchester, CA 92596

Date: 3/14/24

Approximate number of attendees: 30

### **District 4**

#### *Thermal-Oasis Council*

Location: Jerry Rummonds Senior Center

Address: 87-229 Church Street  
Thermal, CA 92274

Date: 3/25/24

Approximate number of attendees: 30

### **District 5**

#### *Nuevo Municipal Advisory Council*

Address: 29780 Lakeview Ave  
Nuevo, CA 92567

Date: 3/21/24 – Meeting was Cancelled–  
survey was mentioned in the March  
Newspaper

## **AFH Survey Results**

During the AFH Report preparation, close to 350 surveys were completed by individuals who worked or lived within the County. Response demographics included:

- 30% percent of respondents were between 45 and 54 years of age, followed by 25% being between 55–64 years of age. 80% of respondents were women.
- 45% were white and 36+ percent were Hispanic or Latino.
- 50% were low to moderate income.
- 25% had a bachelor's degree and just under 25% had advanced degrees.
- Over 25% lived in a two-person household and over 25% lived in a household with 5 or more members.
- 30% lived in households where there were two or more adults

- Over 20% lived in two person households.
- 70% of respondents were homeowners.

### ***Fair Housing Survey Data***

#### **Encountering Discrimination:**

- 22% encountered housing discrimination.
- 6% suspect they may have experienced it.
- 13% know someone who has faced housing discrimination.
- About 50% do not know anyone who has experienced it.
- The main factors for housing discrimination were race/ethnicity, religion, and disability.

#### **Factors Limiting Housing Options:**

The biggest limiting factors for housing options in the County are:

- Rent or mortgage costs.
- High down payments.
- Limited housing availability.
- Poor credit.
- Local zoning regulations.

#### **Critical Housing Issues Needing Attention:**

- Increase affordable housing for families.
- Enhance affordable housing options for seniors.
- Provide affordable housing with supportive services for homeless individuals and families.
- Offer assistance to first-time homebuyers (counseling, down payments, closing costs).

#### **Barriers to Homeownership:**

- Rent or mortgage costs exceeding affordability.
- Insufficient funds for a deposit.
- Low credit history or credit score.

### ***Understanding the AFH Survey Results and the Relation to Fair Housing***

The data from the AFH Survey provides valuable insights that can significantly impact fair housing practices.

**Demographic Representation:**

- Understanding the racial and ethnic composition of survey participants (e.g., White, Hispanic or Latino, Black or African American, Asian) is crucial. It highlights potential disparities and helps identify groups that may face housing inequities.
- Designing targeted programs that address the specific needs of underrepresented communities is important.

**Occupation and Income:**

- The fact that 10% of participants are social service providers and 67% fall into the low to moderate income category underscores the importance of affordable housing initiatives.
- It is critical to focus on creating affordable housing options that cater to essential workers, service providers, and those with limited financial resources.

**Household Size and Tenure:**

- The percentage of households with 5 or more people (25%) highlights the need for larger housing units. Families with multiple members require adequate space.
- Balancing homeownership (70%) and rental options (30%) is essential. Policies should encourage affordable rentals and the opportunity and pathway to create affordable rentals such as ADUs while also promoting sustainable homeownership.

**Housing Discrimination and Barriers:**

- The prevalence of housing discrimination (22%) based on factors like race/ethnicity, religion, and disability necessitates robust enforcement of fair housing laws.
- Addressing discriminatory practices and promoting education about housing rights can create a more equitable housing landscape.

**Critical Housing Issues:**

- The identified issues (e.g., affordable housing for families, seniors, homeless individuals) should guide policy decisions.
- Prioritizing affordable housing development, supportive services, and first-time homebuyer assistance can lead to positive outcomes.

**Impact on Homeownership:**

- The challenges faced by potential homebuyers (e.g., affordability, low credit scores) underscore the need for financial literacy programs and down payment assistance.

This data illustrates specific needs, challenges and potential initiatives Riverside County should address regarding fair housing.

## 30-Day Public Review and Comment

### ***Public Comment Section to be Updated After Public Comment Period.***

A public hearing opportunity for public comment was held during the County Supervisors meeting on July 30, 2024, at an accessible location chosen to increase the likelihood of participation by underserved and hard to reach populations, particularly those with Limited English Proficiency, disabled individuals, and others who may be overlooked in community planning efforts. During the meeting, translation services were available if requested in Spanish and Vietnamese.

Comments received from the 30-day public review period as well as the public hearing are included in Appendix A. The County is encouraged to prepare both an English and Spanish version of the final AFH Report. Understanding that the public meeting time did not work for everyone, the County recorded the meeting and placed it on the County's website and made the community survey available for a month to promote as much engagement as possible. County staff was available to assist residents in taking the survey and translation services were available.





# Section III: Local and Regional Planning for Affordable Housing



**City of Lake Elsinore**



## Section III. Local and Regional Planning for Affordable Housing

Per HUD guidelines, the AFH will “analyze the local fair housing landscape and set fair housing priorities and goals.” To accomplish this analysis, the recently updated housing elements in the general plans for 16 jurisdictions in Riverside County were reviewed for their compliance with state and federal fair housing laws and their actions and programs to address fair housing concerns. The analysis of the documents is separated into two main sections. The first focuses on barriers to fair housing and actions to address contributing factors. The second section focuses on actions included to revise each jurisdiction’s zoning code to address fair housing concerns.

Each jurisdiction was reviewed individually for its contributing factors and programs. Several themes were identified in an aggregate analysis of all jurisdictions. Every fair housing program and factor was categorized by theme. Then, all 16 jurisdictions were compared for trends in the Riverside County region. Prominent, recurring trends are summarized in the analysis below. Cities included in this Jurisdiction are: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, Lake Elsinore, La Quinta, Murrieta, Norco, Palm Desert, Rancho Mirage, San Jacinto, and Wildomar.

### 1. Compliance with State Law

The main theme across all 16 housing elements is ensuring compliance with federal and California state law. This includes both laws related to fair housing and other required zoning updates. No housing elements identified zoning amendments related to federal fair housing laws.

California state law requires jurisdictions to review their zoning codes and processes and identify constraints to housing development and create programs to mitigate and remove the identified constraints. Many of these constraints relate to providing housing for persons of all income levels, persons with special housing needs, and persons in federal or state protected categories.

One of the major state laws applicable is Assembly Bill (AB) 686. AB 686 applies to all housing elements due to be revised on or after January 1, 2021, which includes all jurisdictions in Riverside County for the 6th Cycle (2021–2029). The law requires that all housing elements include an assessment of fair housing, identify contributing factors to fair housing barriers, and adopt policies and programs that remediate identified fair housing issues and/or further promote fair housing. AB 686 requires a jurisdiction’s housing element to provide an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions. AB 686 requires jurisdictions to identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected segments of the population.

**In addition, AB 686:**

- Requires jurisdictions and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing.
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their Affirmatively Furthering Fair Housing (AFFH) obligation.
- Adds an AFFH analysis to the housing element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021.
- Includes in the housing element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

## 2. Fair Housing Enforcement

Federal fair housing laws prohibit housing discrimination based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. California's fair housing laws also prohibit discrimination in housing based on occupation, age, or protected characteristic; method of financing; or the intended occupancy by lower- or moderate-income people.

Fair housing enforcement capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

### Fair Housing Council of Riverside County

The Fair Housing Council of Riverside County (FHCRC) provides fair housing counseling services for the jurisdictions in Riverside County. The FHCRC is a nonprofit organization that offers a variety of fair housing resources and services, including resources for tenants, property managers, and service providers, dispute resolution, and housing counseling.

The FHCRC provided information related to fair housing activity in Riverside County from the years 2016 to 2023. The data includes each dispute case, jurisdiction, resolution, and demographic data about the caller, such as race and income level. There were 21,870 calls made during this period.

Figure 57 displays the calls by race. Since there are some households with residents of various races and ethnicities, some calls may be included in multiple categories. As shown in Figure 57, 56 percent of calls were made by White households, 24 percent were made by Hispanic households, and 15 percent were made by Black households. Comparatively, about 30 percent of the population of Riverside County is White, meaning there is a disproportionately high number of calls coming from White households.

Figure 57: Dispute Calls by Race from FHCRC

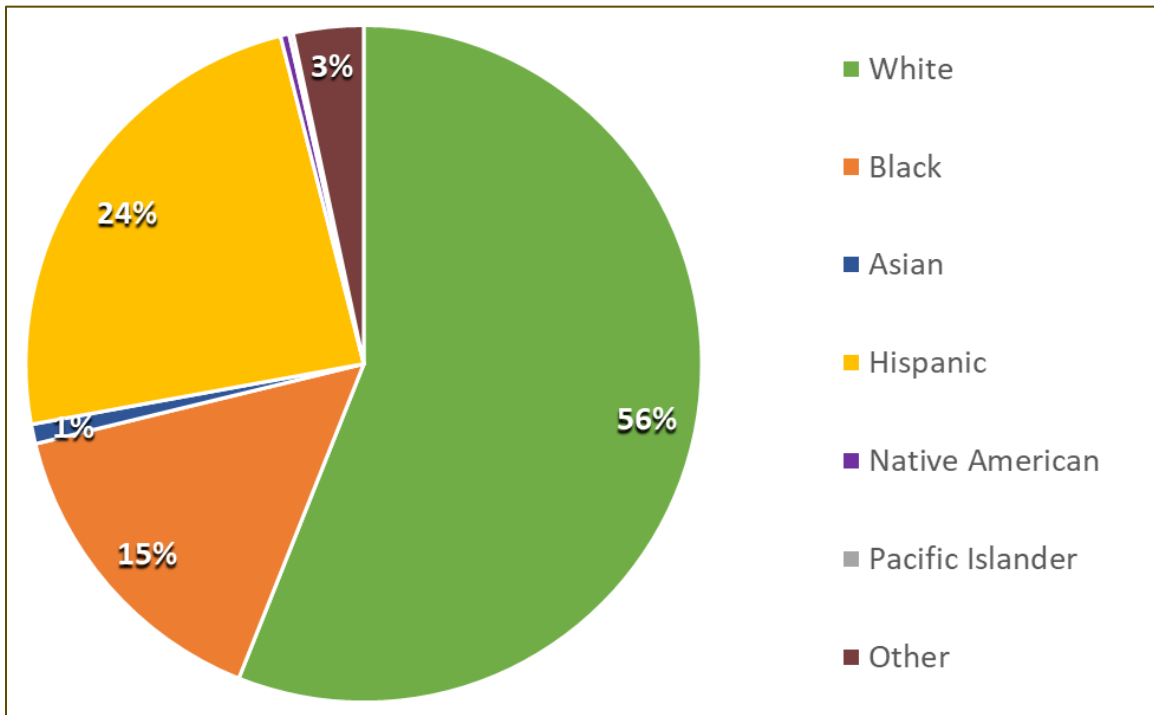


Figure 58 displaces the same data set of calls by income level of the caller. As shown in the chart, 50 percent of calls were made by extremely low-income households, and 91 percent of calls were from extremely low-, very low-, or low-income households, indicating a more significant need for support for lower-income households in the County.

Figure 58: Dispute Calls by Income from FHCRC

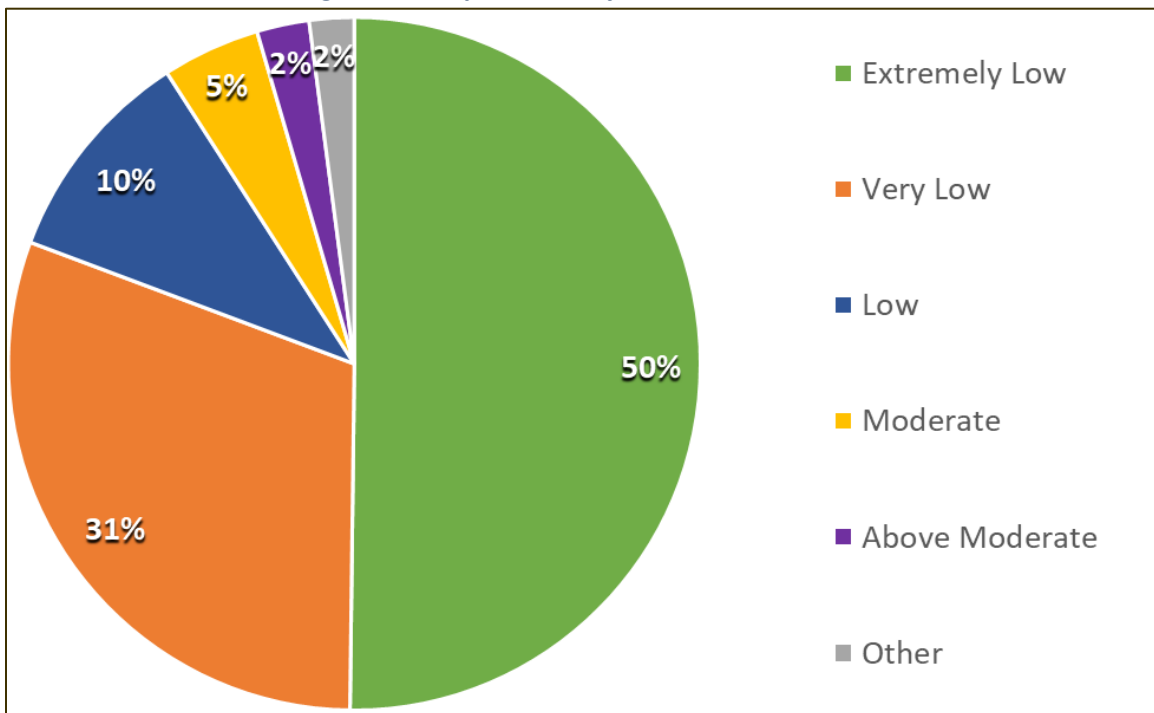


Table 57 shows the basis of fair housing calls made to the FHCRC and the total number of calls by jurisdiction. The jurisdictions with the highest numbers of calls, excluding the “Other” category, include Desert Hot Springs, Lake Elsinore, and San Jacinto. The most frequent basis of complaints, excluding the “Other” category, include repairs, notices, and lease/rental terms. Discrimination based on protected classes was less prevalent in the calls received by the FHCRC. Additional data provided by the FHCRC also indicated that there was a higher number of calls from 2019 to 2021, compared to previous years. Additionally, calls were predominantly received from those between the ages of 30 and 60.

Table 57: Fair Housing Calls by Jurisdiction and Basis of Call FHRC

Basis	Banning	Beaumont	Blythe	Calimesa	Canyon Lake	Coachella	Desert Hot Springs	Eastvale	La Quinta	Lake Elsinore	Murrieta	Norco	Rancho Mirage	San Jacinto	Wildomar	Other	Total
Repairs	206	178	120	28	3	82	591	11	89	364	281	43	56	420	76	788	3,260
Notices	217	188	60	19	1	68	574	14	97	376	275	64	75	323	84	846	3,189
Lease/Rental Terms	101	107	65	17	2	49	361	9	104	291	300	64	67	230	55	642	2,400
Eviction	81	65	42	7	1	34	255	7	41	181	102	27	12	149	30	264	1,285
Rental Increase	41	43	12	13	-	17	184	6	35	84	102	6	30	79	18	255	887
Deposit	33	26	17	5	-	13	92	3	45	116	146	12	24	91	28	199	823
Affordable Housing Information	60	42	12	7	-	17	130	-	20	78	72	15	15	76	13	223	762
Rental Assistance	39	36	5	5	1	14	90	11	13	95	105	6	8	65	12	184	679
Mold	12	27	16	2	-	8	95	2	13	58	79	10	12	59	18	101	500
Habitability	39	36	12	3	-	5	117	2	9	49	41	3	16	60	6	114	494
Harassment/Illegal Entry	24	27	15	2	-	5	104	1	11	46	36	12	17	46	15	121	466
Housing Choice Voucher Information	24	6	20	-	-	4	88	-	5	38	29	2	11	62	9	76	368
Physical Disability	16	18	9	-	1	1	65	2	7	26	38	6	14	26	8	109	336
Mobile Homes	20	24	2	17	-	9	57	1	-	22	9	-	11	60	8	116	328
Homebuyer Workshop	24	23	2	2	-	12	28	-	7	19	23	-	1	39	11	128	316
Occupancy Standards	5	7	13	-	-	2	42	1	3	14	15	3	2	17	4	72	198
Foreclosure Prevention	-	9	2	3	-	5	15	-	4	8	17	-	2	6	3	21	90
Homeless Assistance	7	1	1	2	-	2	26	-	1	11	4	5	2	6	1	23	90
Race	3	4	6	-	-	-	12	-	2	5	8	1	6	12	1	21	75
Mental Disability	3	6	1	-	-	2	13	-	3	8	10	-	3	3	-	19	68
Late Fees	1	3	3	-	-	1	7	-	2	7	3	1	-	7	1	8	44
Foreclosure Issue	1	3	-	-	1	-	5	-	3	6	8	1	-	4	-	10	42
One-on-One Counseling	6	2	-	1	-	-	7	-	-	3	5	2	-	3	1	11	40
National Origin	1	-	-	-	-	1	12	-	2	3	-	-	11	5	-	14	38
Fair Housing Workshop	3	11	-	-	-	-	2	-	1	1	2	-	1	4	-	4	28
Sex	1	1	2	-	-	-	8	-	1	4	2	1	1	3	-	4	27
Familial Status	2	1	-	-	-	2	7	-	-	4	-	1	1	1	1	6	25
Medical Condition	-	-	1	-	-	-	-	-	-	-	7	-	-	4	-	3	15
Rental Housing Workshop	-	-	-	-	-	-	-	-	8	-	-	-	-	3	-	2	13
Source of Income	-	-	1	1	-	1	2	-	-	1	1	-	-	2	-	4	12
Age	2	-	-	-	-	-	2	-	-	-	-	-	1	2	1	5	12
Marital Status	-	-	-	-	-	-	2	-	1	-	1	-	-	2	-	1	7
Financial Literacy Workshop	2	-	-	-	-	1	-	-	-	-	1	-	-	1	-	2	7
Sexual Orientation	-	-	-	-	-	-	3	1	-	-	1	-	1	-	-	1	6
Arbitrary	-	1	-	-	-	-	1	-	-	1	-	-	-	-	-	2	6
Color	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	2	5
Religion	1	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	3
Immigration Status	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	3
Lead	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2
Post-Purchase Workshop	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1
Other	281	254	170	39	6	102	992	25	183	550	502	95	145	566	166	1,018	4,920
<b>Total</b>	<b>1,258</b>	<b>1,149</b>	<b>609</b>	<b>173</b>	<b>16</b>	<b>457</b>	<b>3,990</b>	<b>96</b>	<b>710</b>	<b>2,473</b>	<b>2,226</b>	<b>380</b>	<b>272</b>	<b>2,437</b>	<b>570</b>	<b>5,421</b>	<b>21,870</b>

Note: Data for Palm Desert was not available

## Office of Fair Housing and Equal Opportunity

Federal housing discrimination complaints are filed with the HUD Office of Fair Housing and Equal Opportunity (FHEO). The FHEO administers the Fair Housing Assistance Program (FHAP), which awards and manages the program grants and collaborates with lawmakers to develop and refine fair housing legislation. The FHEO also tracks data on fair housing cases on a jurisdictional level. FHEO data on inquiries and cases of fair housing discrimination from 2013 to 2022 is included in the tables below. Number of inquiries or cases varies based on overall size of the jurisdiction. Disability, Familial Status, and Race were among the most common topics of inquiry. In Riverside County as a whole, 651 cases were filed with the FHEO between 2006 and 2020. Disability was the most prominent basis, with 323 cases on the topic, followed by 151 cases based on race, of which 130 were based on Black or African American race.

**Table 58: Fair Housing Inquiries by Basis and Jurisdiction (2013-2022)**

Jurisdiction	Total Inquiries	No Basis Given	Color	Disability	Familial Status	National Origin	Race	Religion	Retaliation	Sex
Banning	10	9	0	0	1	0	0	0	0	0
Beaumont	11	9	0	1	1	0	0	0	0	1
Blythe	14	10	1	2	0	0	1	0	0	1
Calimesa	1	0	0	1	0	0	0	0	0	0
Canyon Lake	3	2	0	0	1	0	0	0	0	0
Coachella	7	4	0	1	2	1	1	0	0	0
Desert Hot Springs	36	28	0	5	1	0	3	0	0	2
Eastvale	1	1	0	0	0	0	0	0	0	0
La Quinta	11	11	0	0	0	0	0	0	0	0
Lake Elsinore	26	20	0	1	0	3	1	0	0	1
Murrieta	24	18	0	3	1	1	2	0	0	0
Norco	2	1	0	0	0	0	0	1	0	0
Palm Desert	17	0	0	7	4	1	2	1	1	1
Rancho Mirage	4	0	0	1	2	0	1	0	0	0
San Jacinto	12	8	0	3	0	1	1	0	0	0
Wildomar	4	4	0	0	0	0	0	0	0	0

Source: HUD Office of Fair Housing and Equal Opportunity, 2023

Table 59: Fair Housing Cases by Basis and Jurisdiction (2013-2022)

Jurisdiction	Total Cases	Color	Disability	Familial Status	National Origin	Race	Religion	Retaliation	Sex
Banning	4	0	0	2	2	2	0	0	0
Beaumont	3	0	1	0	0	1	0	1	0
Blythe	2	0	1	0	0	0	0	1	1
Calimesa	1	0	0	0	0	0	0	0	0
Canyon Lake	4	0	0	2	0	1	0	0	2
Coachella	1	0	1	0	0	0	0	1	0
Desert Hot Springs	15	1	2	1	0	3	1	3	3
Eastvale	5	1	0	0	0	1	0	0	0
La Quinta	6	0	2	1	0	1	0	3	1
Lake Elsinore	16	2	2	0	5	7	0	2	0
Murietta	14	0	2	1	1	1	1	3	2
Norco	2	0	0	0	0	0	0	2	2
Palm Desert	17	0	2	4	1	2	2	2	1
Rancho Mirage	4	0	0	2	0	1	0	0	0
San Jacinto	5	0	0	1	1	1	0	0	0
Wildomar	4	0	1	0	0	2	0	0	1

Source: HUD Office of Fair Housing and Equal Opportunity, 2023

### 3. Fair Housing Impediments and Actions

Through the housing element update process, each jurisdiction has identified several significant contributing factors that impede fair housing. These factors may create fair housing issues, perpetuate existing fair housing concerns, or contribute to continuing patterns of segregation within the jurisdiction. Fair housing trends have geographic patterns both on a county-wide and on a sub-regional level. These patterns correlate with certain population demographics, policies, or patterns of development. As such, many jurisdictions in Riverside County identified similar impediments to fair housing.

Jurisdictions have identified actions and programs to address and ameliorate these identified contributing factors. Actions may be specifically targeted for certain populations or in certain geographies, depending on the impediments being addressed. While specific actions and metrics vary by jurisdiction, common approaches are summarized below.

Based on an analysis of all 16 jurisdictions, the impediments and actions have been sorted into the following themes: fair housing outreach and enforcement, new opportunities in high resource areas, housing mobility, place-based improvements, and displacement prevention. The most prominent, commonly identified impediments and actions are summarized below.

#### Fair Housing Outreach and Enforcement

As discussed above, fair housing outreach and enforcement capacity is the ability of a jurisdiction to disseminate information related to fair housing laws and rights and provide outreach and education to community members.

In the jurisdictions in Riverside County, common barriers to fair housing outreach and enforcement often relate to availability of public meeting forums and the provision of materials in multiple languages.



**Specific impediments include:**

- Lack of public input and feedback on issues and strategies.
- Lack of resources for fair housing agencies and organizations.
- Language barriers for non-English speaking persons.
- Insufficient local public fair housing enforcement and testing.
- Lack of information on landlord, tenant and buyer rights and opportunities, which may contribute to discriminatory practices during leasing and lending processes.

To address impediments to fair housing enforcement, jurisdictions are contracting with a fair housing provider. For most jurisdictions in Riverside County, the fair housing provider is the FHCR. The FHCR provides services and resources to help ensure the provision of fair housing. Resources and services include fair housing counseling services, investigation of complaints of housing discrimination, outreach and education to housing providers, assistance with filing complaints with state and federal enforcement agencies, dispute resolution, and informational resources for tenants, property managers, and service providers.

Other actions being taken to address fair housing outreach barriers include providing all materials in English and Spanish and actively recruiting or involving residents from diverse neighborhood groups and community organizations.

## **New Opportunities in High Resource Areas**

The California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores are prepared annually by a task force commissioned by the TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses categorical indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

To determine the final resource category, the top 20 percent of overall scores in a county are labeled as Highest Resource and the next 20 percent of scores are labeled as High Resource. Then, any area that is considered segregated and that has at least 30 percent of the population living below the federal poverty line is labeled as an area of High Segregation and Poverty. The remaining tracts are divided between Moderate Resource and Low Resource.

Creating new housing choices and affordability in higher opportunity or higher median income areas prevents furthering or creating conditions of segregation. Single-family housing is often more prevalent in higher resource areas, and expanding opportunities in these neighborhoods includes providing a variety of housing types.

**Common constraints to a variety of development in high resource areas of Riverside County include:**

- Dominance of single-family housing, which is more expensive than multifamily housing.

- Lack of job access.
- Lack of affordable units in a range of sizes.
- Limited opportunities for funding subsidized housing for special needs populations.

Actions being taken to address these impediments includes working with stakeholders in fair housing development to accommodate the needs of various populations in higher resource areas. These stakeholders may include developers, jurisdiction staff, federal grant program providers, landowners, and special needs and affordable housing community organizations, such as the Housing Authority.

Other actions being taken to address barriers to opportunity in high resource areas include incentivizing and promoting ADUs. ADUs provide opportunity for more affordable rental units to be constructed in higher income, single-family neighborhoods. Additionally, some jurisdictions are rezoning existing high opportunity, single-family neighborhoods to allow for higher density, more affordable housing types.

### **Housing Mobility**

Housing mobility is the act of removing barriers to housing in areas of opportunity and strategically enhancing access. This generally means creating opportunities for lower-income or multifamily housing to be made available in higher resource, higher income, or single-family neighborhoods.

Impediments and actions to housing mobility often correspond with impediments and actions with regards to new opportunities in high resource areas. In the jurisdictions in Riverside County and the larger Southern California region, barriers to housing mobility are often driven by limited economic mobility. Single-family housing is often more prevalent in higher opportunity areas but is also typically more expensive than multifamily or other housing types. There are limited rental options in these neighborhoods, especially in a variety of sizes and affordability levels.

To promote housing mobility, several jurisdictions in Riverside County are including programs to incentivize ADU production. As discussed, ADUs provide opportunity for more affordable rental units to be constructed in higher income, single-family neighborhoods.

#### **Programs to incentivize ADU production include:**

- Maintaining a database of affordable ADUs.
- Allowing ADUs in all residential zones.
- Preparing preapproved ADU plans.
- Targeting technical ADU support resources in higher resource areas.

Other actions being taken to promote housing mobility include coordinated promotion of Housing Choice Vouchers. Several jurisdictions in the County have committed to incentivizing affordable housing in higher resource areas through education and technical support.

#### **Technical support may include:**

- Providing FAQ responses on ADU development.

- Assisting with referrals to homeowners and occupants.
- Preapplication consulting.
- Identifying available City and County funding or incentives, such as expedited permit processing.
- Reducing, waiving, or subsidizing development and impact fees.

Some jurisdictions may also work directly with affordable housing developers, disability service providers, and other stakeholders to identify gaps in service and additional barriers in the Jurisdiction's development process.

## Place-Based Improvements

Place-based improvements target investment and revitalization in lower opportunity areas. This may include rehabilitation and preservation of affordable housing as well as economic investments such as sidewalk improvements, ADA improvements, lighting improvements, schools, parks, transit, and other community investments.

Contributing factors to place-based disinvestment include concentrated pollutants, lack of local investment in schools, limited transit routes, and limited private or public investment in lower opportunity neighborhoods. Concentration of pollutants in lower opportunity areas may be tied to freeway proximity. Disinvestment in schools or local services is often linked to taxes and lower income areas continue to have limited investment opportunities.

In many jurisdictions, CDBG funds are allocated to support investment opportunities in lower opportunity areas. Investments include landscaping, maintenance of substandard housing, and infrastructure. Jurisdiction staff intend to meet with organizations such as the Intergovernmental Collaboration for Air Quality Mitigation, Center for Community Action and Environmental Justice, and Regional Transit Authority to further investigate opportunities for investment and service improvement.

## Displacement Prevention

The Urban Displacement Project at the University of California, Berkeley, developed a map of "sensitive communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost.

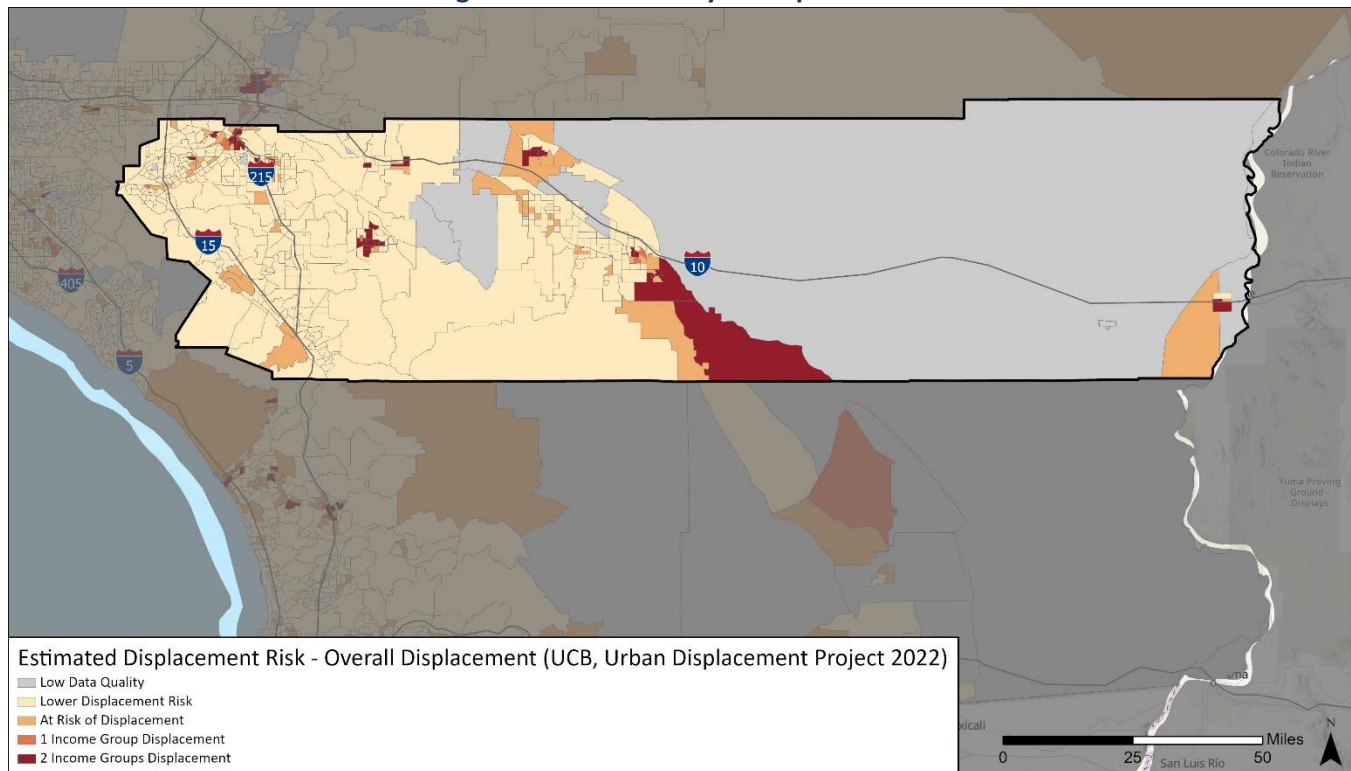
Sensitive communities are defined based on the following set of criteria:

- The share of very low-income residents is above 20 percent.
- The census tract must also meet at least two of the following criteria:
  - The share of renters is above 40 percent.
  - The share of people of color is above 50 percent.
  - The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the County median.

- The census tract, or areas in proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
  - The percentage change in rent in a selected census tract, divided by county median rent increases.
  - Median rent in a selected census tract, minus median rent for all surrounding tracts, divided by median rent for all tracts in county (rent gap).

Displacement risk in Riverside County is most prevalent in the central-southern, northwest, and far-east areas of the County, as shown in the figure below.

**Figure 59: Vulnerability to Displacement**



Source: California Department of Housing and Community Development, 2022

Common factors in Riverside County compounding vulnerability to displacement include the cost of repairing or rehabilitating substandard housing, the high cost of rent and sales prices, and the high cost of living. Unaffordable prices may cause long-term residents to seek homes outside of the area.

Several jurisdictions also have limited availability for short-term rentals for agricultural and farmworkers, causing many seasonal workers to be displaced. The short-term rentals that are available do not include a variety of housing types, which may be needed to accommodate large families, and are often not affordable.

**Jurisdictions in Riverside County are pursuing programs to mitigate displacement risk. These programs include:**

- Developing incentives to encourage the development of large housing units.
- Establishing an Emergency Housing Program for temporary housing assistance.
- Providing rehabilitation and repair funding.
- Requiring relocation assistance from landlords or property managers in the case of displacement due to habitability.

Other actions being pursued include developing opportunities to encourage affordable housing development, including enhancing the density bonus, ADU incentivization, and targeting technical resources. Programming supporting affordable housing addresses impediments across all fair housing themes.

## Low-Income Housing Tax Credit Base

Per Government Code Section 65863.10, assisted housing developments are defined as multifamily, rental housing complexes that receive government assistance under any of the specified federal, state, and/or local programs. One of these programs is the Low-Income Housing Tax Credit (LIHTC). The LIHTC provides tax credits to individuals and corporations that invest in low-income rental housing. The program creates affordable housing opportunities when the developer of a project “sells” the tax credits to an investor(s) who contributes equity to the development in exchange for an ownership position in the project.

When affordable housing project assistance expires, units may be at risk of being converted to market rate, leading to the displacement of lower-income residents. The appendix lists all projects in the included jurisdictions that are under assistance by the LIHTC, and therefore may be at risk of conversion to market rate.

## 4. Summary of Zoning Changes

General plan programs in all 16 cities of the Jurisdiction were reviewed to identify the recommended zoning changes for each. While each element contains unique zoning recommendations to meet the needs of its community, there are several trends that arose from an analysis of the elements. Broadly, the recommended zoning changes focused on ensuring compliance with state law and removing constraints to housing development. Recommendations can be separated into two categories: amendments related to fair housing and amendments unrelated to fair housing. Each category includes a few trends and is described in detail below to identify topic, summary of recommended changes, and any applicable state law and/or government code sections.

## 5. Fair Housing Related Zoning Changes

All cities in the Jurisdiction identified a variety of zoning changes related to fair housing. Programs largely focused on removing constraints to the development of a variety of housing types, especially those related to persons with special housing needs, including agricultural and/or employee housing, emergency shelters, group homes, low barrier navigation centers (LBNCs), manufactured homes, reasonable accommodations, supportive housing, and transitional housing. Zoning amendment

programs were frequently paired with promotion, technical assistance, and incentivization programs to provide a multipronged approach to encourage development of housing.

## **Agricultural/Employee Housing**

Eleven jurisdictions identified zoning code amendments related to agricultural and/or employee housing provisions. All were to ensure compliance with state law. Applicable California State law include Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. These sections of state law require that any agricultural worker housing consisting of no more than 36 beds in a group quarter, or 12 units or spaces, is deemed an agricultural land use and is permitted in the same manner as an agricultural use.

Additionally, state law requires streamlined, ministerial approval of agricultural worker housing that meets the specified requirements of Health and Safety Code Section 17021.8. Finally, zoning amendments related to employee/farmworker include permitting housing for six or fewer persons as a single-family structure and in the same manner as other single-family structures of the same type within the same zone in all zones that allow single-family residential uses.

Two cities identified additional programs relating to agricultural and/or farmworker housing, including revising the zoning code to clarify which developments constitute agricultural/farmworker housing and ensure mobile homes for farmworkers are treated the same as other mobile homes in the jurisdiction and further identification of programs to develop farmworker housing later in the planning period.

## **Emergency Shelters**

Zoning amendments for emergency shelters focus on allowing them in a wider variety of zones and ensuring there are no additional standards applied to emergency shelters that are not applicable to similar, residential uses in the same zone. Ten of the sixteen cities identified zoning amendments related to emergency shelters.

Applicable state law relating to emergency shelters include AB 139 and AB 2239 as codified in California Government Code Section 65583. Requirements include maintaining sufficient bed capacity in zones that allow emergency shelters to accommodate the Jurisdiction's most recent PIT count, setting parking based on staff levels only, and allowing emergency shelters as a permitted use without a conditional use permit where residential and/or mixed uses are allowed.

## **Group Homes**

Nine cities identified zoning amendments for group homes or residential care facilities. Programs complied with California's technical assistance memorandum on group homes, which identifies common barriers to the development of group homes and provides recommendations on how to address them. Updates focused on group homes with six or fewer residents or greater than six residents. Amendments include removing barriers to group homes, such as conditional use permits, and allowing group homes in a wider variety of residential zones.

Additionally, amendments were made to ensure that the same general zoning, building, fire, and other health and safety codes that apply to other uses of the same type that are allowed in each zone. This

includes the removal of spacing requirements or other requirements only applied to group homes. Additional revisions for group homes of seven or more include only subjecting them to specific, objective design and operational standards and/or findings and providing flexible and efficient reasonable accommodation in the permitting process.

## **Low Barrier Navigation Centers**

Eleven jurisdictions included revisions to accommodate for LBNCs. As defined by California Government Code Section 65660, an LBNC is a service-enriched shelter focused on moving people into permanent housing and providing temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Amendments include updating the zoning code to define and permit LBNCs as a use by-right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.

## **Manufactured Homes**

Revisions to allow manufactured homes in more residential zones were included by four jurisdictions. Amendments include allowing manufactured and mobile homes as a by-right use in all residential zones and allowing manufactured homes the same as other single-family residential units in each zone.

## **Reasonable Accommodations**

Five cities included programs regarding a reasonable accommodation procedure for persons with disabilities. Programs were included to ensure that the reasonable accommodations process is effective and objective, and does not add constraints to development of housing for persons with disabilities.

Actions were dependent on individual processes and include the following:

- Include processing and fee waivers and deferrals, budget permitting, to projects targeted for persons with disabilities, including persons with developmental disabilities.
- Establish a written procedure for providing reasonable accommodations in zoning code and land use.
- Review and revise the reasonable accommodations process to remove subjective language and mitigate the constraint of development for accessible housing.

## **Supportive Housing**

Eleven jurisdictions included amending their zoning ordinance to allow for transitional housing. Supportive housing for this purpose is defined by the state of California as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Amendments focused on ensuring compliance with state law including Government Code Section 65583(c)(3) and recent laws SB 48 and AB 2162. Amendments to the zoning code include ensuring that

supportive housing is allowed in residential and mixed-use zones, allowing eligible supportive housing in zones where multifamily and mixed uses are permitted, and prohibiting minimum parking requirements for supportive housing within one half-mile of a public transit stop pursuant to AB 2162. Supportive housing would be subject only to those restrictions that apply to similar residential uses (single or multifamily units) of the same type in the same zone and not be subject to any restrictions not imposed on similar dwellings, including occupancy limits.

## Transitional Housing

Seven jurisdictions included amending their zoning ordinance to allow transitional housing. Transitional housing for this purpose is defined by the state of California as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.”

Amendments focused on ensuring compliance with Government Code Section 65583(c)(3), which requires that transitional housing be allowed in residential and mixed-use zones subject to the same requirements as other residential uses in the same zone.

## 6. Other Recommended Zoning Changes

The review of zoning amendment programs also included changes beyond just ensuring compliance with fair housing laws. These amendments included encouraging a variety of housing types and higher densities, removing constraints to development, and ensuring compliance with California state housing law. Topics included are ADUs, density bonus provisions, rezoning for high density, development standard amendments, and providing incentives for low-income housing.

### Accessory Dwelling Units

California state law outlined requirements for ADUs and JADUs (i.e., junior ADU) in Government Code Section 65852.2. There have been numerous state laws updating ADU requirements in recent years and many jurisdictions have ADU ordinances that are no longer in compliance with state law. Therefore, several cities included programs to update ADU ordinances to comply with state law regarding ADU requirements and requirements for JADUs.

Requirements include allowing one ADU (either attached or detached) and one JADU on lots zoned for single-family use and allowing ADUs and JADUs on multi-family zoned property. ADU ordinances are required to comply with several development standards relating to setbacks, height, parking, minimum lot size, allowable impact fees, and square footage. Jurisdictions are required to permit ADUs ministerially, without discretionary action, within a 60-day review period.

Additionally, per California state housing element law, all jurisdictions also must include a program to encourage the development of ADUs that are affordable for lower-income households. Cities employed a variety of methods to comply with this law, including but not limited to comprehensive websites, FAQs, fact sheets, fast track or reduced permit processing time, technical assistance, development incentives, "preapproved" ADU plans, and extended community outreach.



## Density Bonus

The state of California outlines density bonus requirements in California Government Code Section 65915. Per California Government Code Section 65917.5, a density bonus is a “floor area ratio bonus over the otherwise maximum allowable density permitted under the applicable zoning ordinance and land use elements of the general plan of a city.”

A density bonus allows additional units beyond the maximum allowed by the zoning given that a development meets certain parameters, such as setting aside a portion of the development as affordable housing. Recent density bonus law includes increased incentives for student housing, senior housing, and 100 percent affordable housing projects.

Eleven cities identified amendments to the zoning code to be consistent with state density bonus law. Two cities included a program for a density bonus that goes beyond state law requirements to encourage a variety of housing for lower-income and/or special needs populations.

## Increased Density

Eight cities identified programs that increase density on specific parcels or zones to allow a higher number of dwelling units per acre (du/ac). Programs included increasing the maximum density from 20 du/ac to 30 du/ac in a residential zone as well as rezoning parcels to allow residential uses at a higher density.

## Development Standards Amendments

Additional programmatic recommendations include amendments to the development standards in residential and mixed-use zones to remove constraints from housing for all income levels. These programs include amendments for all housing types.

The following amendments of development standards were included in the programs reviewed:

- Increased permitted lot coverage
- Removal of minimum lot size requirements
- Reduction of parking requirements for smaller units
- Review and removal any other identified constraints
- Revision of zoning and general plan standards so that densities are compatible

## Providing Incentives for Low-Income and Special Needs Housing

Cities also included programs focused on providing zoning and other incentives specifically for affordable and special needs housing. These include zoning revisions and complementary pieces to encourage housing for lower-income and special needs populations.

A variety of techniques pursued include:

- Streamlined and ministerial review for affordable housing projects
- Development and adoption of an inclusionary housing ordinance
- Reduced setbacks and/or zero lot line development
- Reduced or minimal parking requirements
- Reduction of minimum lot sizes
- Density transfers among different parcels
- Unit clustering

The analysis showed common trends among the cities in their fair housing analysis and zoning actions. The trends include ensuring compliance with state law regarding fair housing enforcement, allowing for a variety of housing types, and preventing patterns of segregation. Cities showed geographic trends in the identification of impediments to fair housing and therefore identified similar priorities and goals in addressing the identified fair housing concerns.

Additionally, the cities took similar actions to identify and remove constraints to housing development, illustrating a similar set of constraints and recommended actions to address them.



## Section IV: Fair Housing



**City of Norco**



## Section IV. Fair Housing

According to the Affirmatively Furthering Fair Housing Rule Guidebook as published by HUD, the AFFH rule defines “fair housing enforcement and fair housing outreach capacity” to mean “the ability of a jurisdiction, and organizations located in the jurisdiction, to accept complaints of violations of fair housing laws, investigate such complaints, obtain remedies, engage in fair housing testing, and educate community members about fair housing laws and rights” (24 CFR § 5.152). Included within the definition are state and local FHAP agencies and Fair Housing Initiative Programs.

As such, the AFH Report includes:

1. A summary of fair housing issues and capacity in the jurisdiction, in which the program participant discusses, among others, any findings, lawsuits, enforcement actions, settlements, or judgments related to fair housing or other civil rights laws, and an assessment of the jurisdiction’s fair housing outreach capacity.
2. The identification of any state or local fair housing laws.
3. The identification of local and regional fair housing agencies and organizations.

### 1. Fair Housing Federal and State Laws

To end housing segregation, the US Congress passed the Civil Rights Act of 1968, making housing discrimination based on race, color, national origin, or religion illegal. In 1974, Congress amended the Fair Housing Act to include sex as a protected category. In 1988, Congress again amended the Fair Housing Act by passing the Fair Housing Amendments Act 1, making housing discrimination against families with children and people with disabilities unlawful. The Fair Housing Amendments Act also incorporated accessibility standards for new multifamily units and “reasonable accommodations” for people with disabilities into the Fair Housing Act.

In addition to prohibiting discrimination based on federal laws, the state of California has enacted several statutes that mirror and, in certain cases, extend federal fair housing protections. The Unruh Civil Rights Act of 1959 and subsequent court decisions require equal access to the accommodations, advantages, facilities, privileges, or services of all business establishments regardless of protected status. The courts have interpreted this act to prohibit any arbitrary discrimination based in any class distinction, regardless of whether that basis is enumerated in the act.

The Fair Employment and Housing Act of 1963 is the primary state law that prohibits discrimination in the sale, rental, lease negotiation, or financing of housing based on race, color, religion, sex, marital status, national origin, and ancestry. The California Fair Housing Act of 1992 brought state laws into conformity with the federal Fair Housing Act of 1988 and added protections for people with a “mental and physical disability” and “familial status.” The act also requires that housing providers allow disabled persons to modify their premises to meet their needs.

The Ralph Civil Rights Act of 1976 provides that all persons have the right to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of their race,

color, religion, ancestry, national origin, political affiliation, sexual orientation, sex, age, disability, or position in a labor dispute. The act prohibits violence or threat of the same in rental housing situations.

The Banes Civil Rights Act also forbids interference by force or threat with an individual's constitutional or statutory rights in places of worship, housing, and private property. This report considers impediments to fair housing choice experienced by both federal and state of California protected classes. The federal protected classes are color, disability, familial status, national origin, race, religion, and sex. The additional California protected classes include age, ancestry, arbitrary discrimination, gender, gender identity, gender expression, genetic information, marital status, sexual orientation, and source of income.

## Federal Laws Related to Fair Housing

The following federal laws, regulations, and executive orders provide the backbone for fair housing protections at the federal level.

### *General Fair Housing Protections*

**Title VI of the Civil Rights Act of 1964 (42 USC Section 2000d-1)** Title VI prohibits discrimination based on race, color, or national origin in programs and activities receiving federal financial assistance.

**Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) and as amended in 1988 (42 USC Sections 3601–3619)** Title VIII prohibits discrimination in the sale, rental, and financing of dwellings and other housing-related transactions because of race, color, religion, sex, familial status, national origin, and disability. It also requires that all executive departments and agencies administer their housing and urban development programs in a manner that furthers fair housing.

**Section 109 of Title I of the Housing and Community Development Act of 1974 (42 USC Section 5309)** Section 109 prohibits discrimination based on race, color, national origin, sex, or religion in programs and activities receiving financial assistance from HUD's CDBG Program. Sections 104(b) and 106(d)(5) of Title I of this act specifically require CDBG program grantees to certify that they will affirmatively further fair housing.

This requirement was also included in Section 105(b)(13) of the National Affordable Housing Act of 1990.

- Protections for Persons with Disability Section 504 of the Rehabilitation Act of 1973 (29 USC Section 794). Section 504 prohibits discrimination based on disability in any program or activity receiving federal financial assistance.
- Section 508 of the Rehabilitation Act of 1973 (29 USC Section 794[d]). Section 508 requires federal agencies to ensure that the electronic and information technology they develop, procure, or use allows individuals with disabilities to have ready access to and use of the information and data that is comparable to that of individuals without disabilities.

**Title II of the Americans with Disabilities Act of 1990 (42 USC Sections 12131–12165)** Title II prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities. HUD enforces Title II when it relates to state and local public housing, housing assistance, and housing referrals.

**Title III of the Americans with Disabilities Act of 1990 (42 USC Sections 12181–12189)** Title III prohibits discrimination based on disability in the goods, services, facilities, privileges, advantages, and accommodations of places of public accommodations owned, leased, or operated by private entities, including places such as homeless shelters. The Department of Justice enforces Title III of the ADA, but certain HUD recipients and private entities operating housing and community development programs are also covered by Title III of the ADA.

**Architectural Barriers Act of 1968 (42 USC Section 4151 et seq.)** This act requires buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 to be accessible to and useable by persons with a disability.

### ***Credit and Lending Protections***

**Equal Credit Opportunity Act of 1974 (15 USC Sections 1691–1691(f))** The Equal Credit Opportunity Act prohibits discrimination in lending based on race, color, religion, national origin, sex, marital status, and age, receipt of public assistance or the exercise of any right under the Consumer Credit Protection Act.

The law provides protections when an individual deals with any organizations or people who regularly extend credit, including banks, small loan and finance companies, retail and department stores, credit card companies, and credit unions. Everyone who participates in the decision to grant credit or in setting the terms of that credit, including real estate brokers who arrange financing, must comply with this act.

**Community Reinvestment Act (CRA) of 1977 (12 USC Section 2901)** The CRA encourages financial institutions to serve the needs of all communities in which they are chartered to do business, including low- and moderate-income communities. The CRA requires each federal bank regulator, including the Federal Reserve, to evaluate the extent to which banks address the credit needs of low- and moderate-income neighborhoods in their geographic markets.

In January 2020, the Office of the Comptroller of the Currency and the Federal Deposit Insurance Corporation proposed a new rule regarding CRA qualified lending, investment, and services.

**Home Mortgage Disclosure Act of 1975 (HMDA) (12 USC Section 2801)** The HMDA requires banks, savings and loan associations, and other financial institutions to publicly report detailed data on their home lending activity. Under the HMDA, lenders are required to publicly disclose the number of loan applications by census tract, income, race, and gender of the borrower, the type of loan, and the number and dollar amount of loans made.

Starting in 1993, independent mortgage companies were also required to report HMDA data. The HMDA creates a significant and publicly available tool by which mortgage lending activity in communities can be assessed. HMDA data can be analyzed to determine bank performance and borrower choices.

### ***Executive Orders***

**Executive Order 11063: Equal Opportunity in Housing (1962)** Issued on November 20, 1962, Executive Order 11063 prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the federal government or provided with federal funds.

**Executive Order 12892: Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing (1994)** Issued on January 17, 1994, Executive Order 12892 requires federal agencies to affirmatively further fair housing in their programs and activities, and it provides that the Secretary of HUD will be responsible for coordinating the effort.

**Executive Order 12898: Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (1994)** Issued on February 11, 1994, Executive Order 12898 requires that each federal agency conduct its programs, policies, and activities that substantially affect human health or the environment in a manner that does not exclude or otherwise subject persons to discrimination based on race, color, or national origin.

**Executive Order 13166: Improving Access to Services for Persons with Limited English Proficiency (2000)** Issued on August 11, 2000, Executive Order 13166 requires each federal agency to take steps to ensure that eligible persons with Limited English Proficiency are provided meaningful access to all federally assisted and federally conducted programs and activities.

**Executive Order 13217: Community-Based Alternatives for Individuals with Disabilities (2001)** Issued on June 18, 2001, Executive Order 13217 requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.

## State Laws

The County continues to implement and update programs that promote fair and equal access to housing. It also continues to review standards and requirements that may constrain equal access to housing and the development of affordable housing.

**California Code Section 65008:** The County continues to implement programs that encourage affordable housing development and prohibits discrimination based on any protected class.

**Government Code Section 8899.50:** The County implements programs and actions in compliance with state law that affirmatively furthers fair housing. As detailed in this Section 3, the County administers programs to promote equal housing access and affordable resources.

**Government Code Section 11135:** The County promotes state-funded programs, such as the First-Time Homebuyer Loan Program, on the County's website and at the public counter. The County continues to implement and encourages programs that promote full and equal access to all programs and activities.

**Density Bonus Law:** The County establishes regulations for implementing the County's Density Bonus Ordinance. The County provides incentives to developers to produce affordable housing for very low-income households, low-income households, moderate-income households, senior citizens, transitional foster youth, disabled veterans, and persons experiencing homelessness, as well as for the development of childcare facilities.

**Housing Accountability Act:** The County implements programs such as fee incentives, funding, and review of zoning procedures to facilitate and encourage housing development.

**No-Net-Loss Law:** The County's 6<sup>th</sup> Cycle Housing Element details how the County maintains adequate sites to accommodate all income categories for Regional Housing Needs Allocation (RHNA).

**Excessive Subdivision standards:** The County continues to update its zoning code, waive certain development fees, and offer incentive packages to facilitate housing development.

## 2. Local Ordinances

The County has a few local ordinances that establish procedures for rezoning, development permit processing, affordable housing fees, and other programs that encourage fair housing practices. The County's Housing Plan explains the housing programs, goals, policies, and objectives. The County promotes the need for additional housing, the removal of constraints to affordable housing, improvements to existing housing stock, and equal opportunities for current and future residents.

The County continues to prioritize previously established housing goals, which are indicative of previously identified issues. The housing goals in the County's 2019-2024 Housing Element, its 2019-2024 Analysis of Impediments to Fair Housing Choice, and goals identified by the Executive Oversight Committee on Homelessness were essential references in the determination of current issues. Additionally, current fair housing issues were identified through data analysis research, AFH stakeholder feedback, and community AFH survey responses.

### The 2019-2024 Analysis of Impediments to Fair Housing Choice identified the following goals:

- Assist in the development of adequate housing to meet the County's fair share of the region's housing needs for all economic segments of the population, with an emphasis on lower-income households and households with special needs.
- Conserve and improve the condition of the housing stock, particularly affordable housing.
- Promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, sex, etc.
- Establish adequate planning, administrative, and fiscal tools to implement housing policies.
- Reduce per capita residential energy use.

The lack of affordable housing, in particular for low- and moderate-income people has the potential to disproportionately affect members of protected classes. Beyond addressing an overall lack in housing stock, the County will pursue a goal to increase specifically affordable housing stock, based on the demonstrated need.

### The Riverside County Housing Element Goals:

- Goal 1: To assist in the development of adequate housing to meet the county's fair share of the region's housing needs for all economic segments of the population, with an emphasis on lower-income households and households with special needs;
- Goal 2: To conserve and improve the condition of the housing stock, particularly affordable housing;



- Goal 3: To promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, sex, etc.;
- Goal 4: Establish adequate planning, administrative and fiscal tools to implement housing policies; and
- Goal 5: Reduce per capita residential energy use.

#### **Riverside County Executive Oversight Committee on Homelessness Goals:**

- Goal 1: Prevent homelessness among individuals and families at-risk of becoming homeless. Design and implement a coordinated prevention system to provide limited cash assistance, a wide range of free or low-cost supportive services, and/or supplies to those most likely to become homeless;
- Goal 2: End homelessness of single individuals and families who are living on the streets and in shelter and transitional housing programs. Design and implement a coordinated system of evidence-based Housing First, low barrier, and rapid rehousing (RRH) approaches to obtaining and maintaining housing of specified subpopulations in geographic areas with the greatest need; and
- Goal 3: Ensure funding for a coordinated system to end and prevent homelessness among individuals and families. Identify a wide range of public and private funding opportunities to conduct the design and implementation of the coordinated system to prevent and end homelessness.

#### **AFH Stakeholder and Survey Fair Housing Issues:**

In the development of the AFH Report, to ensure that analysis accurately reflected current community conditions and fair housing issues, extensive outreach was conducted over a six-month period. This outreach included interviews, attendance of local municipal advisory meetings, and the review and analysis of community feedback obtained via public hearing.

In the preparation of the AFH Report, to obtain community input pertaining to current fair housing issues, outreach was conducted, and feedback was solicited via the facilitation of stakeholder meetings in conjunction with the review of responses to an AFFH survey. This outreach process entailed reaching out to tenants, landlords, homeowners, fair housing organizations, civil and advocacy organizations, legal services providers, social services providers, housing developers, and industry groups.

These combined efforts (review of previously established goals, community feedback, and data research) along with the review of FHCRC quarterly intake categories yielded identification of the following eight fair housing issues within the County:

1. Insufficient affordable housing inventory to meet the needs of the community.
2. Inequitable access to housing opportunities for all persons regardless of race, age, sexual orientation, religion, sex, etc.
3. Housing stock conservation, need for improvement, rehabilitation, or repair.

4. Insufficient promotion of equal housing opportunities for all protected classes.
5. Planning, administration, and fiscal tools that need to be modified to meet changing housing needs.
6. Adequate mitigation of homelessness.
7. Per capita residential energy use.
8. Affordable housing funding constraints.

Contributing factors to these fair housing issues can be attributed to:

- Growing population of seniors and the corresponding importance of meeting their physical and socioeconomic housing needs.
- Shifts in the ethnic and racial demographic composition of Riverside's evolving community. Subsequently the need for increased multilingual in the advertisement and provision of services.
- Shifts in household composition requiring the need to meet multigenerational and larger family housing needs.
- The lack of education regarding County-funded services.
- Type of housing: Rent versus homeownership.

In addition, the AFH community stakeholder feedback revealed the need to address the following challenges:

- Insufficient amount of housing stock development. The need for increased development of adequate housing stock to meet the County's fair share of the region's housing needs for all economic segments of the population, with an emphasis on lower-income households and households with special needs.
- Economic disparities regarding earned income and housing costs.
- Discrimination related to race and mobility.
- Lack of streamlined housing development approval processes and the need for a more expedited approval process.
- Educational opportunities. The need for continued education and outreach which promotes:
  - affirmatively furthering fair housing and its importance.
  - affordable rental housing, first-time homebuyer down payment assistance, and home repair programs.
- The need to conserve and improve the condition of existing housing stock.
- The need to more adequately address the needs of the homeless community and services that assist individuals and families at risk of becoming homeless.

### 3. Fair Housing Promotion

The FHCRC is the service provider to whom the County of Riverside has contracted fair housing outreach services. Services and resources provided include fair housing counseling with specialization in anti-discrimination, landlord/tenant mediation, first-time homebuyer, foreclosure prevention, pre-purchase counseling, investigation of complaints of housing discrimination, outreach and education to housing providers, assistance with filing complaints with state and federal enforcement agencies, informational resources for tenants, property managers, and service providers, and credit counseling services for tenants, Realtors, apartment owners and managers, lending institutions, and other interested parties.

These services and educational activities are promoted via social media, Twitter, Instagram, Facebook, and online. The organization also uses US Postal Service Door-to-Door service to reach the community directly. Through the Postal Service website, the FHCRC is able to search for neighborhoods/zip codes, filtering target customers by specific demographics such as age, household size, and income.

The FHCRC targets lower-income areas, and the Postal Service carrier delivers FHCRC information mailers to every address while delivering the day's mail. Additionally, the FHCRC mails flyers to local public departments such as library, city hall, and community organizations with whom they have built relationships.

Riverside County allocated a total of \$131,745 in CDBG funding and program income to the FHCRC in the 2015 and 2020 grant years to assist at no cost with the following services:

- Responding to discrimination inquiries and complaints, documenting and investigating discrimination complaints, and resolving or mediating discrimination complaints
- Provision of a comprehensive, extensive, and viable education and outreach program which includes:
  - Fair housing workshops
  - Certificate management training
  - Walk-in clinics
  - Rental housing counseling workshops
  - Community presentations and staff training
  - Community events, booths, networking, etc.
- Landlord and tenant counseling on responsibilities and rights
- Rental counseling

The FHCRC offers regular walk-in counseling sessions, in addition to resources fairs, informational workshops (accessible in multiple languages), landlord and tenant workshops, and other outreach efforts. The County has confirmed with the FHCRC that there are no current lawsuits, enforcement actions, settlements, or judgments related to fair housing or civil rights as of the adoption of this document.

## Fair Housing Profile Findings

To ascertain the County's fair housing profile, review of the FHCRC's 2023 quarterly reports, which differentiate fair housing calls by East and West County, reflected that the greatest number of complaints were landlord/tenant complaints followed by discrimination complaints.

**Table 60: Fair Housing Profile Findings**

	East: Discrimination	East: Landlord Tenant	West: Discrimination	West: Landlord Tenant
<b>Q1 23-24</b>	109	1,006	52	1,031
<b>Q2 23-24</b>	98	744	73	819
<b>Q3 22-23</b>	16	516	8	1,128
<b>Q4 22-23</b>	65	501	40	982
<b>Total</b>	<b>288</b>	<b>2,767</b>	<b>173</b>	<b>3,960</b>

HUD maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed based on race, color, national origin, sex, disability, religion, familial status, and retaliation.

Riverside County has also set a goal of retaining a fair housing provider to promote fair housing education and outreach within the community. While the FHCRC is the contracted provider of fair housing counseling services and education, affirmatively furthering fair housing shall require increased funding and additional staff to meet the needs of an increasingly diverse and growing population. Enforcement activities will require interagency collaboration as well as increased community engagement.

## Elimination of Predatory Lending

The review of approved home loans reflects that that most loan applicants identified as White, followed by Asian and Hispanic. Data also suggests that a sizable portion of loan applicants identified as upper income level, while very few identified as low- or moderate-income level. Most applicants had their income level unknown or not available, which may impact the accuracy of these findings.

The listings reviewed during data collection for this report did not contain potentially discriminatory language related to income, disability, household size/family, or religion, which suggests a general adherence to fair housing practices in the real estate. The County continues to advance affirmatively furthering fair housing and lending practices accordingly.



# Section V: Analysis of Federal, State, Local Data and Local Knowledge



City of Blythe



# Section V. Analysis of Federal, State, and Local Data and Local Knowledge

## 1. Integration and Segregation Patterns and Trends

Riverside County, situated in Southern California, displays intricate patterns of integration and segregation shaped by historical, socioeconomic, and demographic factors. Analyzing various neighborhoods within the County reveals a nuanced picture of integration and segregation dynamics. Riverside County has a diverse history shaped by factors such as urbanization, migration, and housing policies. Rapid urbanization driven by population growth and economic development has transformed the County's once predominantly rural areas into sprawling suburban communities.

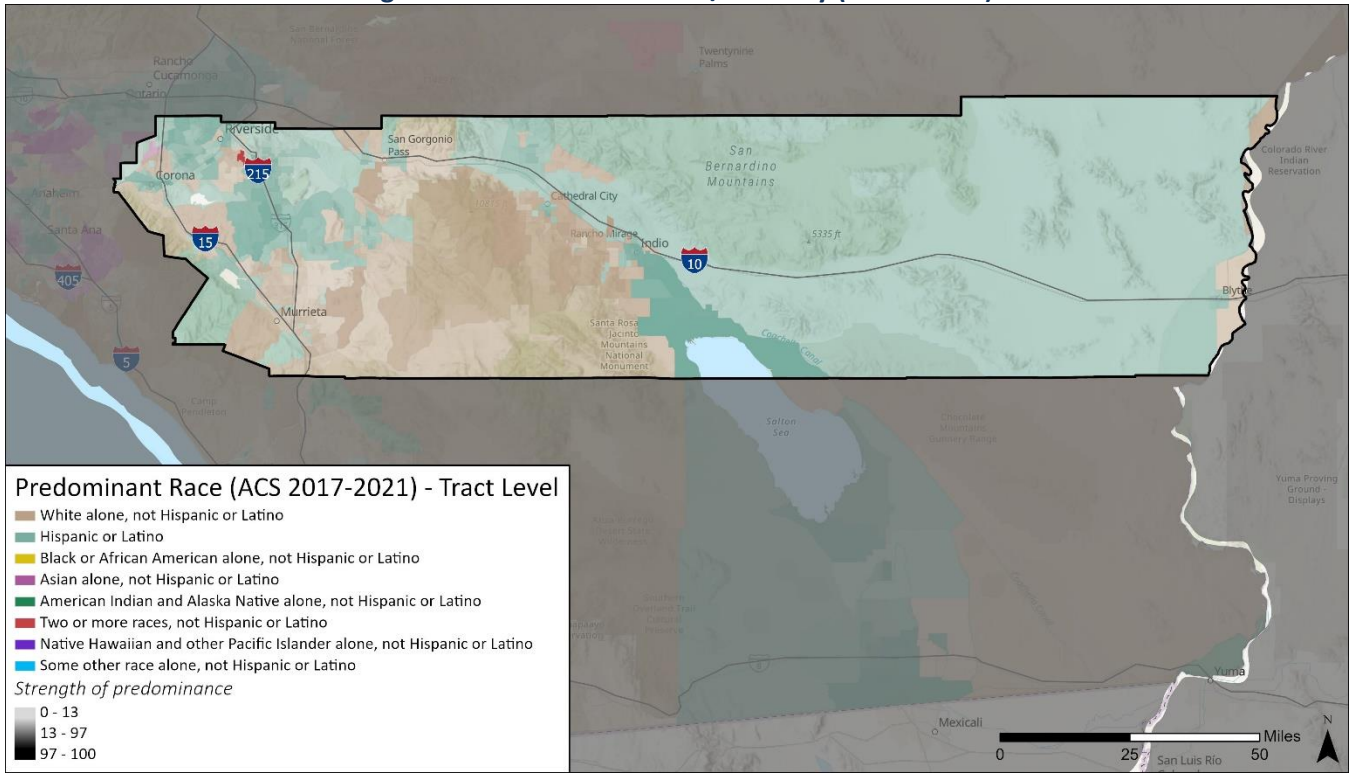
This urban expansion has been fueled in part by migration patterns, with individuals and families relocating from both within California and from other states in search of employment opportunities, affordable housing, and a desirable quality of life (Johnson, 2019). However, the influx of new residents has also strained housing markets, leading to affordability challenges and disparities in access to housing resources. Historical housing policies, including redlining and discriminatory lending practices, have contributed to entrenched patterns of segregation and uneven distribution of housing opportunities across different racial and socioeconomic groups (Lopez, 2020).

These policies have had lasting effects on neighborhood composition and socioeconomic stratification within Riverside County, highlighting the need for equitable housing policies and interventions to address systemic inequalities and promote inclusive urban development.

### **Increased Diversity, Segregation, and Integration**

Riverside County, California, exhibits a diverse racial and ethnic landscape, with significant populations of Hispanic or Latino, White, and Asian residents, among others. Riverside County stands out in the state for its significant Hispanic population. It forms one of the largest areas within the Southern California Association of Governments region where most of the population identifies as Hispanic or Latino. This demographic trend has been prominent since the early 1900s, aligning with the growth of the County's agricultural economy. By 2020, Hispanics made up 49.4 percent of the overall population. Figure 132 below illustrates the vast Hispanic community in Riverside County.

Figure 60: Predominant Race/Ethnicity (Jurisdiction)



The County’s diversity index, which measures the probability that two individuals chosen at random will be of different races or ethnicities, is over 95 in much of the County. This level of diversity has remained steady in recent years, indicating a stable multicultural environment. The southern part of Riverside County is the most diverse, while the least diverse areas are found in the southeast. The data provided in the tables below shows the demographic changes for the Jurisdiction and Region in different racial and ethnic groups over time. These trends highlight the increasing diversity of the population over time.

Table 61: Population by Race/Ethnicity (Jurisdiction/Region)

Race/Ethnicity or National Origin	Jurisdiction, Number	Jurisdiction, Percentage	Region, Number	Region, Percentage
<b>Race/Ethnicity</b>				
<b>White, Non-Hispanic</b>	378,002	43.3%	1,546,666	36.6%
<b>Black, Non-Hispanic</b>	41,347	4.7%	301,523	7.1%
<b>Hispanic</b>	374,154	42.9%	1,996,402	47.3%
<b>Asian or Pacific Islander, Non-Hispanic</b>	52,197	6.0%	261,593	6.2%
<b>Native American, Non-Hispanic</b>	5,605	0.6%	19,454	0.5%
<b>Two or More Races, Non-Hispanic</b>	19,406	2.2%	91,476	2.2%
<b>Other, Non-Hispanic</b>	1,390	0.2%	7,737	0.2%
<b>National Origin</b>				
<b>Foreign Born</b>	192,300	22.1%	951,508	22.5%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

**Table 62: Population Trends by Race/Ethnicity (Jurisdiction)**

Race/Ethnicity	1990 Trend		2000 Trend		2010 Trend		2020 Trend	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
<b>White, Non-Hispanic</b>	254,439	65.5%	291,729	55.2%	378,002	43.3%	378,002	43.3%
<b>Black</b>	15,480	4.0%	23,236	4.4%	47,712	5.5%	41,347	4.7%
<b>Hispanic</b>	105,569	27.2%	188,287	35.6%	374,154	42.9%	374,154	42.9%
<b>Asian or Pacific Islander</b>	8,059	2.1%	14,661	2.8%	60,811	7.0%	52,197	6.0%
<b>Native American</b>	3,679	1.0%	7,710	1.5%	9,492	1.1%	5,605	0.6%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

**Table 63: Population Trends by Race/Ethnicity (Region)**

Race/Ethnicity	1990 Trend		2000 Trend		2010 Trend		2020 Trend	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
<b>White, Non-Hispanic</b>	1,615,830	62.4%	1,540,776	47.3%	1,546,666	36.6%	1,546,666	36.6%
<b>Black</b>	168,731	6.5%	263,322	8.1%	336,944	8.0%	301,523	7.1%
<b>Hispanic</b>	685,672	26.5%	1,228,683	37.8%	1,996,402	47.3%	1,996,402	47.3%
<b>Asian or Pacific Islander</b>	93,331	3.6%	164,035	5.0%	298,585	7.1%	261,593	6.2%
<b>Native American</b>	18,007	0.7%	36,061	1.1%	36,077	0.9%	19,454	0.5%

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

In terms of integration and segregation patterns, Riverside, like many cities in the United States, exhibits a mix of both. On one hand, there are areas where Hispanic residents are well-integrated into the broader community, participating in various aspects of civic life, including education, employment, and cultural events.

These areas often boast diverse populations and foster a sense of inclusivity and mutual respect among different ethnic groups. However, there are also instances of segregation, where certain neighborhoods or districts may be predominantly Hispanic due to socioeconomic factors, historical patterns, or cultural preferences. This can lead to disparities in access to resources, educational opportunities, and economic mobility, perpetuating cycles of inequality within the community. Table 64 and the figures below show a snapshot of how the race/ethnicity demographics of the Jurisdiction and Region are broken down.

**Table 64: Race Ethnicity Population by Districts (Jurisdiction)**

Race/Ethnicity	District 1	District 2	District 3	District 4	District 5
<b>White</b>	109,769	153,891	224,349	174,359	126,361
<b>Black</b>	30,750	26,132	25,094	11,628	52,924
<b>Hispanic</b>	299,379	228,192	163,667	249,662	260,429
<b>Asian or Pacific Islander</b>	29,228	58,834	43,488	14,342	25,700
<b>Native American</b>	1,653	1,417	3,246	2,022	3,621
<b>Two or More Races</b>	13,607	17,423	26,419	10,888	16,390
<b>Other</b>	2,622	2,638	2,638	2,126	2,550
<b>TOTAL</b>	<b>487,008</b>	<b>488,527</b>	<b>488,901</b>	<b>456,027</b>	<b>487,975</b>

Data Sources: 2021 Redistricting of Riverside County's Supervisorial Districts



**Table 65: Race/Ethnicity Demographic Summaries by Districts (Jurisdiction)**

District	Race/Ethnicity Demographics
<b>District 1</b>	The Hispanic community forms the majority, with 299,379 individuals, followed by the White and Black communities with 109,769 and 30,750 individuals, respectively.
<b>District 2</b>	The Hispanic community is the majority here, with 228,192 individuals. The White community follows with 153,891 individuals, and the Asian or Pacific Islander community has 58,834 individuals.
<b>District 3</b>	The White community is the majority, with 224,349 individuals. The Hispanic and Asian or Pacific Islander communities follow with 163,667 and 43,488 individuals, respectively.
<b>District 4</b>	The Hispanic community forms the majority, with 249,662 individuals. The White and Black communities follow with 174,359 and 11,628 individuals, respectively.
<b>District 5</b>	The Hispanic community is the majority here, with 260,429 individuals. The White and Black communities follow with 126,361 and 52,924 individuals, respectively.

**Figure 61: Riverside County Supervisorial District Boundaries 2021**

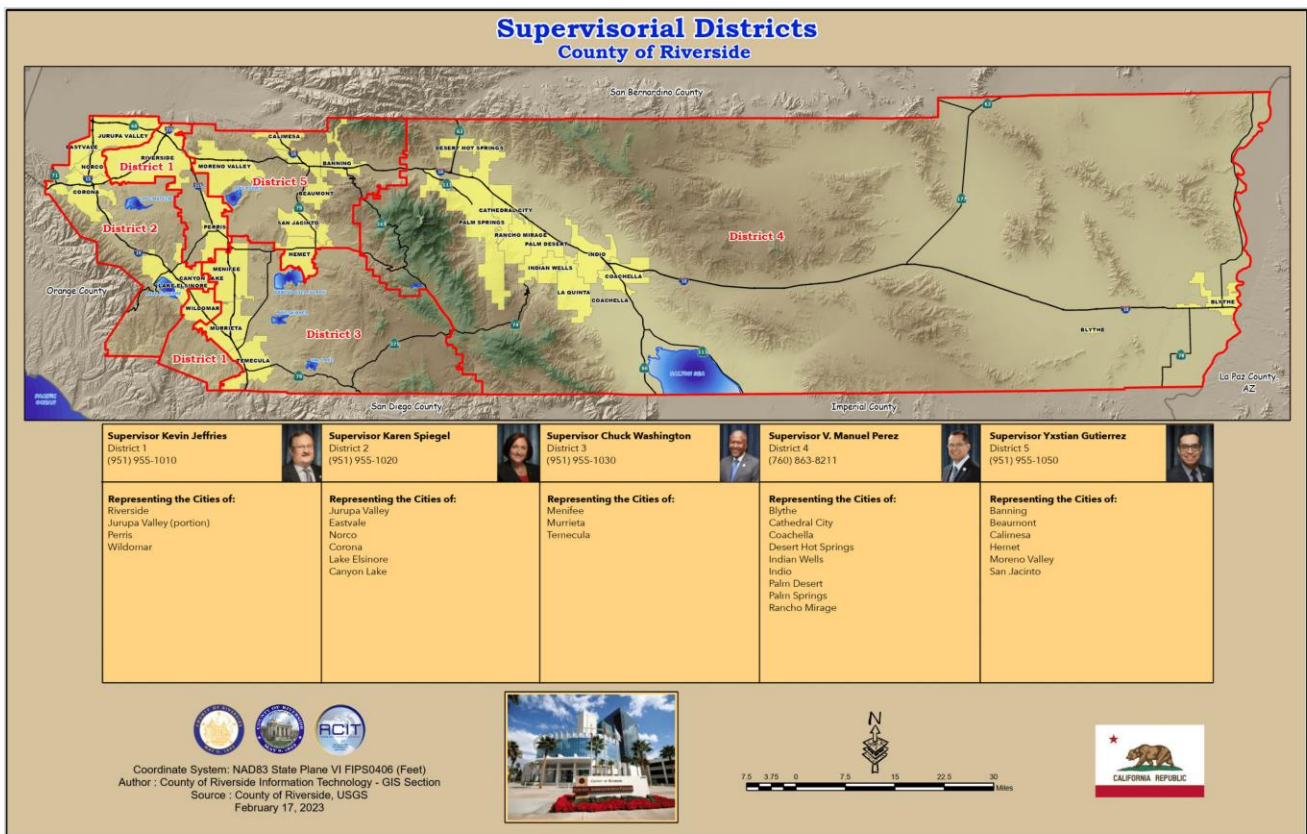


Figure 62: Percent Total Non-White Population (Jurisdiction)

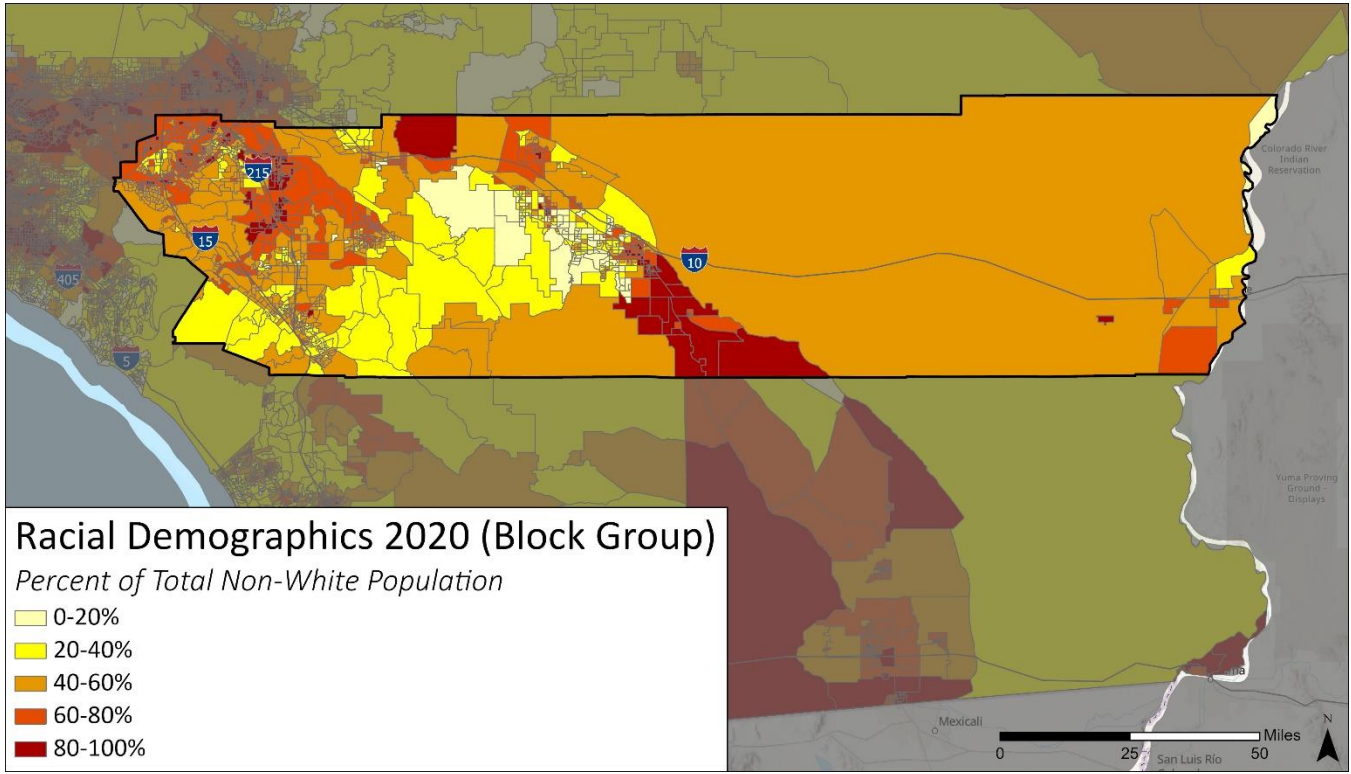


Figure 63: Percent Total Non-White Population (Region)

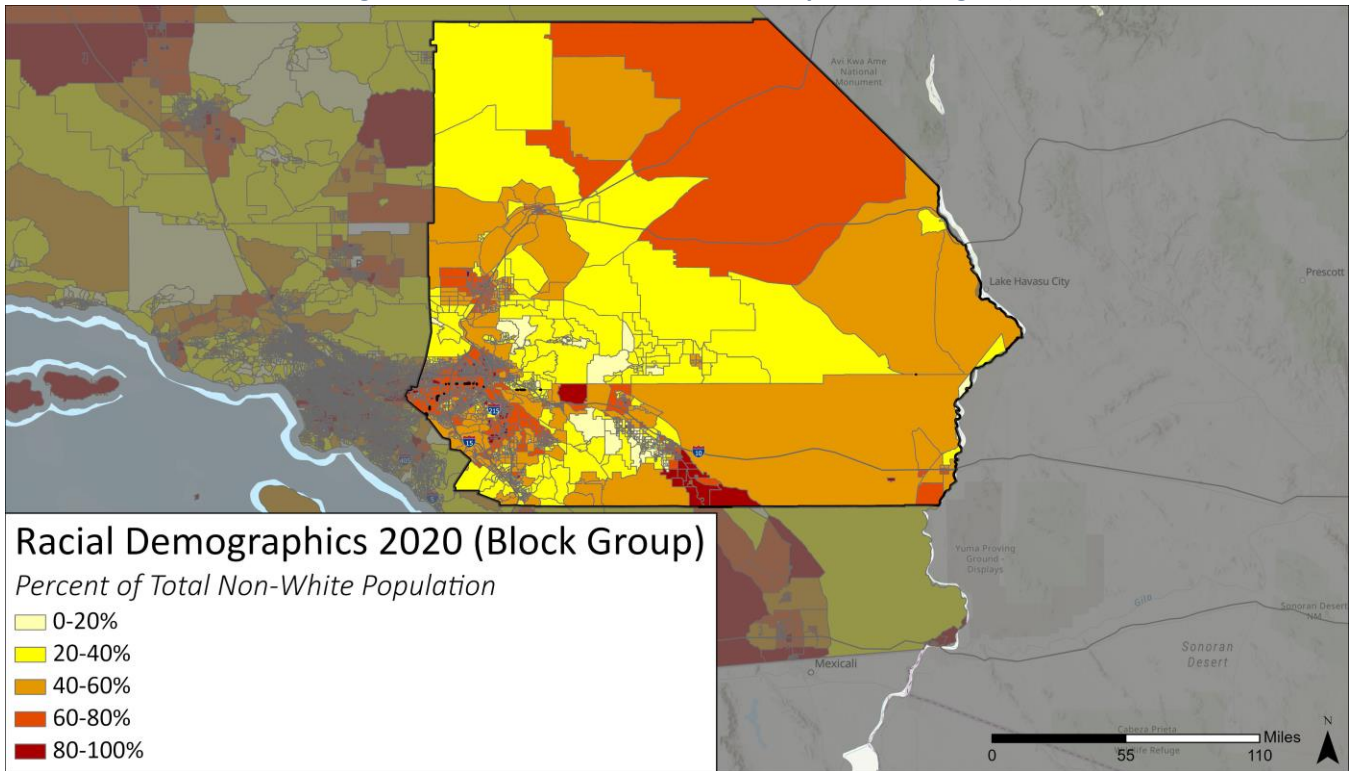


Figure 64: Predominant Race (Jurisdiction)

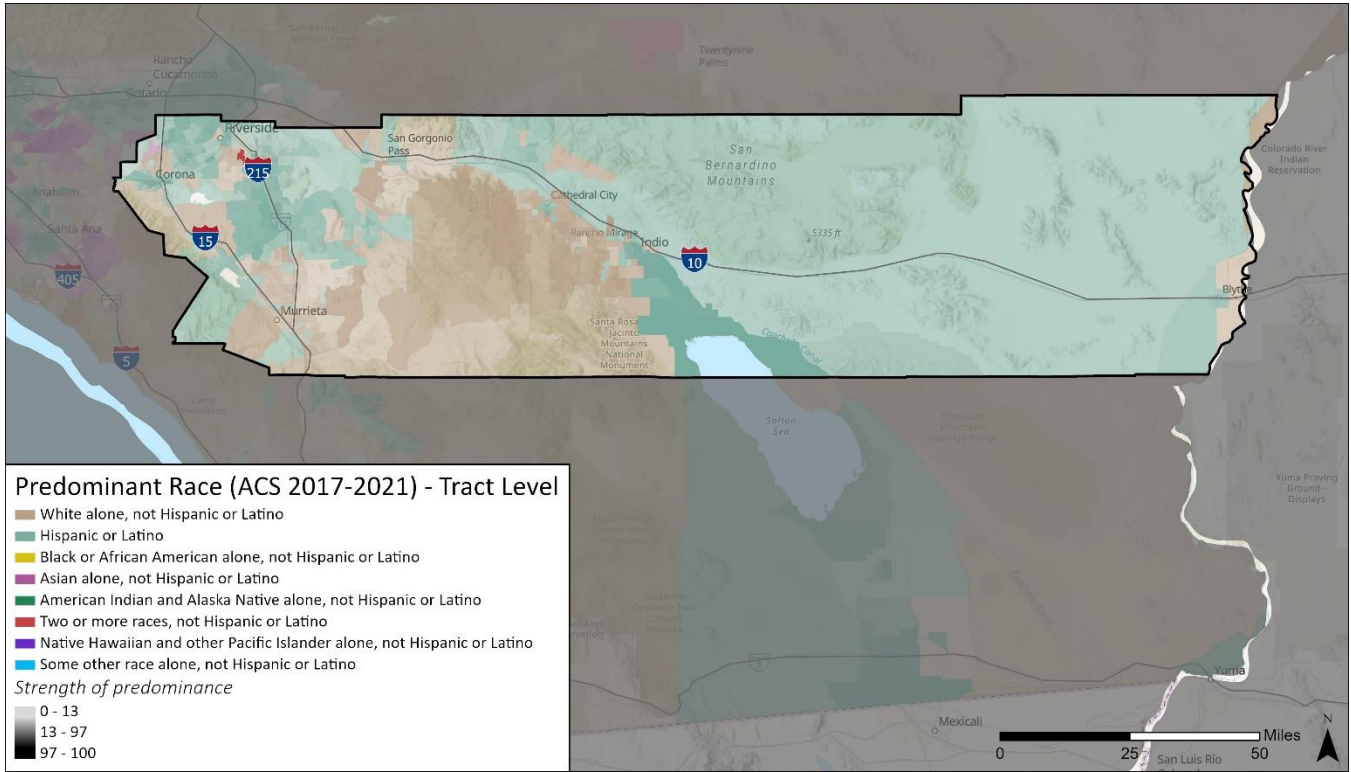
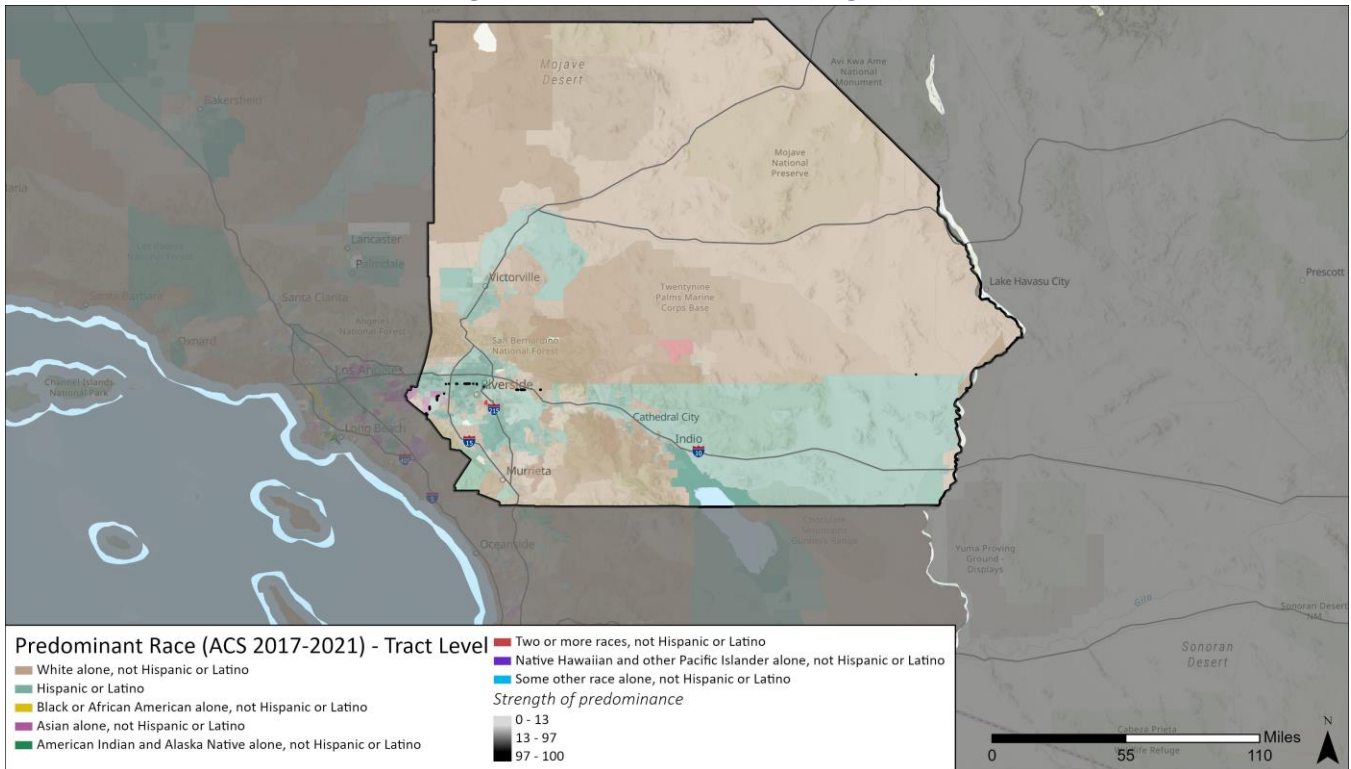


Figure 65: Predominant Race (Region)



## Increased Diversity, Segregation, and Integration Impact

Increased diversity, segregation, and integration can impact housing in numerous ways:

- **Gentrification:** Integration efforts may inadvertently lead to gentrification, where higher-income residents move into a diverse neighborhood, driving up property values and rents, making housing less affordable for existing residents.
- **Redlining:** Segregation can perpetuate historical patterns of redlining, where certain neighborhoods, often populated by minority groups, are denied access to loans and mortgages, hindering their ability to afford housing and build wealth.
- **Zoning Policies:** Zoning policies can reinforce segregation by limiting affordable housing options in certain areas, perpetuating disparities in access to quality housing and amenities.
- **Discriminatory Practices:** Discriminatory practices in the housing market, such as landlords or real estate agents favoring certain demographics over others, can exacerbate segregation and limit access to fair housing opportunities.
- **Limited Resources:** A more diverse population requires a diversity in available resources, including affordable housing programs, subsidies, and housing assistance.

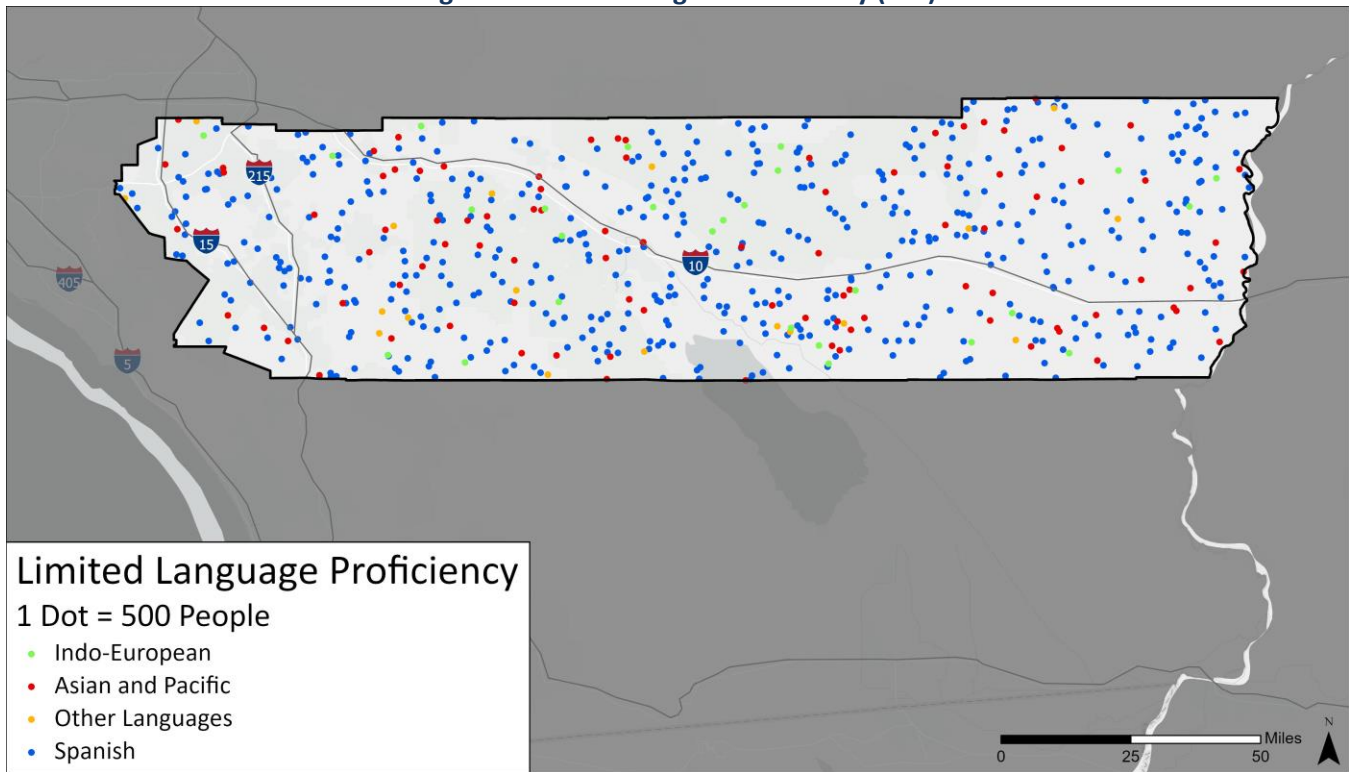
Addressing these challenges requires comprehensive policies that promote inclusive communities, combat discrimination, and provide equitable access to affordable housing for all residents, regardless of race, ethnicity, or socioeconomic status.

## Limited English Proficiency and Foreign-Born Population

Riverside residents with Limited English Proficiency (LEP) have significantly increased, both in real terms and as a proportion of the overall population, from 122,105 residents in 1990, or 10.43 percent of the total, to current estimates of 324,495, or 14.82 percent of total County residents.

This represents a 166 percent increase since 1990. Regionally, the proportionate share increased even more dramatically, from 9.73 percent of the population in 1990 to 15.17 percent in 2020. In absolute terms, the numbers of LEP speakers regionally increased 155 percent. The figure below provides an overview of LEP patterns in Riverside County, highlighting the concentration of LEP individuals across different jurisdictions and regions.

Figure 66: Limited English Proficiency (LEP)



In terms of national origin, the largest foreign-born population within the jurisdiction and the region is from Mexico. After Mexico, the greatest numbers of foreign-born residents are from Other Central America, El Salvador, Other Southeastern Asia, Canada, and the Philippines.

HUD has developed a R/ECAPs analysis. For the Region, the total population in R/ECAPs is 209,235. At 63.30 percent, Hispanics forms the majority; White residents are second at 17.17 percent, followed by 12.02 percent Black and 4.89 percent Asian or Pacific Islander. This follows the same trend as the Jurisdiction.

There are also a total of 41,495 families in R/ECAPs, of which families with children constitute 61.94 percent. The top countries of origin for the R/ECAP population include Mexico, Other Central America, El Salvador, and Other Southeastern Asia.

## Limited English Proficiency and Foreign-Born Population Impact

As the County's demographics shift, with a sizable portion of its population being foreign-born or LEP speakers, several factors emerge:

- **Language Barriers:** LEP among some residents can create communication barriers between landlords, real estate agents, and tenants. This can lead to misunderstandings regarding lease agreements, tenant rights, and property maintenance, impacting the overall quality of housing.
- **Access to Housing Resources:** Foreign-born individuals and English as a second language (ESL) speakers may face difficulties accessing housing resources and services due to language

barriers. Understanding housing laws, rental procedures, and navigating paperwork can be challenging, hindering their ability to secure suitable housing options.

- **Discrimination and Stereotyping:** Foreign-born populations and ESL speakers may encounter discrimination or stereotyping in the housing market. Landlords or property owners may have biases against certain ethnic or linguistic groups, leading to unequal treatment or limited housing options for these individuals.
- **Limited Affordable Housing Options:** The demand for affordable housing in Riverside County is exacerbated by the growing foreign-born population and ESL speakers. Limited proficiency in English may restrict job opportunities, impacting income levels and affordability of housing options for these communities.
- **Community Integration:** Language barriers can also impede the integration of foreign-born populations into local communities. Lack of proficiency in English may hinder social interactions, access to community services, and participation in neighborhood activities, affecting the sense of belonging and community cohesion.

## Racially/Ethnically Concentrated Areas of Poverty

HUD has established a definition for R/ECAPs in Riverside County. These areas are characterized by a non-White population of 50 percent or more and either a poverty rate exceeding 40 percent or three times the average tract poverty rate for the metropolitan/micropolitan area, whichever is lower.

Understanding and identifying these areas is crucial, as location significantly impacts health, education, and economic opportunities. Residential segregation exacerbates racial inequality, although these areas may also offer unique opportunities, such as ethnic enclaves that foster cultural preservation and support networks for immigrants.

The R/ECAPs in Riverside County encompass several distinct regions. These include the tracts immediately bordering the Salton Sea, the region southwest of Desert Hot Springs, Meadowbrook, the communities southwest of Hemet, and certain sections of the Cities of Riverside and Moreno Valley.

The unincorporated areas of Riverside County that fall under the R/ECAPs category have a combined population of approximately 35,047. Notably, these areas have the highest concentration of individuals who identify as Hispanic. For a visual representation, refer to the figures below, which illustrate the groupings of R/ECAPs within the County and Region.

Figure 67: R/ECAPs (Jurisdiction)

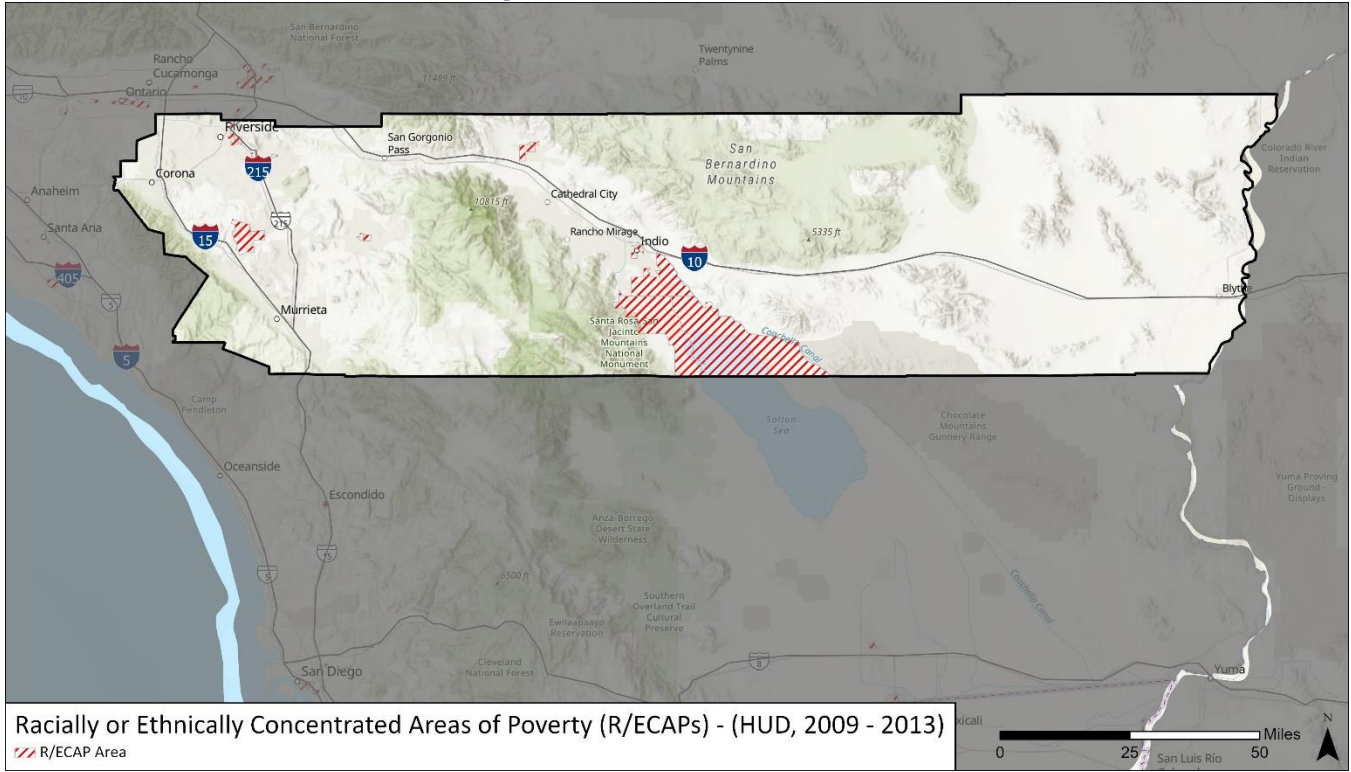
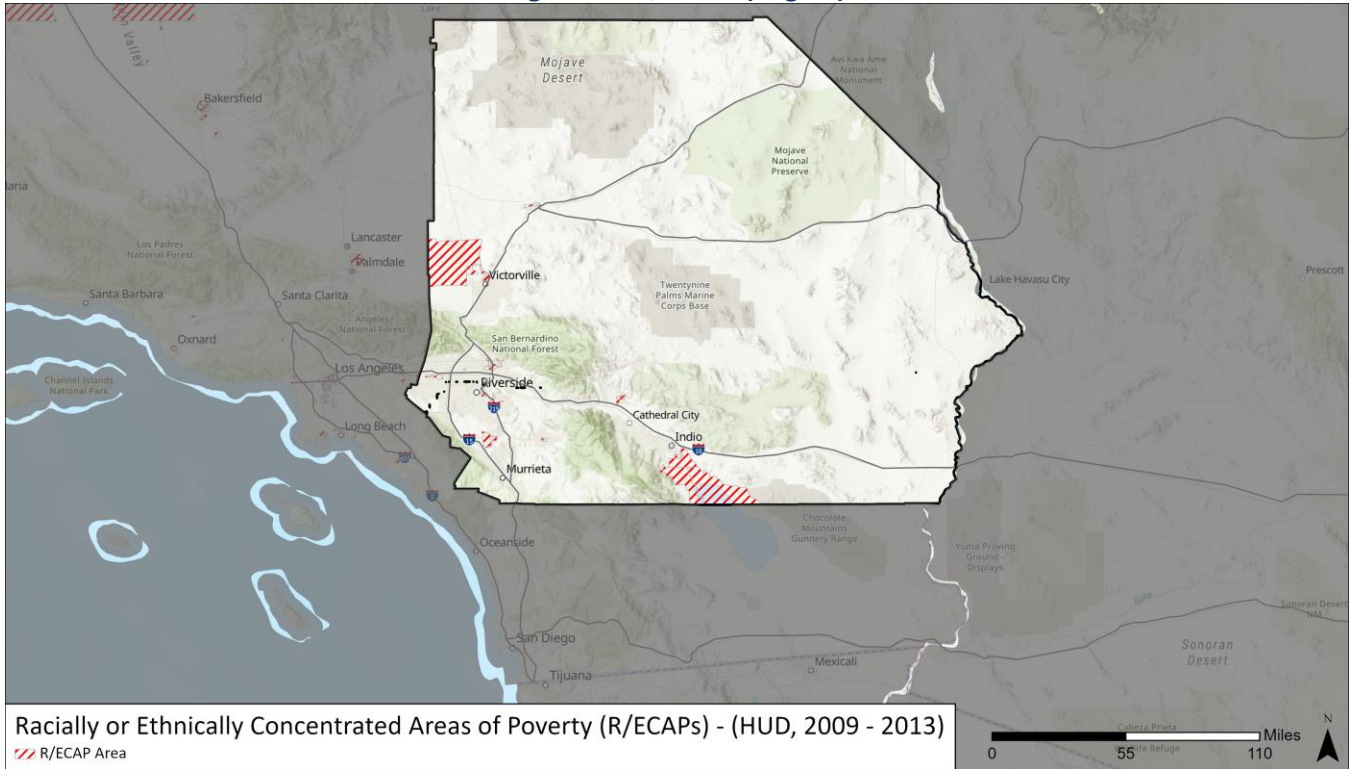


Figure 68: R/ECAPs (Region)



## Racially/Ethnically Concentrated Areas of Poverty Impacts

There are several ways that R/ECAPS impact housing in Riverside County:

- **Limited Access to Affordable Housing Options:** Residents in these areas may struggle to find affordable housing due to high demand, low supply, and discriminatory practices.
- **Higher Rates of Housing Instability:** Residents may experience elevated rates of eviction, foreclosure, and homelessness due to economic hardship and housing market pressures.
- **Lower Property Values:** Housing in these areas often has lower property values compared to more affluent neighborhoods, affecting homeowners' equity and investment potential.
- **Discriminatory Practices:** Residents may face discrimination in housing, including rental and lending discrimination, which can limit their housing choices and perpetuate segregation.
- **Neglected Infrastructure and Community Development:** These areas may suffer from inadequate infrastructure, such as deteriorating roads, lack of public transportation, and limited access to essential services, further exacerbating housing challenges.
- **Limited Educational and Employment Opportunities:** Residents may have restricted access to quality education and job opportunities, impacting their ability to afford housing and improve their living conditions.
- **Health Disparities:** Housing conditions in these areas can contribute to health disparities, including exposure to environmental hazards and limited access to healthcare services, affecting residents' overall well-being.

These factors collectively underscore the complex challenges faced by R/ECAPS in the County. Targeted interventions and policies are essential to address housing inequities and promote a more equitable living environment.

## Racial Segregation

The dissimilarity index serves as a widely used metric for assessing segregation between two demographic groups. It depicts their proportional distributions across residential areas, which are defined by census tracts. This index represents the proportion of the minority group that would need to relocate to different neighborhoods to achieve full integration. Scores on the index span from 0 percent (indicating complete integration) to 100 percent (denoting total segregation). When the index exceeds 60, communities are considered highly similar and segregated.

It is essential to recognize that segregation is a multifaceted issue, challenging to generalize, and influenced by various factors. Individual preferences play a role in segregation, as some residents choose to live among peers of their own racial or ethnic backgrounds. For instance, recent immigrants often rely on nearby family, friends, and cultural institutions to aid their adaptation to a new country. Conversely, when white residents move away from increasingly diverse neighborhoods, those areas may become more segregated.



Comprehending the intricate factors that contribute to residential segregation is critical for effectively addressing housing issues. These factors include:

- **Housing Market Dynamics:** The interplay of supply, demand, and property values significantly influences where people live. Market forces can lead to concentration or dispersion of certain demographics in specific neighborhoods.
- **Lending Disparities Among Ethnic Groups:** Unequal access to loans and mortgages can perpetuate segregation. Discriminatory lending practices or limited financial resources affect housing choices and opportunities.
- **Housing Affordability:** The affordability of housing directly impacts residential patterns. High-cost areas may exclude certain groups, leading to concentration in more affordable neighborhoods.
- **Discriminatory Practices:** Discrimination in housing, whether overt or subtle, affects housing decisions. Rental discrimination, redlining, and biased practices limit housing options for marginalized communities.

Riverside County residents experience comparable or slightly higher access to opportunities compared to residents in the broader Region. The higher index scores across various domains highlight Riverside's favorable access to education, employment, and reduced poverty exposure. Importantly, these scores remain consistent across different protected groups, indicating that individuals from most racial and ethnic backgrounds enjoy a higher quality of life by various metrics than their counterparts in the larger statistical Region.

The racial/ethnic dissimilarity index for Riverside County compares favorably to the region in terms of absolute values, indicating that Riverside County is more integrated than the overall Region. However, examining overall trends reveals a different perspective. While the County witnessed a 13.12 percent decline in racial segregation within the Black community based on the 2010 census, estimates from 2020 indicate that Riverside County is trending toward more segregation, not less, within the Black community and across all demographic categories.

In fact, across the board, the County is moving in the direction of increased segregation, consistent with the regional trend. Regarding non-Whites, the level of segregation from Whites, as measured by the dissimilarity index, has increased by 22.92 percent within the County since 1990. Although this increase is slightly less than the regional rise of 25.4 percent during the same period, the upward trend persists. Apart from the Black community, where segregation has ticked up recently but remains statistically declining, this pattern holds true for other ethnic and racial groups within the County and their counterparts in the broader Region.

#### **Specifically:**

- The Hispanic population has become increasingly segregated by 24.12 percent within the County and 23.59 percent within the Region.
- The Asian and Pacific Islander populations, while still experiencing increased segregation, fare better within the County, with levels rising by 16.84 percent, compared to 29.85 percent within the Region.

These trends underscore the complex dynamics of residential segregation and highlight the need for continued efforts to promote integration and equity. Table 66 and the figures below provide insights into segregation trends within the Jurisdiction and Region.

**Table 66: Racial/Ethnic Dissimilarity Trends (Jurisdiction/Region)**

Race/Ethnicity	Jurisdiction, 1990	Jurisdiction, 2000	Jurisdiction, 2010	Jurisdiction, 2020	Region, 1990	Region, 2000	Region, 2010	Region, 2020
<b>Non-White/White</b>	38.41	38.70	33.14	36.33	32.92	38.90	38.95	41.29
<b>Black/White</b>	55.54	44.17	35.34	40.13	43.74	45.48	43.96	47.66
<b>Hispanic/White</b>	40.15	41.99	37.78	39.48	35.57	42.40	42.36	43.96
<b>Asian or Pacific Islander/White</b>	32.23	26.27	39.67	44.76	33.17	37.31	38.31	43.07

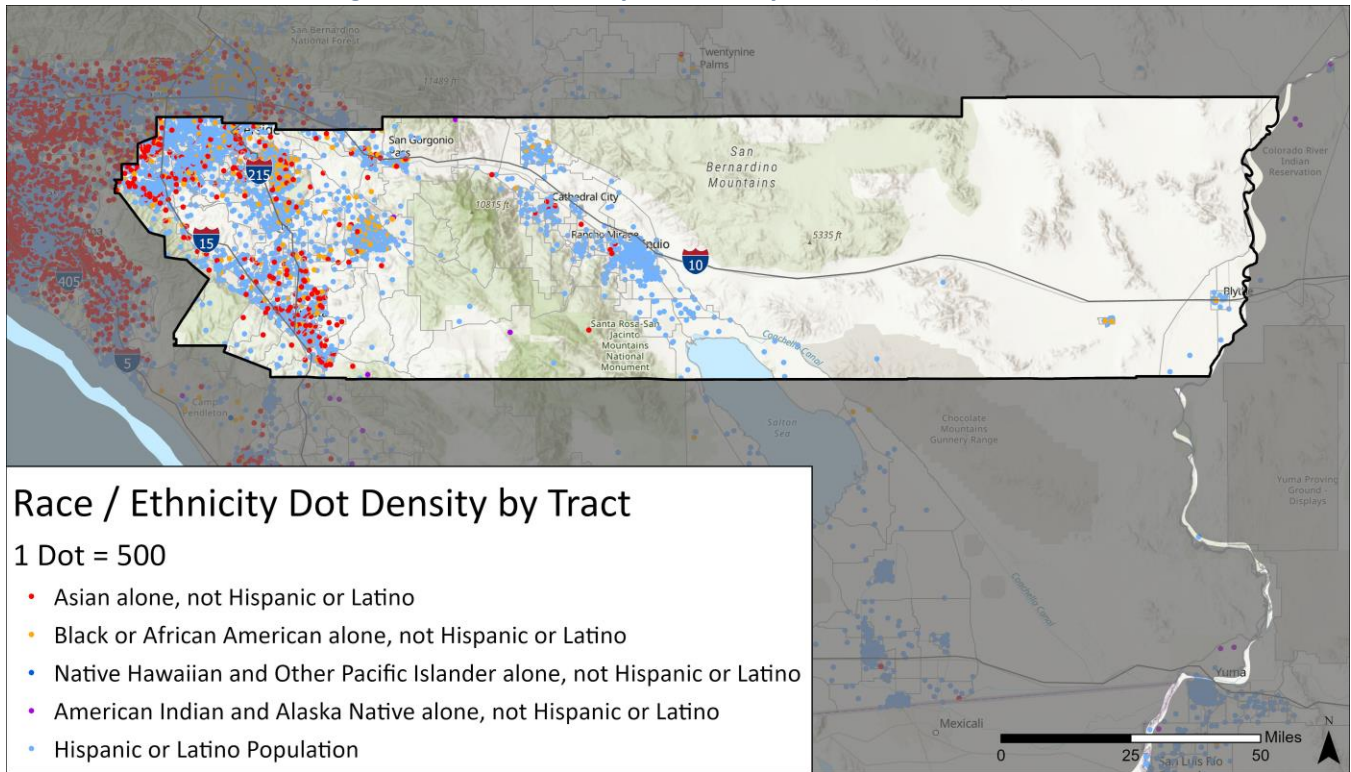
*Data Source: 2020 HUD AFFH Online Mapping Tool*

## Segregation Trends in the Jurisdiction

Dissimilarity indices measure the spatial separation between racial and ethnic groups within residential areas. Higher indices indicate greater segregation and highlight the need for efforts to promote integration and reduce residential segregation across racial and ethnic lines.

- The Non-White/White dissimilarity has steadily increased over time, suggesting a persistent divergence.
- Black/White dissimilarity remains high, indicating ongoing segregation.
- Hispanic/White dissimilarity also shows disparities, although it has not increased significantly.
- Asian or Pacific/White dissimilarity has risen, indicating distinct residential patterns for these groups.

Figure 69: Race/Ethnicity Dot Density - 2010 (Jurisdiction)

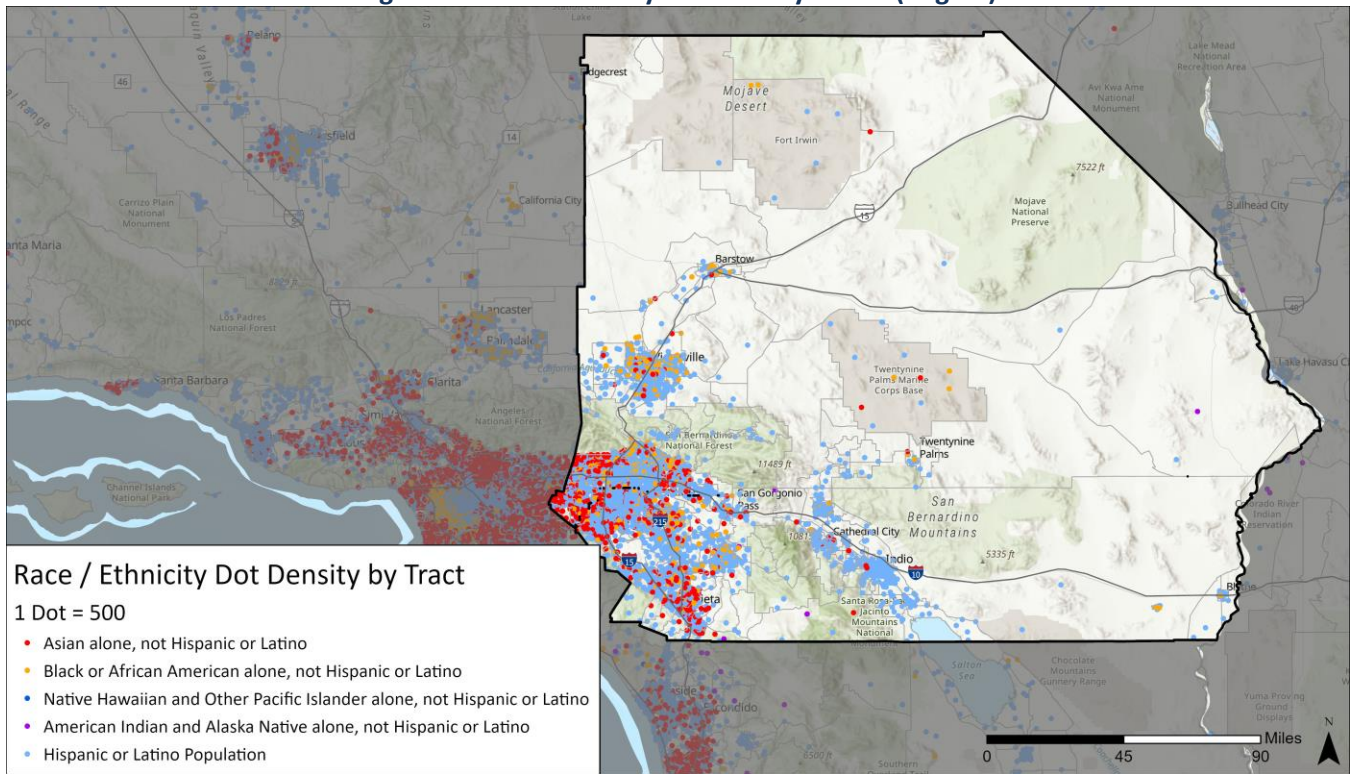


### Segregation Trends in the Region

Efforts to create and provide equitable housing policies, education, and economic opportunities are crucial for addressing these disparities and fostering more inclusive communities. Higher indices throughout the Region indicate greater segregation. Some observations made in the region:

- The Non-White/White dissimilarity declined from 1990 to 2010, suggesting improved integration.
- Black/White dissimilarity remains high, indicating persistent segregation, but has trended down in recent years.
- Hispanic/White dissimilarity shows fluctuations but remains relatively moderate.
- Asian or Pacific/White dissimilarity has increased significantly, highlighting distinct residential patterns for these groups.

Figure 70: Race Ethnicity Dot Density - 2010 (Region)



## Homelessness by Demographics

Homelessness poses a significant challenge for all demographics in Riverside County, including the White population. Several contributing factors include economic hardship, a shortage of affordable housing, mental health issues, and substance abuse.

Moreover, systemic inequalities and barriers to accessing resources exacerbate the problem across all communities, irrespective of race. Table 67 provides an overview of the homeless PIT Count for Riverside County, specifically focusing on demographics.

The racial and ethnic composition of the homeless population in Riverside County:

- **White Population:** The largest group among the homeless residents is the White population, accounting for 68.54 percent.
- **Hispanic/Latino Population:** The Hispanic/Latino community also represents a significant portion of the homeless population at 37.16 percent.
- **Black/African American Population:** The Black/African American community also contributes to the homeless population at 15.57 percent.
- **American Indian/Alaskan Native Population:** Lastly, the American Indian/Alaskan Native group is a nominal part of the homeless demographic at 2.87%.

Table 67 is a snapshot that underscores the diversity of individuals experiencing homelessness in Riverside County and highlights the need for targeted support and resources.

**Table 67: Homeless PIT Count for Riverside County by Demographics**

Demographic Category	Demographic	Number	Percent
Gender	Male	1,722	70.54%
Gender	Female	701	28.72%
Gender	Transgender	4	0.16%
Gender	Gender Non-conforming	14	0.57%
Race/Ethnicity	Hispanic/Latino	907	37.16%
Race/Ethnicity	Black/African American	380	15.57%
Race/Ethnicity	White	1,673	68.54%
Race/Ethnicity	American Indian/Alaskan Native	70	2.87%
Race/Ethnicity	Asian	32	1.31%
Race/Ethnicity	Native Hawaiian/Pacific Islander	48	1.97%
Race/Ethnicity	Multi-Racial/Other	238	9.75%
Age	Under 18	13	0.53%
Age	18-24	172	7.05%
Age	25-54	1,669	68.37%
Age	55-61	445	18.23%
Age	62+	142	5.82%

Data Sources: 2023 Point-in-Time Count

## Racial Segregation Impacts

The impact of racial segregation in Riverside County has been multifaceted and far-reaching. The following factors contribute to racial segregation within the County and in turn further segregation:

- **Limited Access to Quality Housing:** Racial segregation can result in certain communities having limited access to quality housing options, leading to disparities in living conditions and housing amenities.
- **Economic Disparities:** Segregation can perpetuate economic disparities, as racially segregated neighborhoods may have different levels of property values, rents, and investment, affecting the ability of residents to build wealth through homeownership.
- **Educational Opportunities:** Segregated housing can impact access to quality education, as neighborhoods with higher concentrations of minority populations may have underfunded schools and fewer educational resources compared to predominantly white areas.
- **Healthcare Disparities:** Residents of racially segregated neighborhoods may face disparities in healthcare access and outcomes, including limited access to healthcare facilities, higher rates of chronic illnesses, and poorer health outcomes.
- **Limited Access to Resources:** Segregation can result in unequal access to resources such as grocery stores, parks, public transportation, and employment opportunities, further perpetuating economic and social inequalities.
- **Policing and Criminal Justice:** Segregated neighborhoods may experience over-policing and disparities in the criminal justice system, leading to higher rates of incarceration and contributing to cycles of poverty and social exclusion.

- **Social Isolation and Discrimination:** Segregation can contribute to social isolation and discrimination, as residents of segregated neighborhoods may face stigma and barriers to social and economic integration with other communities.
- **Housing Discrimination:** Segregation can perpetuate housing discrimination practices, including redlining and discriminatory lending, which limit housing options and opportunities for minority populations.

The effects of racial segregation can have long-term impacts on individuals and communities, affecting economic mobility, health outcomes, and overall quality of life for generations.

## Racial Integration Impacts

Historically, like many areas in the United States, Riverside County faced segregation due to practices such as redlining and restrictive covenants, which limited where people of different races could live. As efforts toward racial integration gained momentum, several notable impacts on housing emerged in Riverside County:

- **Residential Patterns:** Integration led to changes in residential patterns, making neighborhoods more diverse. This shift created increased opportunities for people of different races to live in areas that were previously segregated.
- **Housing Market Dynamics:** Integration influenced housing market dynamics. Areas once considered undesirable experienced heightened demand as racial barriers dissolved. Conversely, some previously exclusive neighborhoods encountered resistance or tension as they diversified.
- **Policy Changes:** Integration efforts coincided with changes in housing policies and regulations aimed at combating discrimination. Fair housing laws and enforcement mechanisms were implemented to ensure equal access to housing opportunities for all residents.
- **Community Dynamics:** Integration also impacted community dynamics. It fostered greater social cohesion in some areas but could also lead to tensions or conflicts as different racial and ethnic groups shared spaces and resources.
- **Economic Impacts:** Integration affected housing economically. Property values and investment patterns shifted in response to changing demographics. More integrated areas often saw increased property values due to higher demand, while others experienced disinvestment as demographics changed.

The journey toward racial integration in Riverside County has been intricate and ongoing, influenced by historical legacies, policy interventions, economic factors, and community dynamics. While significant progress has been made in dismantling racial barriers within housing, several challenges persistently shape the housing landscape:

- **Housing Affordability:** Ensuring affordable housing remains accessible to all residents is an ongoing challenge. High housing costs can disproportionately affect marginalized communities.
- **Gentrification:** As neighborhoods evolve, gentrification can lead to displacement of long-standing residents. Balancing revitalization with community preservation is crucial.

- **Persistent Disparities:** Despite strides in integration, disparities related to race, ethnicity, and socioeconomic status persist. Equitable access to housing opportunities remains a priority.

In this dynamic context, Riverside County continues to navigate complexities, seeking solutions that promote inclusivity, fairness, and thriving communities.

## Disparities in Access to Opportunity

HUD has developed several indices to assess segregation and disparities in access to opportunity within communities. These indices include:

- Low Poverty Index
- School Proficiency Index
- Job Proximity Index
- Labor Market Index
- Low Transportation Cost Index
- Transit Trips Index
- Environmental Health Index

Analyzing these indices, it appears that residents of Riverside County have relatively good access to opportunities, especially in education and employment. Their scores are comparable to or slightly higher than those of residents in the broader statistical Region. Additionally, these positive outcomes are consistent across various racial and ethnic groups.

## Regional Opportunity Index (ROI)

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both “people” and “place” components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.”

“People” is a relative measure of people’s assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses people’s relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.

- **Housing Opportunity:** Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity:** Contains indicators that assess a community's relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity:** Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

"Place" is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity:** Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

## California Tax Credit Allocation Committee (TCAC) Opportunity Area Map

HCD together with the California TCAC established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The task force developed the TCAC/HCD opportunity area maps to understand how public and private resources are spatially distributed.

The California Fair Housing Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

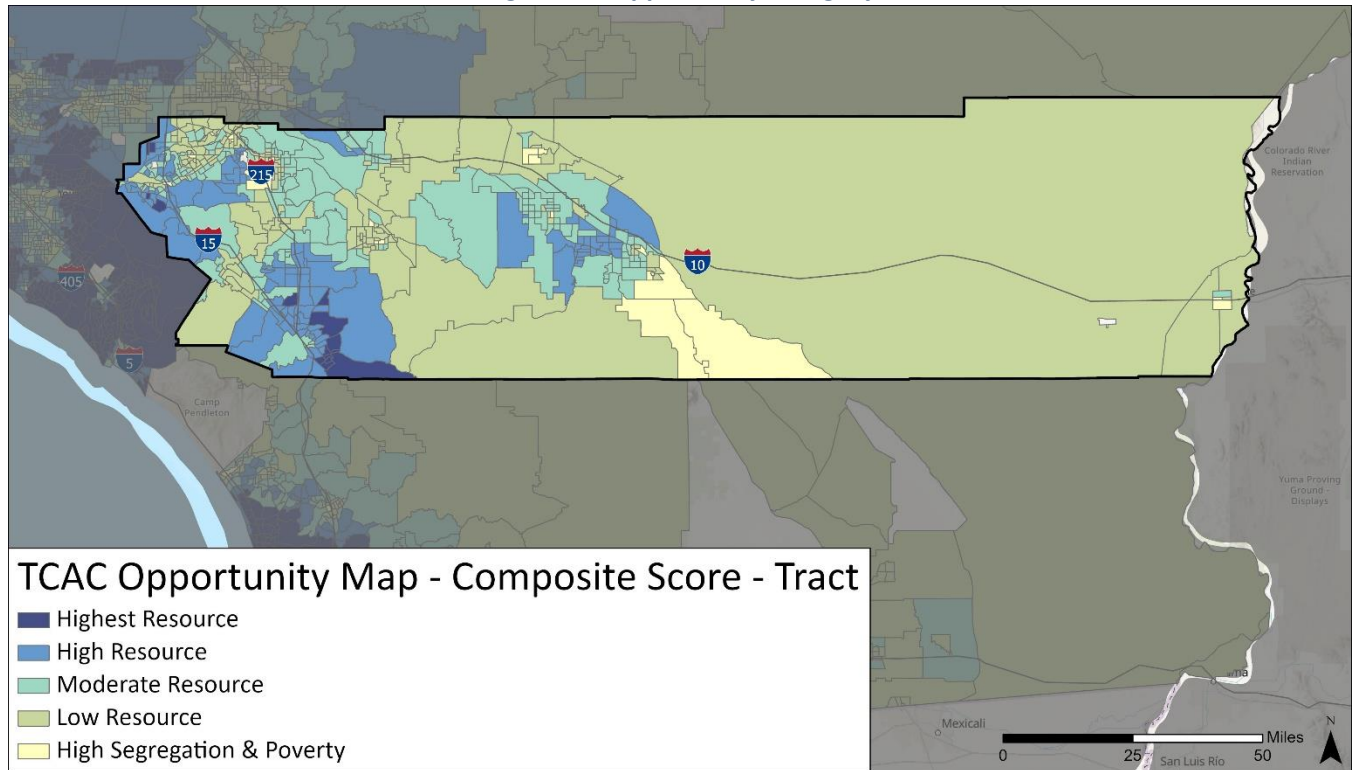
According to the task force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help state decision-makers identify tracts within



each region where the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice.

Figure 71 below geographically displays data results for Riverside County. Overall, the County is considered low to moderate resource.

**Figure 71: Opportunity Category**



The TCAC plays a crucial role in shaping affordable housing policies in Riverside County. By allocating tax credits to developers, the committee influences the construction and maintenance of affordable housing units in the County. This allocation directly impacts the availability of fair housing options, ensuring that low-income residents have access to safe and affordable housing opportunities.

Through its decisions and policies, the committee helps promote fair housing practices, addressing issues of affordability and accessibility in Riverside County and fostering a more inclusive community for its residents.

### Access to Opportunities

Riverside County, a region renowned for its sprawling landscapes and diverse communities, harbors significant disparities in access to opportunity. From education and healthcare to employment and housing, these inequalities have persisted, shaping the trajectories of individuals and communities.

To facilitate the Access to Opportunity analysis, HUD provided a table in July 2020 that measures access to opportunity by each index.<sup>4</sup> The index allows comparison of opportunity indicators by race and ethnicity, for households below and above the poverty line, among jurisdictions, and to the Region. The opportunity indicator indices are as follows:

- **Low Poverty Index:** The low poverty index captures poverty in each neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of fourth-grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Index:** The labor market index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person, single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area). The higher the transit trips index, the more likely residents in that neighborhood use public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person, single-parent family with income at 50 percent of the median income for renters for the Region/Core-Based Statistical Area. The higher the index, the lower the cost of transportation in that neighborhood.
- **Job Proximity Index:** The job proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table 68 displays the opportunity indices by race and ethnicity for persons in Riverside County. According to the data, there is mostly low poverty among the population. Additionally, the access to quality education system is moderate among all racial/ethnic groups (between 30 and 60), excluding the Asian and Pacific Islander population which has a high school proficiency index (greater than 60).

#### The data shows the following:

- The County offers low labor and economic opportunity as well as low access to transit.

<sup>4</sup> [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_op/affh](https://www.hud.gov/program_offices/fair_housing_equal_op/affh); <https://egis.hud.gov/affht/>

- Transportation is moderately considered affordable among all race and ethnic groups in the County.

**Table 68: Opportunity Indices by Race and Ethnicity for Persons in Riverside (Jurisdiction)**

Race/Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Job Proximity Index	Environmental Health Index
<b>Total Population</b>							
White	55.42	50.59	32.21	42.95	36.27	35.59	51.35
Black	53.05	48.56	28.83	43.34	35.68	36.13	45.38
Hispanic	38.72	37.59	23.26	46.71	39.19	31.93	50.77
Asian or Pacific Islander	66.75	61.81	42.07	48.13	31.22	37.62	39.79
Native American	41.33	36.49	22.15	40.93	37.76	32.05	59.71
<b>Below Federal Poverty Line</b>							
White	43.49	39.50	24.61	43.08	39.64	32.15	55.33
Black	32.37	33.01	20.20	41.20	39.83	26.04	54.93
Hispanic	24.54	28.02	15.14	49.53	42.62	29.52	53.26
Asian or Pacific Islander	54.59	51.62	32.00	44.78	35.62	41.21	45.47
Native American	34.71	30.52	17.33	39.34	41.01	40.69	56.10

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

**Table 69: Opportunity Indices by Race and Ethnicity for Persons in Riverside (Region)**

Race/Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Job Proximity Index	Environmental Health Index
<b>Total Population</b>							
White	50.83	46.43	33.94	48.57	42.13	45.92	48.02
Black	41.38	35.44	26.46	53.65	45.13	45.67	38.89
Hispanic	36.39	33.26	24.37	55.76	46.31	46.90	37.84
Asian or Pacific Islander	58.83	51.51	42.31	55.92	42.65	53.56	35.12
Native American	39.48	35.90	24.58	47.70	43.26	43.36	49.90
<b>Below Federal Poverty Line</b>							
White	37.75	37.30	25.07	48.70	45.70	43.28	51.53
Black	26.43	25.68	16.85	53.16	48.28	41.83	42.21
Hispanic	24.29	26.74	16.85	57.51	49.70	45.50	39.29
Asian or Pacific Islander	41.94	35.76	29.56	58.72	49.53	57.38	34.87
Native American	29.25	30.43	19.72	50.03	46.34	44.62	44.78

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

## Education Disparities

One of the most critical areas affected by disparities in Riverside County is education. The quality of education varies greatly between affluent areas and those with lower socioeconomic statuses. Schools in wealthier neighborhoods often have better resources, smaller class sizes, and more experienced teachers, providing students with a competitive advantage.

Conversely, schools in underserved communities face challenges such as underfunding, overcrowded classrooms, and limited access to extracurricular activities, hindering academic achievement and long-

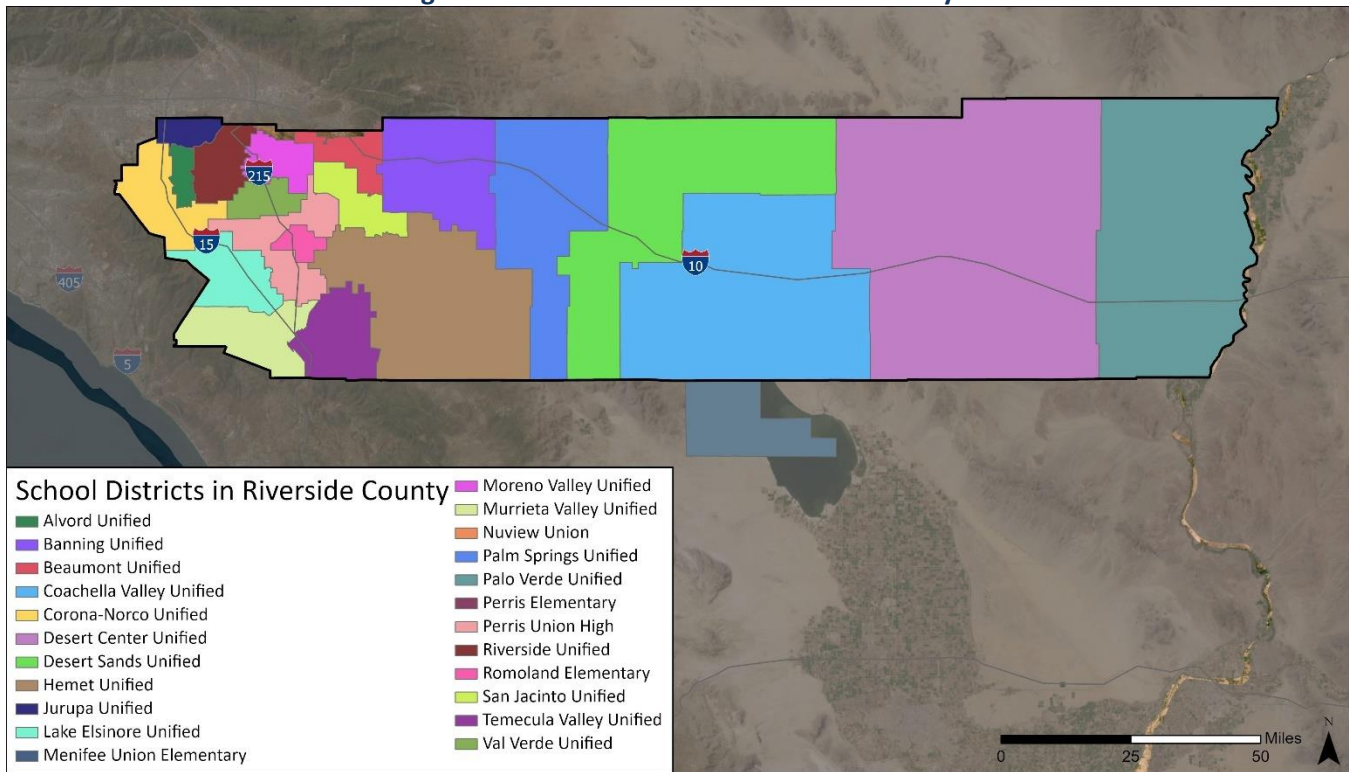
term success. In a statewide ranking of 2016 California Assessment of Student Performance and Progress test scores listed on School-Ratings.com, which includes public and charter schools (private schools are not required to participate), of 16 ranked schools in the unincorporated areas of Riverside County, only one ranked in the 80th percentile or higher.

There are 23 school districts serving Riverside County:

- Alvord Unified School District
- Banning Unified School District
- Beaumont Unified School District
- Coachella Valley Unified School District
- Corona-Norco Unified School District
- Desert Center Unified School District
- Desert Sands Unified School District
- Hemet Unified School District
- Jurupa Unified School District
- Lake Elsinore Unified School District
- Menifee Union School District
- Moreno Valley Unified School District
- Murrieta Valley Unified School District
- Nuview Union School District
- Palm Springs Unified School District
- Palo Verde Unified School District
- Perris Elementary School District
- Perris Union High School District
- Riverside Unified School District
- Romoland School District
- San Jacinto Unified School District
- Temecula Valley Unified School District
- Val Verde Unified School District

Each of these districts contributes uniquely to education and community development in Riverside County. Figure 72 gives a snapshot of the different school districts in Riverside County and their locations.

Figure 72: School Districts in Riverside County



Education disparities in Riverside County have a profound impact on fair housing. Areas with lower-quality education often coincide with neighborhoods facing socioeconomic challenges, leading to a cycle of inequality. When education is lacking, employment opportunities diminish, perpetuating housing instability and segregation.

Additionally, unequal access to quality education exacerbates disparities in wealth accumulation, making it harder for marginalized communities to afford housing in areas with better schools and resources. Addressing education disparities is crucial for fostering fair housing practices and creating more equitable opportunities for all residents in Riverside County.

## Healthcare Disparities

Access to quality healthcare is another area marked by disparities in Riverside County. While some residents have easy access to hospitals, clinics, and preventative care services, others, particularly those in rural or low-income areas, face barriers to healthcare access.

Limited transportation options, lack of health insurance, and shortages of healthcare providers exacerbate these disparities, resulting in unequal health outcomes across different demographic groups.

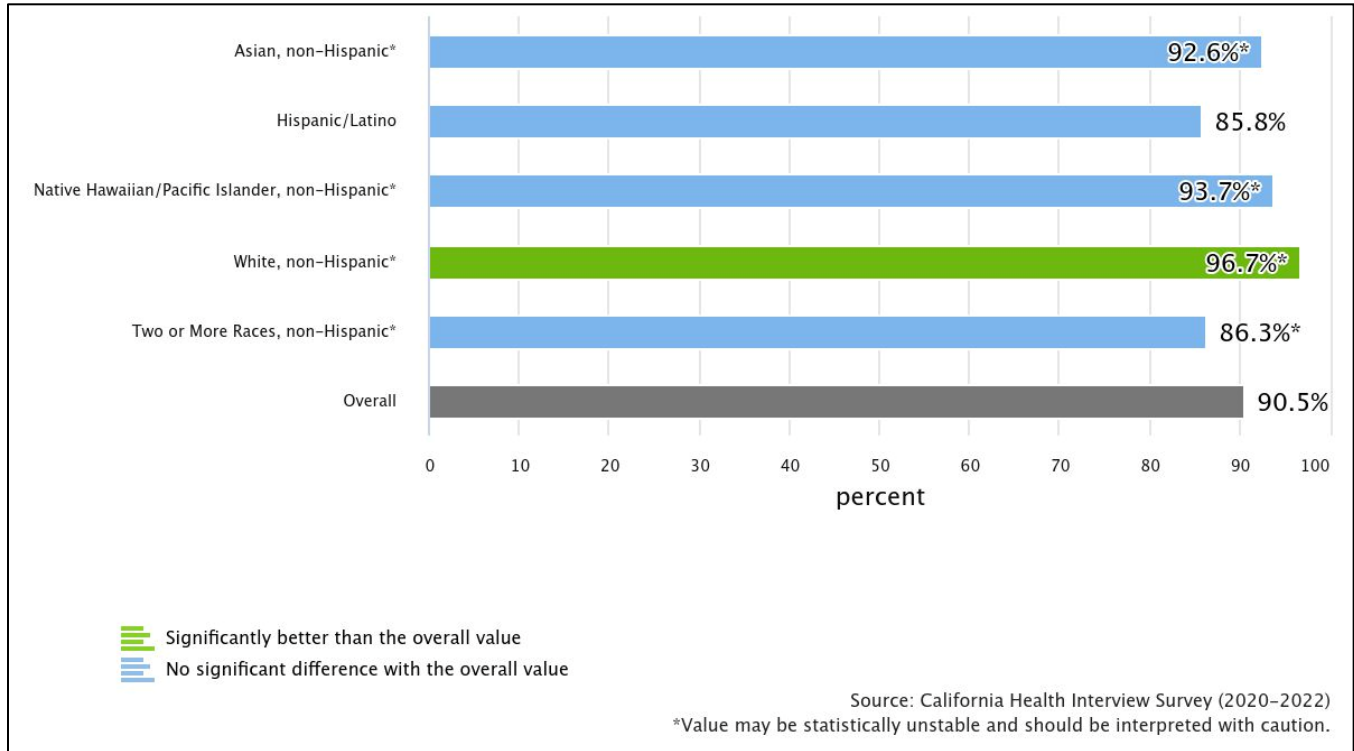
### Access to Healthcare

Access to healthcare is crucial because it ensures that individuals can maintain their physical and mental well-being. In Riverside County, where some urbanized areas have had historically bad air quality conditions, access to healthcare to address respiratory issues for example becomes even more critical.

Additionally, factors like housing stability directly influence health outcomes; individuals without stable housing may face increased risks of illness due to exposure to elements and lack of access to proper sanitation. Thus, ensuring access to healthcare services can help mitigate the health risks associated with housing instability in Riverside County and improve overall community health.

Figure 73 below gives a snapshot of Riverside County residents with access to healthcare.

**Figure 73: Adults with Health Insurance 18-64 by Race/Ethnicity, Riverside County**



## Environmental Health

The Environmental Health Index summarizes the potential exposure to harmful toxins at a neighborhood level. It relies on the US Environmental Protection Agency’s estimates related to air quality, including carcinogenic, respiratory, and neurological toxins. Higher index values indicate less exposure to harmful substances.

**In the Region, the Environmental Health Index for the total population varies across different racial and ethnic groups:**

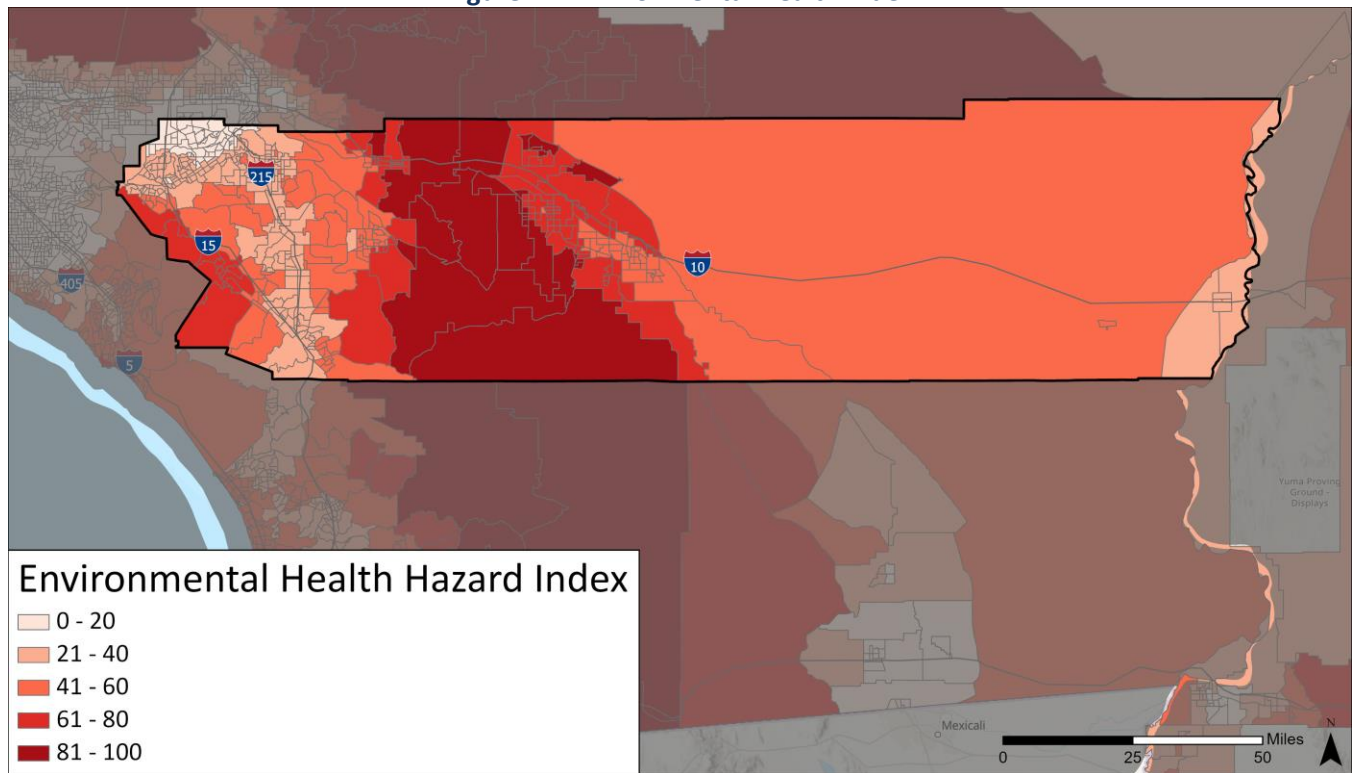
- Native American Group: Has the highest index value at 49.9.
- White Population: Follows closely with an index of 48.02.
- Black Population: Has an index of 38.89.
- Hispanic Population: Has an index of 37.84.
- Asian or Pacific Islander Population: Has an index of 35.12.

**For those below the federal poverty line in the Region:**

- White Group: Has the highest index at 51.53.
- Black Population: Has an index of 42.21.
- Hispanic Population: Has an index of 39.29.
- Asian or Pacific Islander Population: Has an index of 34.87.
- Native American Group: Has an index of 44.78.

These indices reflect the varying levels of environmental health risks faced by different communities in Riverside County. Figure 74 gives a snapshot of the environmental health demographics in Riverside County.

**Figure 74: Environmental Health Index**



**Employment Disparities**

Economic factors play a crucial role in shaping housing demand and affordability. Key factors to consider:

- **Unemployment Rates:** Monitoring unemployment rates is essential for understanding the economic health of a region. High unemployment rates can lead to housing instability, as individuals struggle to afford housing costs when they are out of work.
- **Workforce by Industry:** The composition of the local workforce across different industries impacts housing needs. For example:

- **Service Sector:** Service-oriented industries (such as retail, hospitality, and healthcare) often have lower wages. Workers in these sectors may face challenges in accessing affordable housing.
- **Technology and Innovation:** If Riverside County has a growing tech or innovation sector, it may attract higher-income professionals. This can drive demand for upscale housing.
- **Manufacturing and Construction:** These industries provide jobs related to housing development and infrastructure. A robust construction sector can contribute to housing supply.
- **Agriculture:** Riverside County’s agricultural sector may employ seasonal or migrant workers, affecting housing demand and affordability.
- **Income Distribution:** Understanding income distribution is crucial. High-income earners may seek upscale housing, while low-income households require affordable options.
- **Cost of Living:** The overall cost of living affects housing affordability. Factors like transportation costs, healthcare expenses, and utility bills impact residents’ ability to pay for housing.
- **Population Growth and Migration:** Population growth, both from natural increase and migration, influences housing demand. New residents require housing, and migration patterns affect neighborhood dynamics.
- **Housing Supply and Demand Balance:** Analyzing the balance between housing supply and demand is critical. A shortage of housing can lead to rising prices and affordability challenges.

Economic trends are dynamic, and policymakers must adapt housing strategies accordingly. By addressing economic factors, Riverside County can better meet the diverse housing needs of its residents.

**Economic Characteristics and Housing.** Local economic factors significantly influence housing needs, even if they are not directly related to fair housing policies. These characteristics include unemployment rates and the composition of the workforce by industry.

**Key Employers in Riverside County.** The largest employer in Riverside County is the County of Riverside itself, a public employer in the Government Offices industry, employing 24,290 people. The March Air Forces Reserve, a public employer in the Military industry, employs 9,600 people. Among private employers, Kaiser Permanente, a company in the Healthcare industry, employs 5,846 people.

**Dominant Industries.** As discussed previously in the Disparities in Access to Opportunity Section, industries employing the most people in Riverside County are:

- Government Offices
- Education
- Healthcare

Together, these three industries employ 73.72 percent of the total employees among the listed employers (see Table 22). Understanding the employment landscape provides valuable insights for local housing needs. Policymakers, businesses, and residents can use this data to strategize and plan initiatives that address housing challenges and foster economic development.



Employment opportunities in Riverside County exhibit significant variation, impacting different communities. Factors such as education level, race, and socioeconomic status significantly influence access to employment. Unfortunately, discrimination, both explicit and implicit, further exacerbates these disparities, particularly affecting marginalized groups such as people of color, immigrants, and individuals with disabilities.

**Below is a breakdown of unemployment rates across various demographic groups in Riverside County:**

- White Individuals: Unemployment Rate: 2.9% (lower than the average, which is 3.49 percent).
- Black or African American Individuals: Unemployment Rate: 5.4% (higher than the average).
- American Indian and Alaska Native Individuals: Unemployment Rate: 4.4% (above the average).
- Asian Individuals: Unemployment Rate: 3.0% (slightly below the average).
- Filipino Individuals: Unemployment Rate: 3.2% (slightly below the average).
- Some Other Race: Unemployment Rate: 3.6% (above the average).
- Individuals Identifying with Two or More Races: Unemployment Rate: 2.9% (lower than the average).

**Ethnic Groups:**

- Central American Individuals: Unemployment Rate: 2.3% (lower than the average).
- Mexican Individuals: Unemployment Rate: 3.7% (higher than the average).
- Hispanic Individuals: Unemployment Rate: 3.5% (slightly higher than the average).

These disparities highlight the need for targeted efforts to address employment equity and create opportunities for all residents.

***Housing Disparities***

Housing affordability and quality represent a critical dimension of inequality in Riverside County. The escalating costs of housing in certain areas have resulted in displacement and homelessness for many residents, particularly those with low incomes. Additionally, discriminatory practices such as redlining and housing segregation have historically restricted housing options for minority populations, perpetuating cycles of poverty and segregation.

The demographic overview of occupied housing units in the jurisdiction:

There are 736,413 occupied housing units in Riverside County; 67.5 percent are owner-occupied and 32.5 percent are renter-occupied.

**Occupants by Race/Ethnicity**

**White Individuals.** Occupy 63.1% of housing units.

- Renter-Occupied: 56.6%
- Owner-Occupied: 66.3%

**Black or African American Individuals.** Occupy 6.5% of housing units.

- Renter-Occupied: 9.6%
- Owner-Occupied: 4.9%

**Individuals of Hispanic or Latino Origin.** Occupy 38.7% of housing units.

- Renter-Occupied: 35.2%
- Owner-Occupied: 46.0%

These housing dynamics underscore the need for equitable housing policies and efforts to address disparities in Riverside County. Table 70 and Table 71 give snapshots of the demographics for occupied housing units by jurisdiction and by region.

**Table 70: Demographics for Occupied Housing Units (Jurisdiction)**

	Occupied housing units		Owner-occupied		Renter-occupied	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White	464,818	63.1%	329,463	66.3%	135,355	56.6%
Black or African American	47,620	6.5%	24,565	4.9%	23,055	9.6%
American Indian and Alaska Native	5,552	0.8%	3,477	0.7%	2,075	0.9%
Asian	44,300	6.0%	33,206	6.7%	11,094	4.6%
Native Hawaiian/Pacific Islander	1,809	0.2%	1,020	0.2%	789	0.3%
Some other race	132,601	18.0%	80,292	16.1%	52,309	21.9%
Two or more races	39,713	5.4%	25,236	5.1%	14,477	6.1%
Hispanic or Latino origin	285,159	38.7%	175,258	35.2%	109,901	46.0%
<b>Age of Householder</b>						
Under 35 years	112,762	15.3%	46,595	9.4%	66,167	27.7%
35 to 44 years	141,396	19.2%	84,863	17.1%	56,533	23.6%
45 to 54 years	147,851	20.1%	102,208	20.6%	45,643	19.1%
55 to 64 years	141,670	19.2%	108,905	21.9%	32,765	13.7%
65 to 74 years	108,998	14.8%	88,607	17.8%	20,391	8.5%
75 to 84 years	60,358	8.2%	48,097	9.7%	12,261	5.1%
85 years and over	23,378	3.2%	17,984	3.6%	5,394	2.3%

Data Sources: US Census/ACS

**Table 71: Demographics for Occupied Housing Units (Region)**

	Occupied housing units		Owner-occupied		Renter-occupied	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White	853,104	62.0%	578,215	65.6%	274,889	55.6%
Black or African American	105,712	7.7%	45,597	5.2%	60,115	12.2%
American Indian and Alaska Native	11,149	0.8%	6,705	0.8%	4,444	0.9%
Asian	92,624	6.7%	67,018	7.6%	25,606	5.2%
Native Hawaiian/Pacific Islander	3,571	0.3%	1,905	0.2%	1,666	0.3%
Some other race	226,225	16.4%	130,495	14.8%	95,730	19.4%
Two or more races	84,118	6.1%	52,098	5.9%	32,020	6.5%
Hispanic or Latino origin	567,439	41.2%	335,520	38.0%	231,919	46.9%
<b>Age of Householder</b>						
Under 35 years	233,857	17.0%	85,389	9.7%	148,468	30.0%
35 to 44 years	268,080	19.5%	152,794	17.3%	115,286	23.3%
45 to 54 years	277,077	20.1%	185,257	21.0%	91,820	18.6%
55 to 64 years	268,112	19.5%	200,229	22.7%	67,883	13.7%
65 to 74 years	192,959	14.0%	152,263	17.3%	40,696	8.2%
75 to 84 years	98,640	7.2%	77,901	8.8%	20,739	4.2%
85 years and over	37,778	2.7%	28,200	3.2%	9,578	1.9%

Data Sources: US Census/ACS

Note: Hispanic or Latino origin data does not factor into totals

### Residential Segregation

Residential segregation in Riverside County refers to the spatial separation of different racial or ethnic groups within the County's housing areas. This segregation has significant impacts on housing, contributing to disparities in access to quality housing, educational opportunities, healthcare services, and economic resources. It often results in certain neighborhoods being disproportionately affected by poverty, lack of infrastructure, and environmental hazards, while others enjoy more amenities and resources. This segregation perpetuates inequality and limits social mobility, affecting individuals' health, well-being, and opportunities for economic advancement.

### Sale Prices and Rent Costs

In Riverside County, there has been a noticeable decline in the number of housing units with asking prices under \$10,000 and between \$20,000 to \$24,999 from 2020 to 2022. Similarly, there has been a decrease in the number of housing units in the Region with asking prices under \$10,000 and between \$20,000 to \$24,999 from 2020 to 2022.

The number of housing units with asking prices ranging from \$40,000 to \$49,999 has remained stable in the Region during the same period, though decreased in the Jurisdiction. The number of housing units with asking prices between \$1,500,000 to \$1,999,999 saw an increase in the Region from 2020 to 2022, and remained relatively stable in the Jurisdiction.

**Table 72: Asking Prices of Homes for Sale (Jurisdiction/Region)**

Price Range	Jurisdiction, 2020	Jurisdiction, 2022	Region, 2020	Region, 2022
Less than \$10,000	17	0	68	50
\$10,000 to \$14,999	39	29	68	57
\$15,000 to \$19,999	21	29	68	78
\$20,000 to \$24,999	52	0	182	85
\$25,000 to \$29,999	79	71	115	71
\$30,000 to \$34,999	102	19	102	60
\$35,000 to \$39,999	51	36	159	67
\$40,000 to \$49,999	242	148	269	253
\$50,000 to \$59,999	126	255	140	255
\$60,000 to \$69,999	91	49	427	99
\$70,000 to \$79,999	107	123	545	334
\$80,000 to \$89,999	153	96	196	255
\$90,000 to \$99,999	42	144	194	336
\$100,000 to \$124,999	319	85	501	313
\$125,000 to \$149,999	289	71	558	189
\$150,000 to \$174,999	395	364	655	508
\$175,000 to \$199,999	247	201	640	265
\$200,000 to \$249,999	800	512	1,894	1,036
\$250,000 to \$299,999	1,188	531	2,268	1,272
\$300,000 to \$399,999	2,473	1,580	4,485	3,127
\$400,000 to \$499,999	2,380	2,633	3,358	3,845
\$500,000 to \$749,999	1,461	2,902	2,282	4,739
\$750,000 to \$999,999	528	688	796	1,034
\$1,000,000 to \$1,499,999	299	398	517	591
\$1,500,000 to \$1,999,999	150	142	150	221
\$2,000,000 or more	201	303	278	397

Data Source: US Census/ACS

In the jurisdiction, there has been a general decline in the number of housing units valued at the lower end of the spectrum. Similarly, the Region has seen a comparable decrease in the number of lower-end valued units. However, the Region’s market has experienced an upward trend in units valued between \$50,000 and \$59,999. Additionally, much like the Jurisdiction, the high-end market in the Region has seen an increase in units valued at \$1,500,000 to \$1,999,999 and \$2,000,000 or more.

**Table 73: Housing Value - 2020 versus 2022 (Jurisdiction/Region)**

Value Range	Jurisdiction, 2020	Jurisdiction, 2022	Region, 2020	Region, 2022
Less than \$10,000	5,696	5,126	10,098	9,721
\$10,000 to \$14,999	2,321	1,963	4,045	3,579
\$15,000 to \$19,999	2,272	1,649	4,163	3,106
\$20,000 to \$24,999	2,778	2,545	4,989	4,763
\$25,000 to \$29,999	2,516	2,190	4,339	3,757
\$30,000 to \$34,999	2,155	1,945	3,785	3,435
\$35,000 to \$39,999	1,794	1,664	3,035	2,942
\$40,000 to \$49,999	3,671	4,178	7,082	6,962
\$50,000 to \$59,999	3,286	4,524	6,715	8,128
\$60,000 to \$69,999	2,881	2,312	5,822	4,718
\$70,000 to \$79,999	2,621	2,173	5,372	4,504
\$80,000 to \$89,999	3,414	2,660	6,445	5,106
\$90,000 to \$99,999	2,011	2,302	4,340	4,604
\$100,000 to \$124,999	7,995	6,335	16,650	12,080
\$125,000 to \$149,999	6,062	4,341	12,374	8,589
\$150,000 to \$174,999	13,269	6,198	25,362	11,836
\$175,000 to \$199,999	11,498	6,037	23,140	11,391
\$200,000 to \$249,999	36,820	20,820	74,119	41,956
\$250,000 to \$299,999	50,004	28,105	91,369	56,809
\$300,000 to \$399,999	125,663	83,539	212,772	155,138
\$400,000 to \$499,999	96,137	105,478	163,450	181,787
\$500,000 to \$749,999	83,796	154,046	142,796	260,340
\$750,000 to \$999,999	15,826	41,570	30,318	73,832
\$1,000,000 to \$1,499,999	6,896	13,640	10,977	24,819
\$1,500,000 to \$1,999,999	2,411	3,366	3,174	5,138
\$2,000,000 or more	3,466	5,115	5,302	7,886

Data Source: US Census/ACS

The information from Table 75 shows changes in gross rent from 2020 to 2022. In the Jurisdiction, there has been a slight decline in the percentage of occupied housing units paying less than \$500 and those paying between \$500 and \$999 in rent.

The Region displays a comparable pattern: a decrease in the percentage of occupied units paying less than \$500 and between \$500 to \$999 in rent. However, both markets have experienced an upward trend in units paying between \$2,000 and \$2,499, \$2,500 to \$2,999, and \$3,000 or more.

The median rent in the Region increased from \$1,387 in 2020 to \$1,643 in 2022. Table 75 gives a snapshot of the Jurisdiction and Region, where the rent for all types of housing units has increased. For example, the rent for an efficiency unit in the Region increased from \$1,062 in 2022 to \$1,281 in 2023.

**Table 74: Gross Rent - 2020 versus 2022 (Jurisdiction/Region)**

	Jurisdiction, 2020	Jurisdiction, 2022	Region, 2020	Region, 2022
<b>Occupied units paying rent</b>	230,553	227,927	477,472	476,242
<b>Less than \$500</b>	3.6%	2.9%	3.9%	3.0%
<b>\$500 to \$999</b>	18.1%	11.7%	19.9%	12.3%
<b>\$1,000 to \$1,499</b>	31.4%	24.5%	33.5%	27.1%
<b>\$1,500 to \$1,999</b>	26.1%	25.9%	25.2%	26.5%
<b>\$2,000 to \$2,499</b>	12.9%	19.4%	11.3%	17.8%
<b>\$2,500 to \$2,999</b>	5.0%	9.0%	4.1%	7.9%
<b>\$3,000 or more</b>	2.8%	6.6%	2.1%	5.3%
<b>Median (dollars)</b>	1,447	1,711	1,387	1,643
<b>No rent paid</b>	8,601	8,228	16,998	16,736

Data Source: US Census/ACS

**Table 75: Fair Market Rent - 2022 versus 2023 (Jurisdiction/Region)**

	Jurisdiction, 2022	Jurisdiction, 2023	Region, 2022	Region, 2023
<b>Efficiency</b>	\$826	\$875	\$1,062	\$1,281
<b>1 bedroom</b>	\$986	\$1,030	\$1,202	\$1,389
<b>2 bedroom</b>	\$1,232	\$1,289	\$1,509	\$1,751
<b>3 bedroom</b>	\$1,717	\$1,789	\$2,065	\$2,376
<b>4 bedroom</b>	\$2,132	\$2,216	\$2,542	\$2,922

Data Source: 2023 HUD Fair Market Rent

## 2. Discussion of Disproportionate Housing Needs

Riverside County faces significant challenges in addressing disproportionate housing needs, as evidenced by available data. The County's diverse population, economic disparities, and varying housing market conditions underscore the urgency of targeted interventions to ensure equitable access to safe and affordable housing for all residents.

Data analysis reveals several key indicators of disproportionate housing needs in Riverside County, including cost burden, overcrowding, substandard housing, and homelessness. Firstly, the disparity between median household income and housing costs is substantial, with a significant portion of households spending more than the recommended 30 percent of their income on housing expenses.

This trend particularly affects low-income and marginalized communities, exacerbating financial strain and hindering economic mobility. In the Jurisdiction, there are several racial and ethnic groups experiencing severe housing cost burden.

**Table 76: Demographics Experiencing Substandard Housing (Jurisdiction)**

Demographic	# experiencing of the 4 housing problems	# households	% experiencing of the 4 housing problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	54,130	146,344	36.99%
Black, Non-Hispanic	6,845	13,200	51.86%
Hispanic	50,455	94,339	53.48%
Asian or Pacific Islander, Non-Hispanic	6,858	14,947	45.88%
Native American, Non-Hispanic	636	1,399	45.46%
Other, Non-Hispanic	2,319	5,250	44.17%
<b>Total</b>	<b>121,265</b>	<b>275,454</b>	<b>44.02%</b>
<b>Household Type and Size</b>			
Family households, <5 people	61,189	158,633	38.57%
Family households, 5+ people	28,693	52,493	54.66%
Non-family households	31,336	64,326	48.71%
Demographic	# experiencing severe housing problems	# households	% experiencing severe housing problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	26,157	146,344	17.87%
Black, Non-Hispanic	3,988	13,200	30.21%
Hispanic	30,752	94,339	32.60%
Asian or Pacific Islander, Non-Hispanic	3,784	14,947	25.32%
Native American, Non-Hispanic	429	1,399	30.66%
Other, Non-Hispanic	1,197	5,250	22.80%
<b>Total</b>	<b>66,313</b>	<b>275,454</b>	<b>24.07%</b>

Data Sources: 2020 HUD AFFH Online Mapping and Data Tool

**Table 77: Demographics Experiencing Substandard Housing (Region)**

Demographic	# experiencing of the 4 housing problems	# households	% experiencing of the 4 housing problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	223,865	602,650	37.15%
Black, Non-Hispanic	55,330	100,005	55.33%
Hispanic	277,845	509,940	54.49%
Asian or Pacific Islander, Non-Hispanic	35,970	81,445	44.16%
Native American, Non-Hispanic	2,665	5,119	52.06%
Other, Non-Hispanic	12,245	25,460	48.10%
<b>Total</b>	<b>607,925</b>	<b>1,324,635</b>	<b>45.89%</b>
<b>Household Type and Size</b>			
Family households, <5 people	291,945	736,650	39.63%
Family households, 5+ people	149,095	251,595	59.26%
Non-family households	166,885	336,390	49.61%
Demographic	# experiencing severe housing problems	# households	% experiencing severe housing problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	112,650	602,650	18.69%
Black, Non-Hispanic	33,280	100,005	33.28%
Hispanic	175,300	509,940	34.38%
Asian or Pacific Islander, Non-Hispanic	19,645	81,445	24.12%
Native American, Non-Hispanic	1,660	5,119	32.43%
Other, Non-Hispanic	6,885	25,460	27.04%
<b>Total</b>	<b>349,430</b>	<b>1,324,635</b>	<b>26.38%</b>

Data Sources: 2020 HUD AFFH Online Mapping and Data Tool

Moreover, the distribution of affordable housing options across the County is uneven, leading to concentrated areas of housing insecurity and limited access to essential services and opportunities. Certain neighborhoods and demographic groups face heightened risks of homelessness, displacement, and housing instability, perpetuating cycles of poverty and social exclusion. Additionally, demographic shifts, such as population growth and changing household compositions, further strain the housing supply and intensify demand for diverse housing types and supportive services. Failure to address these evolving needs risks exacerbating overcrowding, substandard living conditions, and community disintegration.

### **Housing Needs in Riverside County**

In Riverside County, housing needs are diverse and dynamic, influenced by factors like population growth, economic trends, and housing affordability. Generally, there is a demand for affordable housing options, especially for low- and moderate-income households. Additionally, there is a need for initiatives addressing homelessness and providing supportive housing services. Data mentioned throughout this document such as household incomes, housing prices, rental rates, and demographics provide more specific insights into the housing needs of the County.

As shown above in Table 76, the Hispanic community faces the highest percentage of housing problems (53.48%), followed by the Black community (51.86%). The White community has the lowest percentage of severe housing problems (36.99%). Family households with 5 or more people experience a higher percentage of housing problems (54.66%) compared to smaller family households and non-family households. These patterns suggest that larger family households and certain racial and ethnic groups, particularly the Hispanic and Black communities, are disproportionately affected by housing problems.

**Table 78: Demographics Experiencing Severe Cost Burden (Jurisdiction)**

Race/Ethnicity	# with severe cost burden	# households	% with severe cost burden
White, Non-Hispanic	23,144	146,344	15.81%
Black, Non-Hispanic	3,415	13,200	25.87%
Hispanic	20,132	94,339	21.34%
Asian or Pacific Islander, Non-Hispanic	3,009	14,947	20.13%
Native American, Non-Hispanic	319	1,399	22.80%
Other, Non-Hispanic	982	5,250	18.70%
<b>Total</b>	<b>51,001</b>	<b>275,454</b>	<b>18.52%</b>

According to the County of Riverside Housing Needs Assessment, the RHNA process assigned unincorporated Riverside County 30,303 units in new construction need. With its proximity to surrounding counties, infrastructure capability, and available land, it is anticipated that most of the growth during the next eight years will occur within the sphere of influence areas of incorporated cities, and in areas for which specific plans or tract maps have been prepared.

These properties include vacant and undeveloped lands presently in the unincorporated County that are adjacent to or within service hookup distance from public sewer, water, and street systems. The County’s policy is to promote compact development in strategically located activity centers, along with infill opportunities within existing urban areas, to minimize development pressures on vacant land on the urban fringe. An analysis of residential development potential demonstrates that there is ample vacant land within these areas that is designated for residential uses to satisfy the RHNA new construction need. In a limited capacity, infill projects throughout unincorporated communities will contribute to the County’s



future housing stock. County policy recommends that growth be concentrated near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.

The below table describes the Housing Element goals for Riverside County.

**Table 79: Housing Element Goals for Riverside County**

Goal Number and Title	Goal Description
<b>Goal 1: New Construction</b>	Facilitate new housing opportunities to meet the needs of existing and future unincorporated Riverside County residents in all income categories.
<b>Goal 2: Innovative Housing Types</b>	Encourage construction of innovative housing types that are affordable and promote mixed income neighborhoods.
<b>Goal 3: Affordable Housing</b>	Encourage Construction, maintenance, improvement, and preservation of safe, decent and sound affordable housing in unincorporated Riverside County.
<b>Goal 4: Special Needs Groups</b>	Work towards meeting the housing needs of special groups of unincorporated County residents, including but not limited to a growing senior population, large families, female headed households, farmworkers, persons with disabilities, persons with developmental disabilities, and persons and households in need of emergency shelter.
<b>Goal 5: Affirmatively Furthering Fair Housing</b>	Promote opportunities to affirmatively further fair housing opportunities throughout the unincorporated County for all persons regardless of age, race religion, color, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation.

## **Housing Stock in Riverside County**

### **1. Jurisdiction:**

- Most occupied housing units are 1-unit detached structures (71.3%).
- Among these, a significant proportion are owner-occupied (84.9%).
- The most common period of construction for housing units falls between 1980 and 1999 (36.3%).
- Room distribution:
  - 4 or 5 rooms: 35.7%
  - 6 or 7 rooms: 32.1%
- Bedroom distribution:
  - 2 or 3 bedrooms: 58.4%
  - 4 or more bedrooms: 32.8%

### **2. Region:**

- Most occupied housing units in the Region are also 1-unit detached structures (70.7%).
- A significant majority of these units are owner-occupied (86.4%).
- The most common construction period aligns with 1980 to 1999 (36.3%).
- Room distribution:
  - 4 or 5 rooms: 36.9%

- 6 or 7 rooms: 32.6%
- Bedroom distribution:
  - 2 or 3 bedrooms: 60.1%
  - 4 or more bedrooms: 30.5%

**Table 80: Physical Characteristics Occupied Housing Units (Jurisdiction)**

	# Occupied Housing Units	% Occupied Housing Units	# Owner-occupied	% Owner-occupied	# Renter-occupied	% Renter-occupied
<b>Units in Structure</b>						
<b>1, detached</b>	524,955	71.3%	421,930	84.9%	103,025	43.1%
<b>1, attached</b>	34,085	4.6%	22,188	4.5%	11,897	5.0%
<b>2 apartments</b>	8,390	1.1%	1,297	0.3%	7,093	3.0%
<b>3 or 4 apartments</b>	25,129	3.4%	3,014	0.6%	22,115	9.2%
<b>5 to 9 apartments</b>	31,051	4.2%	1,753	0.4%	29,298	12.3%
<b>10 or more apartments</b>	55,376	7.5%	2,708	0.5%	52,668	22.0%
<b>Mobile home or other</b>	57,427	7.8%	44,369	8.9%	13,058	5.5%
<b>Year Built</b>						
<b>2014 or later</b>	24,196	3.3%	19,478	3.9%	4,718	2.0%
<b>2010 to 2013</b>	22,404	3.0%	15,031	3.0%	7,373	3.1%
<b>2000 to 2009</b>	190,505	25.9%	143,159	28.8%	47,346	19.8%
<b>1980 to 1999</b>	267,561	36.3%	175,982	35.4%	91,579	38.3%
<b>1960 to 1979</b>	156,739	21.3%	96,294	19.4%	60,445	25.3%
<b>1940 to 1959</b>	58,318	7.9%	37,874	7.6%	20,444	8.5%
<b>1939 or earlier</b>	16,690	2.3%	9,441	1.9%	7,249	3.0%
<b>Rooms</b>						
<b>1 room</b>	11,763	1.6%	2,496	0.5%	9,267	3.9%
<b>2 or 3 rooms</b>	71,706	9.7%	16,479	3.3%	55,227	23.1%
<b>4 or 5 rooms</b>	262,983	35.7%	156,249	31.4%	106,734	44.6%
<b>6 or 7 rooms</b>	236,024	32.1%	189,734	38.2%	46,290	19.4%
<b>8 or more rooms</b>	153,937	20.9%	132,301	26.6%	21,636	9.0%
<b>Bedrooms</b>						
<b>No bedroom</b>	13,317	1.8%	3,076	0.6%	10,241	4.3%
<b>1 bedroom</b>	51,583	7.0%	8,830	1.8%	42,753	17.9%
<b>2 or 3 bedrooms</b>	429,763	58.4%	281,187	56.5%	148,576	62.1%
<b>4 or more bedrooms</b>	241,750	32.8%	204,166	41.1%	37,584	15.7%

Data Sources: US Census/ACS

**Table 81: Physical Characteristics Occupied Housing Units (Region)**

	# Occupied Housing Units	% Occupied Housing Units	# Owner-occupied	% Owner-occupied	# Renter-occupied	% Renter-occupied
<b>Units in Structure</b>						
<b>1, detached</b>	973,044	70.7%	762,244	86.4%	210,800	42.6%
<b>1, attached</b>	60,819	4.4%	34,602	3.9%	26,217	5.3%
<b>2 apartments</b>	18,927	1.4%	1,872	0.2%	17,055	3.4%
<b>3 or 4 apartments</b>	55,254	4.0%	5,319	0.6%	49,935	10.1%
<b>5 to 9 apartments</b>	55,717	4.0%	3,758	0.4%	51,959	10.5%
<b>10 or more apartments</b>	120,664	8.8%	4,501	0.5%	116,163	23.5%
<b>Mobile home or other</b>	92,078	6.7%	69,737	7.9%	22,341	4.5%
<b>Year Built</b>						
<b>2014 or later</b>	38,828	2.8%	27,804	3.2%	11,024	2.2%
<b>2010 to 2013</b>	34,403	2.5%	20,794	2.4%	13,609	2.8%
<b>2000 to 2009</b>	283,978	20.6%	204,638	23.2%	79,340	16.0%
<b>1980 to 1999</b>	499,236	36.3%	313,365	35.5%	185,871	37.6%
<b>1960 to 1979</b>	328,759	23.9%	196,606	22.3%	132,153	26.7%
<b>1940 to 1959</b>	153,233	11.1%	97,014	11.0%	56,219	11.4%
<b>1939 or earlier</b>	38,066	2.8%	21,812	2.5%	16,254	3.3%
<b>Rooms</b>						
<b>1 room</b>	22,271	1.6%	4,478	0.5%	17,793	3.6%
<b>2 or 3 rooms</b>	141,186	10.3%	29,208	3.3%	111,978	22.6%
<b>4 or 5 rooms</b>	508,259	36.9%	278,388	31.6%	229,871	46.5%
<b>6 or 7 rooms</b>	449,311	32.6%	352,078	39.9%	97,233	19.7%
<b>8 or more rooms</b>	255,476	18.6%	217,881	24.7%	37,595	7.6%
<b>Bedrooms</b>						
<b>No bedroom</b>	25,205	1.8%	5,956	0.7%	19,249	3.9%
<b>1 bedroom</b>	103,657	7.5%	15,733	1.8%	87,924	17.8%
<b>2 or 3 bedrooms</b>	827,726	60.1%	509,113	57.7%	318,613	64.4%
<b>4 or more bedrooms</b>	419,915	30.5%	351,231	39.8%	68,684	13.9%

Data Sources: US Census/ACS

The predominance of detached single-unit structures in Riverside County, at 71.3 percent, significantly shapes the landscape of fair housing policies. These structures often cater to affluent homeowners, potentially exacerbating housing affordability challenges for lower-income individuals and families. Moreover, the prevalence of single-unit homes may perpetuate spatial segregation, as certain neighborhoods become inaccessible to those with lower socioeconomic status, as illustrated in the racial segregation section.

For solutions, priorities such as fair housing policies must address this disparity by promoting diverse housing options such as ADUs, implementing equitable zoning regulations, and ensuring access to affordable housing opportunities across the County.

### **Overcrowding**

In response to higher housing prices, lower-income households must often be satisfied with smaller, less adequate housing for their available income. This may result in overcrowding. Overcrowding causes a strain on physical facilities, does not provide a satisfying environment, and eventually causes conditions that contribute both to deterioration of the housing stock and neighborhoods in general.

A household is overcrowded if there is more than 1.0 person per room. A typical two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if it had more than four occupants.

**Table 82: Overcrowding (Unincorporated)**

	Household Tenure: Owner-Occupied	Household Tenure: Renter-Occupied
<b>Occupied Units</b>	513,821	236,155
<b>Overcrowded</b>	20,226	19,006
<b>Severely Overcrowded</b>	6,041	10,225
<b>Percent Overcrowded</b>	5.11%	12.40%

Source: US Census/ACS

### 3. Displacement Risk

As the Region experiences rapid population growth, urbanization, and economic development, the threat of displacement looms large for many individuals and families. Displacement risk refers to the potential for individuals or communities to be forced out of their homes or neighborhoods due to various factors. The potential for economic displacement risk can result from a number of reasons, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

#### **Urban Displacement**

The Urban Displacement Project (UDP) is a research and action initiative of the University of California, Berkeley and the University of Toronto. The UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities.

The UDP developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement, based on 2015 data from the American Community Survey. This data was developed to assist local decision makers and stakeholders in better planning for existing communities and provide additional resources to areas in need or at risk of displacement and gentrification. The figures below show displacement and segregation data for Riverside County using the UDP data online.

Figure 75: Displacement Data for Riverside County

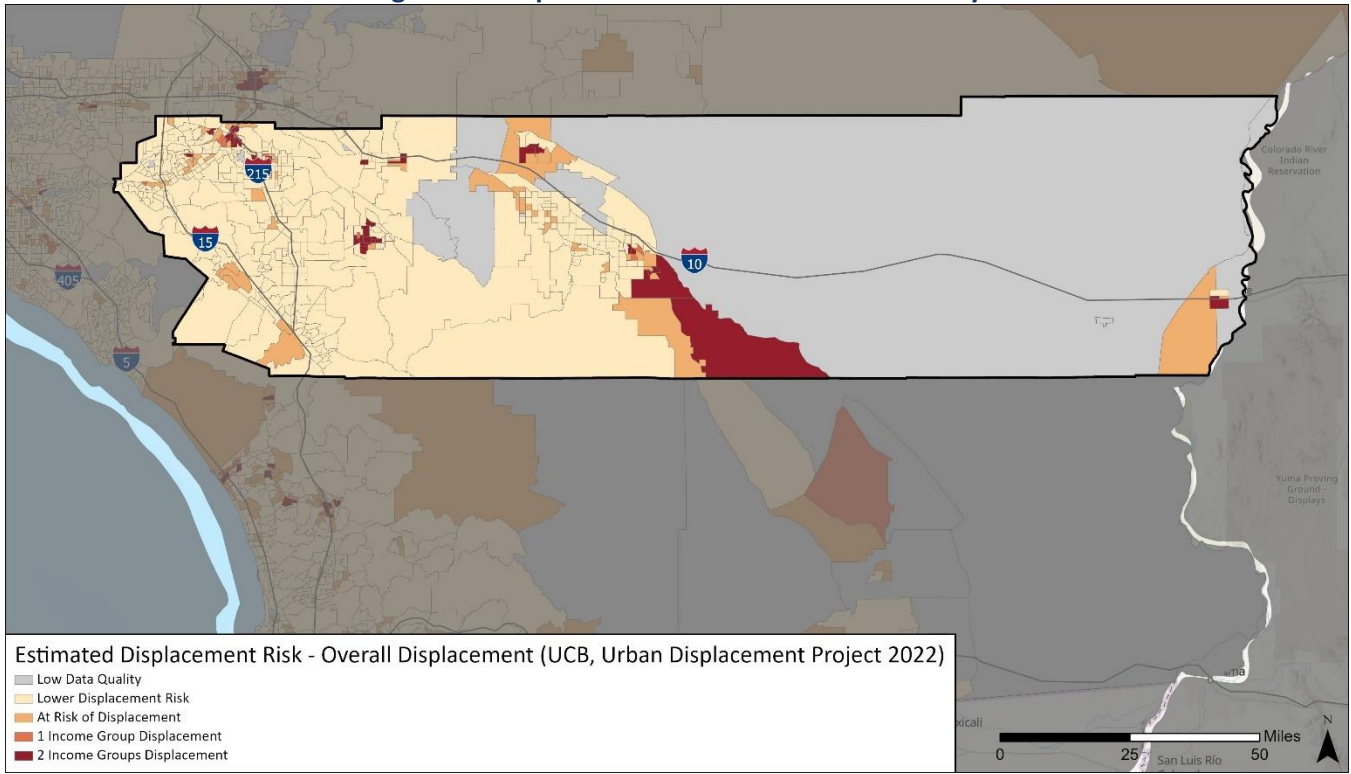
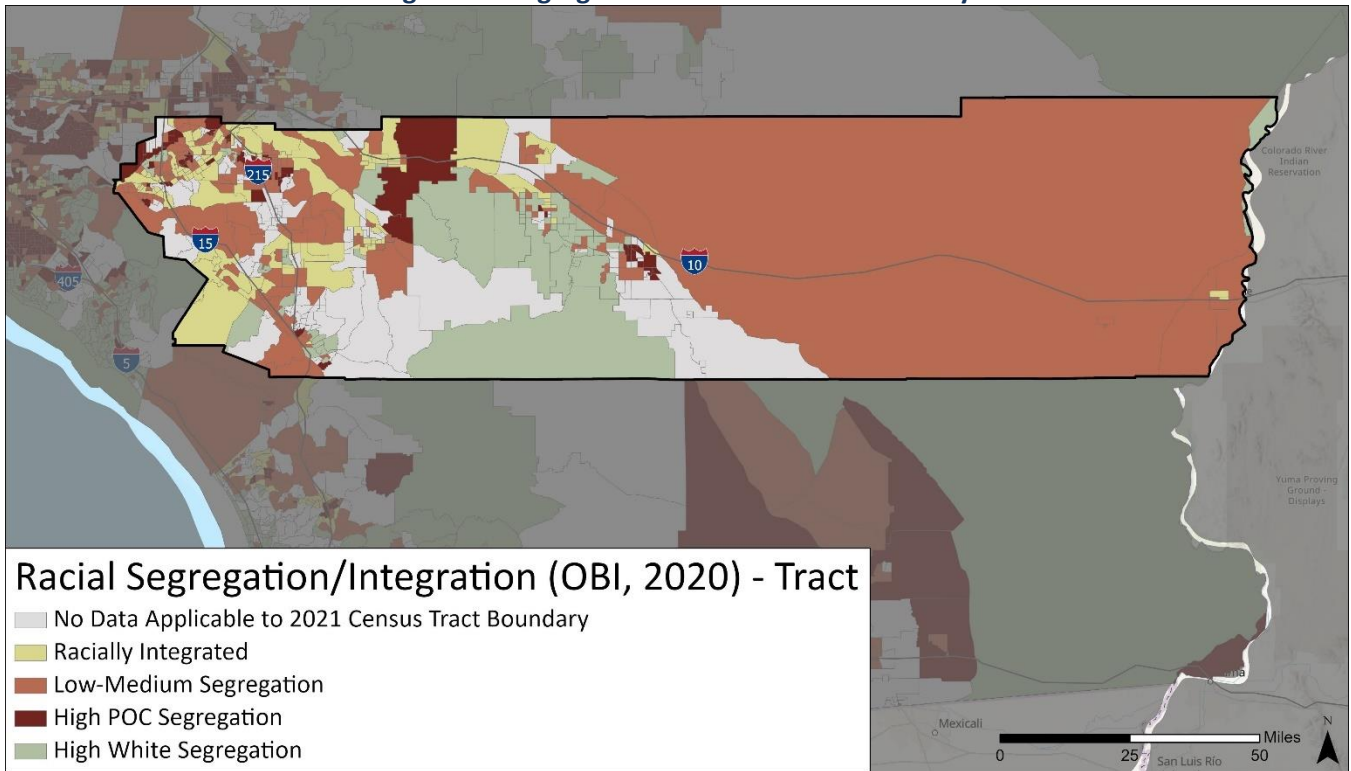


Figure 76: Segregation Data for Riverside County



## ***Displaced Risk of Vulnerable Populations***

SB 812 requires the County to address in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

This term also includes disabling conditions found to be closely related to mental retardation or to require treatment like that required for individuals with mental retardation but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the Inland Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, provides a closer look at the disabled population.

As shown below, there are 7,163 persons within the zip codes listed that are served by the Inland Regional Center.

**Table 83: Developmentally Disabled Residents by Age Riverside County Unincorporated Areas**

Zip Code	0-14 years	15-22 years	23-54 years	55-65 years	65+ years	Totals
92536	1	1	5	0	0	7
92530	132	59	74	11	1	277
92518	1	0	2	0	0	3
92539	11	4	3	0	0	18
92503	243	120	211	25	9	508
92504	135	62	141	20	10	368
92509	216	144	162	35	10	567
92230	2	3	6	2	0	13
92507	113	56	112	8	5	294
92223	117	38	61	19	6	241
92882	192	77	121	14	3	407
92585	55	11	31	4	1	102
92544	120	72	117	13	17	339
92553	211	114	304	53	17	699
92881	79	51	59	5	2	196
92563	154	69	77	4	2	306
92583	122	36	76	12	2	248
92883	78	33	37	5	1	154
92570	152	70	111	3	1	337
92545	98	59	106	9	3	275
92548	15	7	19	0	0	41
92549	6	3	4	0	0	13
92567	28	5	8	0	2	43
92505	124	61	189	33	17	424
92508	83	41	82	6	4	216
92561	2	2	0	0	0	4
92282	0	2	0	0	0	2
92220	48	19	67	6	5	145
92587	37	11	22	3	1	74
92555	120	58	126	11	3	318
92592	185	83	84	5	2	359
92532	54	24	33	0	0	11
92595	63	38	51	2	0	154
<b>Total</b>	<b>2,997</b>	<b>1,433</b>	<b>2,501</b>	<b>308</b>	<b>124</b>	<b>7,163</b>

Source: Inland Regional Center 2013.

There are several housing types, if necessary, appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Housing Choice Vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some considerations that are important in serving this special needs group.

### **Lack of Affordable Housing**

Despite efforts to address the housing crisis, Riverside County continues to grapple with a shortage of affordable housing options. The gap between housing supply and demand, particularly for low-income households, leaves many individuals and families vulnerable to displacement. Without access to affordable housing, residents may be forced to choose between paying exorbitant rents or relocating to more affordable but often distant areas, disrupting social networks and economic opportunities.

According to data from the US Census Bureau, the median household income in Riverside County is \$65,018, while the median home value is \$405,000 (as of 2020). This income-to-home value ratio highlights the challenges many residents face in affording homeownership. Rental affordability is also a concern. The median gross rent in Riverside County is \$1,452, making it difficult for low- to moderate-income households to find affordable rental options, especially considering the recommended 30 percent of income allocation toward housing costs. Demographic trends also factor into affordable housing: population growth in Riverside County has outpaced housing construction, exacerbating the affordability crisis. According to the California Department of Finance, the County's population increased by over 11 percent between 2010 and 2020, while housing production lagged.

The County's demographic composition includes diverse communities, with a significant proportion of low-income households, seniors, and minority populations. These demographic groups are disproportionately affected by the lack of affordable housing options. Job growth and economic opportunities in sectors such as healthcare, education, and logistics have attracted residents to Riverside County. However, wage growth has not kept pace with rising housing costs, leading to housing cost burdens for many households.

The COVID-19 pandemic exacerbated housing instability, with job losses and income disruptions further straining households' ability to afford housing. Limited housing supply and high demand have driven up home prices and rents in Riverside County. Data from the California Association of Realtors indicates that housing inventory levels have remained low, with a seller's market prevailing in many areas. Land use regulations, zoning restrictions, and development challenges contribute to the slow pace of housing construction, particularly for affordable housing projects. Data on housing permits and construction activity underscore the need for streamlined development processes and increased investment in affordable housing initiatives.

### ***Policy and Planning***

Government policies and urban planning decisions can also influence displacement risk in Riverside County. Zoning regulations, housing policies, and land use decisions can either exacerbate or mitigate displacement pressures. For example, policies that prioritize affordable housing development, tenant protections, and community engagement can help reduce displacement risk, while policies that prioritize profit-driven development without consideration for existing residents can worsen the problem.

Overall, displacement risk in Riverside County is a complex issue influenced by various economic, social, and environmental factors. Addressing this challenge requires a holistic approach that considers the needs and rights of existing residents, while also promoting equitable and sustainable development. Displacement risk poses a significant challenge to County residents, threatening the stability, well-being, and vitality of communities across the region. By addressing the root causes of displacement, including rising housing costs, gentrification, and economic instability, Riverside County can work toward creating more equitable and inclusive communities.



## 4. Local Knowledge and Data Relating to Fair Housing

The AFH County-Wide Survey was a collaboration between Riverside County and the Housing Authority. The survey received 296 responses and was distributed among stakeholders and County residents. The results are a valuable source of local knowledge.

### ***Survey Participant Demographics***

The participants of the survey were primarily white, Hispanic, and/or African American with over 70 percent living in Riverside County. About 25 percent of the participants were disabled or live with someone who is disabled and 15 percent identify as part of or live with someone from the LGBTQ+ community.

Around 20 percent are first-generation immigrants or refugees, and 67 percent fall within the low- to moderate-income category. Household makeup includes an estimated 25 percent of households with five or more people; 26 percent are households of two persons; and 60 percent of participants are homeowners versus 28 percent renters. More than 72 percent spend over 30 percent of their monthly income on housing expenses.

### ***Fair Housing Survey Data***

#### **Encountering Discrimination:**

- 22% encountered housing discrimination.
- 6% suspect they may have experienced it.
- 13% know someone who has faced housing discrimination.
- About 50% do not know anyone who has experienced it.
- The main factors for housing discrimination were race/ethnicity, religion, and disability.

#### **Factors Limiting Housing Options:**

The biggest limiting factors for housing options in the county are:

- Rent or mortgage costs.
- High down payments.
- Limited housing availability.
- Poor credit.
- Local zoning regulations.

#### **Critical Housing Issues Needing Attention:**

- Increase affordable housing for families.
- Enhance affordable housing options for seniors.

- Provide affordable housing with supportive services for homeless individuals and families.
- Offer assistance to first-time homebuyers (counseling, down payments, closing costs).

**Barriers to Homeownership:**

- Rent or mortgage costs exceeding affordability.
- Insufficient funds for a deposit.
- Low credit history or credit score.

***Understanding the AFH Survey Results and the Relation to Fair Housing***

The data from the AFH survey provides valuable insights that can significantly impact fair housing practices.

**Demographic Representation:**

- Understanding the racial and ethnic composition of survey participants (e.g., White, Hispanic or Latino, Black or African American, Asian) is crucial. It highlights potential disparities and helps identify groups that may face housing inequities.
- Designing targeted programs that address the specific needs of underrepresented communities is important.

**Occupation and Income:**

- The fact that 10% of participants are social service providers and 67% fall into the low to moderate income category underscores the importance of affordable housing initiatives.
- It is critical to focus on creating affordable housing options that cater to essential workers, service providers, and those with limited financial resources.

**Household Size and Tenure:**

- The percentage of households with 5 or more people (25%) highlights the need for larger housing units. Families with multiple members require adequate space.
- Balancing homeownership (60%) and rental options (28%) is essential. Policies should encourage affordable rentals and the opportunity and pathway to create affordable rentals such as ADUs while also promoting sustainable homeownership.

**Housing Discrimination and Barriers:**

- The prevalence of housing discrimination (22%) based on factors like race/ethnicity, religion, and disability necessitates robust enforcement of fair housing laws.
- Addressing discriminatory practices and promoting education about housing rights can create a more equitable housing landscape.

### **Critical Housing Issues:**

- The identified issues (e.g., affordable housing for families, seniors, homeless individuals) should guide policy decisions.
- Prioritizing affordable housing development, supportive services, and first-time homebuyer assistance can lead to positive outcomes.

### **Impact on Homeownership:**

- The challenges faced by potential homebuyers (e.g., affordability, low credit scores) underscore the need for financial literacy programs and down payment assistance.

This data illustrates specific needs, challenges and potential initiatives Riverside County should address regarding fair housing.

### ***Local Fair Housing Related Zoning Changes***

In all 16 cities surveyed, zoning changes related to fair housing were identified. These programs primarily aimed to eliminate constraints hindering the development of various housing types. Notably, the focus was on addressing the housing needs of specific groups, including those requiring agricultural or employee housing, emergency shelters, group homes, low barrier navigation centers (LBNCs), manufactured homes, reasonable accommodations, supportive housing, and transitional housing. These zoning amendment programs were often complemented by promotional efforts, technical assistance, and incentivization programs, creating a comprehensive approach to encourage housing development.

### ***Agricultural/Employee Housing***

Eleven cities implemented zoning code amendments related to agricultural and/or employee housing provisions. These changes were aimed at ensuring compliance with California state law. The relevant state laws include Health and Safety Code Sections 17021.5, 17021.6, and 17021.8.

### ***Emergency Shelters***

Ten cities identified zoning amendments related to emergency shelters, allowing emergency shelters in a wider variety of zones, ensuring that no additional standards are applied to emergency shelters beyond what applies to similar residential uses in the same zone.

### ***Group Homes***

Nine cities identified zoning amendments for group homes or residential care facilities. Programs identify common barriers to the development of group homes and recommend how to address them.

### ***Low Barrier Navigation Centers***

Eleven cities included revisions to accommodate for LBNCs. Amendments include updating the zoning code to define and permit LBNCs as a use by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses.

### ***Manufactured Homes***

Four cities included zoning amendments to allow manufactured and mobile homes as a by-right use in all residential zones and allow manufactured homes the same as other single-family residential units in each zone.

### ***Reasonable Accommodations***

Five cities included programs regarding a reasonable accommodations procedure for persons with disabilities. Programs were included to ensure that the reasonable accommodations process is effective and objective, and does not add constraints to development of housing for persons with disabilities.

### ***Supportive Housing***

Eleven cities included amending the zoning ordinance to allow transitional housing.

### ***Transitional Housing***

Seven cities included amending the zoning ordinance to allow transitional housing.

### ***Understanding Fair Housing***

Fair housing encompasses the principles of equality, non-discrimination, and access to housing opportunities for all individuals, regardless of race, color, religion, sex, familial status, national origin, disability, or any other protected characteristic. In Riverside County, as in many regions across the United States, achieving fair housing is an ongoing endeavor shaped by historical legacies, socioeconomic factors, and policy interventions. To understand the present state of fair housing in Riverside County, it is crucial to examine its historical context. Like many areas in the U.S., Riverside County has grappled with issues of segregation, redlining, and discriminatory housing practices in the past.

These historical injustices continue to reverberate through the County's housing landscape, influencing patterns of segregation, disparities in access to resources, and socioeconomic inequalities. Data plays a pivotal role in understanding the complexities of fair housing in the County. Analyzing demographic trends, housing affordability indices, segregation patterns, and access to amenities provides valuable insights into the challenges facing marginalized communities. For example, mapping out areas with disproportionately high poverty rates or limited access to quality housing reveals areas in need of targeted interventions.

Riverside County has seen the emergence of various local initiatives aimed at promoting fair housing and advancing equity. Community-based organizations, advocacy groups, and government agencies collaborate to address housing discrimination, provide affordable housing options, and promote inclusive community development. These initiatives range from educational campaigns and outreach programs to policy advocacy and legal assistance for victims of housing discrimination.

The FHCRC provides fair housing counseling services for the jurisdictions in Riverside County, serving the communities of:

- County of Riverside
- City of Palm Desert
- City of Riverside
- City of Perris
- City of Moreno Valley
- City of Jurupa Valley
- City of Corona
- City of Hemet
- City of Temecula
- City of Menifee
- City of Palm Springs

The FHCRC is a nonprofit organization that provides a variety of fair housing resources and services in Riverside County, including resources for tenants, property managers, and service providers, dispute resolution, and housing counseling. Fair housing services include investigating complaints of housing discrimination, providing outreach and education to housing providers, and assisting residents with filing fair housing complaints with state and federal enforcement agencies, such as the Civil Rights Department and the HUD Office of FHEO.

The FHEO administers the Fair Housing Assistance Program, which awards and manages the program grants and works with lawmakers to develop and refine fair housing legislation. The FHEO also tracks data on fair housing cases on a jurisdictional level.

### ***State Laws Related to Fair Housing***

#### **a. Protected Classes Under California State Law Fair Employment and Housing Act (FEHA) (statute at Government Code Section 12955 et seq.) Regulations at 2 California Code of Regulations (CCR) Section 12000 et seq.)**

The California FEHA prohibits discrimination in housing based upon the following characteristics or protected classes:

- Race, color (including hair texture and style)
- Ancestry, national origin
- Religion
- Disability, including mental and/or physical
- Sex, gender
- Sexual orientation
- Gender identity, gender expression

- Genetic information (such as likelihood of gene mutation or chronic disorder)
- Marital status
- National origin
- Familial status (households with children under age 18, pregnant, or pursuing legal custody of children under 18)
- Source of income, including Section 8 Housing Choice Vouchers and other forms of rental assistance
- Military/veteran status

FEHA covers the sale or rental of most housing accommodations and dwellings, including homes, condominiums, apartments, mobile home parks, community associations, planned developments, housing cooperatives, single-room occupancy hotel rooms, bunkhouses, dormitories, sober living homes, transitional housing, emergency shelters, group homes, shelters, structures housing farmworkers, floating homes, and recreational vehicles used as a home or residence.

Housing owners, managing agents, real estate brokers, mortgage lenders, public housing authorities, homeowners' associations, and state and local governments are also subject to the law. Advertising, financial assistance and lending, real estate transactions, and government involvement with housing opportunities, including land use decisions, are also covered.

FEHA (Government Code section 12955(l)) specifically prohibits both intentional discrimination and actions that cause a discriminatory effect through public or private land use practices, decisions, and authorizations.

Government Code Section 12955.8 prohibits actions or failures to act, including through land use policies and practices, that have a disproportionate impact on persons protected by fair housing laws unless necessary to achieve an important purpose sufficiently compelling to override the discriminatory effect, and there are no less restrictive means to achieve the purpose. A discriminatory effect is shown if an act or failure to act has the effect, regardless of intent, of unlawfully discriminating based on membership in a protected class.

Proof of an intentional violation includes, but is not limited to, an act or failure to act that demonstrates an intent to discriminate in any manner against a protected class in violation of the statute. A person intends to discriminate if one's membership in a protected class is a motivating factor in committing a discriminatory housing practice, even though other factors may have also motivated the practice. An intent to discriminate may be established by direct or circumstantial evidence.

FEHA also expressly prohibits the existence of restrictive covenants that make housing unavailable based on categories protected under state or federal fair housing laws. County recorders, title insurance companies, escrow companies, real estate brokers, real estate agents or associations that provide declarations, governing documents, or deeds are required to place a cover page over the document, or a stamp on the first page of the document, specifically indicating that any restrictive covenant contained in the document which violates state and federal fair housing laws is void.

According to the California Department of Fair Employment and Housing (DFEH), effective January 1, 2006, any person holding an ownership interest of record in a property that they believe is subject to an illegal restrictive covenant may record a document titled Restrictive Covenant Modification with the County recorder.

The modification request must include a complete copy of the original document containing the unlawfully restrictive language with the restrictive language stricken. Following approval by the County counsel, the County recorder must record the modification document (Title II Government Code Section 12956.2, subdivisions [a] and [b]).

For common interest developments or associations, Civil Code Section 1352.5, requires the board of directors, without the approval of the owners, to delete any unlawful restrictive covenant and restate the declaration or governing document without the restrictive covenant but with no other change to the document. A board of directors of a common interest development or association is not required to obtain approval from the County recorder prior to removal of restrictive covenant language. In addition to FEHA, there are several other California laws impacting fair housing (in some places FEHA does incorporate some provisions of the Unruh Civil Rights Act [California Civil Code Sections 51–52]).

Other laws include the Ralph Civil Rights Act (California Civil Code Section 51.7) and the Tom Bane Civil Rights Act of 1976 (California Civil Code Section 52.1).

**The Unruh Civil Rights Act (Civil Code Section 51)** provides protection from discrimination by all business establishments in California, including housing and accommodations, because of age, sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.

While the Unruh Civil Rights Act specifically lists the foregoing as protected classes, the California Supreme Court has repeatedly held that protections under the Unruh Act are not necessarily restricted to these specifically enumerated characteristics. The Unruh Act therefore covers all arbitrary and intentional discrimination by a business establishment based on personal characteristics, as does FEHA, since it incorporates the Unruh Civil Rights Act protections.

**The Ralph Civil Rights Act of 1976 (Civil Code Section 51.7)** forbids acts of violence or intimidation by threat of violence, including in housing, because of a person's sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, or sexual orientation, political affiliation, position in a labor dispute, or are perceived to hold one of these protected characteristics. California law forbids verbal or written threats, physical assault or attempted assault, graffiti, and vandalism or property damage (Civil Code Section 51.7).

**The Tom Bane Civil Rights Act (Civil Code Section 52.1)** provides another layer of protection for fair housing choice by protecting all people in California from interference by threat, intimidation, coercion, or attempts to interfere by threat, intimidation, or coercion with an individual's exercise or enjoyment of their constitutional or statutory rights, including fair housing rights.

**Discrimination in State-Funded Programs (Government Code Sections 11135–11139.7; Regulations at 2 CCR Section 11140 et seq.).** Government Code Sections 11135–11139.7 provide protection from discrimination based on sex, race, color, religion, ancestry, national origin, ethnic group

identification, age, mental disability, physical disability, medical condition, genetic information, marital status, or sexual orientation in any program or activity that is conducted, operated, or administered by the state or by any state agency, is funded directly by the state, or receives any financial assistance from the state.

Specifically, whenever a state agency that administers a program or activity has reasonable cause to believe a contractor, grantee, or local agency has violated the provisions of Section 11135 or has adopted any regulation to implement such section, the head of the state agency shall notify the contractor, grantee, or local agency of such violation and shall submit a complaint detailing the alleged violations to the DFEH for investigation and determination. If it is determined that a contractor, grantee, or local agency has violated the provisions of this article, the state agency that administers the program or activity involved shall take action to curtail state funding in whole or in part to such contractor, grantee, or local agency. In addition, individuals have a private right of action to either file a complaint with the DFEH or sue directly in state court without going through an administrative action.

**Government Code Sections 11135, 11139; S.B. 1442 (Liu, Chapter 870, Statutes of 2016, transferring authority to enforce to DFEH).** Housing Discrimination (Government Code Section 65008) Government Code Section 65008 prohibits discrimination against affordable housing developments, affordable housing developers, and potential residents by local governments when carrying out their planning and zoning powers. Specifically, Section 65008 prohibits local governments from enacting or enforcing ordinances that prohibit or discriminate against housing or emergency shelter because of any of the following:

- The method of financing.
- The age or occupation of the owner or intended occupants.
- The intended occupants' membership in a protected class, i.e., sex, gender, gender identity, gender expression, sexual orientation, race, color, religion, ancestry, national origin, familial status, marital status, disability, genetic information, source of income, veteran or military status, age, medical condition, citizenship, primary language, immigration status.
- The housing is intended to be occupied by low-, moderate-, or middle-income households.
- The development consists of a multifamily residential project that is consistent with both the jurisdiction's zoning ordinance and general plan. Significantly, Section 65008 prohibits local governments from imposing different requirements on affordable developments than those imposed on non-assisted projects.

**The Immigrant Tenant Protection Act of 2018** (California Civil Code Section 1940.3) prohibits landlords from inquiring about or requiring any statement, representation, or certification from any tenant, prospective tenant, occupant, or prospective occupant regarding their immigration or citizenship status. It also prohibits landlords from disclosing to any person or entity information regarding immigration or citizenship status for the purpose of harassing or intimidating a protected tenant, prospective tenant, occupant, or prospective occupant.

The statute also subjects attorneys to State Bar disciplinary hearings for reporting suspected immigration status or threatening to report suspected immigration status of a witness or party to a civil or administrative action, or family member thereof, in retaliation for exercising their housing rights.



This discourages express or implied threats to report a tenant or their family member's immigration status made by landlord attorneys in legal proceedings, including eviction cases. In addition, the law forbids public entities, including local jurisdictions, from compelling landlords by ordinance, regulation, policy, or administrative action to make inquiries about, compile, disclose, report, or provide any information regarding a person's citizenship or immigration status. It also forbids public entities from compelling landlords to prohibit offering, or continuing to offer, accommodations for rent or lease to persons based on their citizenship or immigration status.

Additional protections for immigrants are found at California Civil Code Sections 1940.2 (a), 1940.3(b), 1940.35, or 1942.5(c) or (e), or Code of Civil Procedure 1161.4(a). Under some circumstances, such as retaliation or harassment, violations of these statutes can also constitute a violation of FEHA. 2 C.C.R. 12005(b)(1)(B).

**Affirmatively Furthering Fair Housing (Government Code Section 8899.50)** The passage of AB 686 in 2018 strengthened California's commitment to fair housing and access to opportunity by mandating that all public agencies must affirmatively further fair housing through their housing and community development programs. Under Title II Government Code Section 8899.50(a)(1), which codified AB 686, "affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming R/ECAPS into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. Public agencies are required to take meaningful actions to affirmatively further fair housing; however, they are not required to take, nor are they prohibited from taking, any particular action so long as it is not materially inconsistent with the obligation to AFFH, and it aligns with HUD's 2015 AFFH Final Rule. HUD has since suspended the rule at the federal level; however, Government Code Section 8899.50 maintains this obligation for entities in California.

**Title VII Government Code section 65580 through 65589.3** mandates that local governments address their communities' existing and projected housing needs, including the needs of lower-income households, by requiring all cities and counties to adopt a housing element in their general plan to guide residential development policies, land use patterns, and housing policy related to public investments. Housing elements must identify all relevant land use controls, discuss impacts on the cost and supply of housing, and evaluate the impacts of standards, including development standards.

The analysis must determine whether land use controls constrain the development of multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. Such analysis may reveal that certain policies have a disproportionate or negative impact on the development of housing types (e.g., multifamily) or on housing developed for low- or moderate-income households.

The analysis of potential governmental constraints should describe past or current efforts to remove governmental constraints, and the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element. With the passage of AB 686, all housing elements must now include a program that promotes and affirmatively furthers fair housing opportunities community-wide for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and any other characteristic protected by state and federal fair housing and planning laws.

Additionally, all housing elements adopted on or after January 1, 2021, must now contain an AFH consistent with the core elements of analysis required by the federal AFFH Final Rule of July 16, 2015. The purpose of the AFH requirement is to help jurisdictions undertake fair housing planning in ways that lead to meaningful actions that overcome historical patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.

Under the amended state Housing Element Law, site inventories must identify land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment to meet the locality's housing need for designated income levels, and an analysis of the relationship of zoning and public facilities and services to these sites. Title VII of Government Code Section 65863(a) requires that local governments have sites available and identified in housing elements to always accommodate their share of unmet regional housing needs. The code specifies that "at no time" shall the jurisdiction allow development which causes the land inventory to become insufficient to meet the jurisdiction's unmet lower- and moderate-income housing needs.

The law also prohibits changes to sites identified in the housing element, such as reductions to residential density, unless the jurisdiction can establish that there will be no net loss of residential unit capacity. If the approval of a development project results in the development of fewer units by income category than identified in the housing element, and remaining sites are inadequate to accommodate the unmet need, jurisdictions must make additional adequate sites available to accommodate this need.

**California State Laws Impacting Housing Development Housing Accountability Act (Government Code Section 65589.5)** The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require high fees and exactions be paid by producers of housing. Among the consequences of those actions are discrimination against low-income and minority households.

**The Housing Accountability Act** is intended to limit the reasons that local agencies can deny, reduce the density of, or render infeasible housing development projects, including emergency shelters and housing development projects serving very low-, low-, or moderate-income households.

**Housing Crisis Act of 2019, SB 330 (2019) (Government Code Section 66300 et seq.)** The Housing Crisis Act is intended to accelerate housing production in California by streamlining permitting and approval processes, cutting the time it takes to obtain building permits, ensuring no net loss in zoning capacity, barring local governments from reducing the number of homes that can be built, and limiting fees after projects are approved.

**Streamlined Ministerial Approval Process, Senate Bill 35 (2017) (Government Code Sections 65400 and 65582.1).** In 2017, California passed SB 35, creating a streamlined approval process for

housing developments in localities that have not yet met their housing targets, provided that the development is on an infill site and complies with existing residential and mixed-use zoning. Participating developments must provide at least 10 percent of units for lower income families. All projects over 10 units must use prevailing wage, and larger projects must provide skilled and trained labor.

**Density Bonus Law (Government Code Section 65915 et seq.)** The Density Bonus Law requires local governments to adopt an ordinance providing for bonuses allowing increased project density above the base residential density and/or other regulatory or financial incentives to developers for the development of housing units that are affordable to qualifying low- and moderate-income households, and to grant such a density bonus when applicant requests one. Increased density bonuses and the other incentives offered by the law are intended to help make the development of affordable housing more economically feasible for housing developers. Developers may also be eligible for concessions or incentives, waivers, or reductions, such as:

- Relaxation of site development standards and modification of zoning codes or architectural design requirements.
- Mixed used zoning that will reduce the cost of the housing.
- Other regulatory incentives that result in cost reductions to provide for affordable housing.

**Housing Density Bonuses, Assembly Bill 2501 (2016) (Government Code Section 65915)** In 2016, the passage of AB 2501 clarified that incentives under the Density Bonus Law at Title VII Government Code Section 65915 are required for housing providers who include the requisite amount of affordable housing units in a project and provided for faster processing of density bonus applications. It also limited cities' and counties' ability to impose additional requirements on developers that may be intended to block development.

**Density Bonuses for Affordable Housing, Assembly Bill 1763 (2019) (Government Code Section 65915)** In 2019, AB 1763 was passed amending the Density Bonus Law at Title VII Government Code Section 65915 to provide enhanced density bonuses to housing developments that are 100 percent affordable to encourage development for low-income households.

**Least Cost Zoning Law (Government Code Section 65913.1)** Title VII Government Code section 65913.1 requires local governments to zone sufficient land for residential use with appropriate standards, in relation to zoning for nonresidential uses and growth projections, to meet the housing needs of all income groups as identified in the jurisdiction's housing element. Appropriate standards are defined to mean density and development requirements that contribute significantly to the economic feasibility of producing housing at the lowest possible cost given existing circumstances.

**Zoning Regulations, Assembly Bill 1505 (2017) (Government Code Sections 65850 through 65850.01)** With the passage of AB 1505 in 2017, jurisdictions were authorized to require that a certain amount of low-income housing, on-site or off-site, is included as a condition of the development of residential rental units. The law also authorizes HCD, if the city or county meets certain conditions, to review an ordinance that requires as a condition of residential rental unit development that more than 15 percent of the total number of units be affordable to households at 80 percent or less of the area median income within 10 years of its adoption or amendment. The law authorizes HCD to request and require

that a jurisdiction provide evidence that the ordinance does not unduly constrain the production of housing by submitting an economic feasibility study.

**Supportive Housing Streamlining Act, Assembly Bill 2162 (2018) (Government Code Section 65583)** The act amended Government Code Section 65583 to require that supportive and transitional housing be a use by-right in zones where multifamily and mixed uses are permitted, including non-residential zones, if the proposed housing development meets specified criteria. It also requires local governments approve, within specified periods, a supportive housing development that complies with these requirements. The law prohibits the local government from imposing minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop.

**Surplus Public Land, Assembly Bill 1255 (2019) (Government Code Section 54230)** Passed in 2019, AB 1255 recognized that state and local agencies own thousands of parcels of land throughout the state, some of which exceed those agencies' foreseeable needs. Title V Government Code Section 54230 requires cities and counties to report to the state an inventory of its surplus lands in urbanized areas, and it requires the state to include this information in a digitized statewide inventory of surplus land sites.

**Surplus Land Act, Assembly Bill 1486 (2019) (Government Code Section 54220)**. The law aims to connect developers who are interested in building more affordable homes to surplus local public land that is both available and suitable for housing development.

**Residential Development, Senate Bill 6 (2019) (Government Code Section 11011.8 and Government Code Section 65583.3)** Passed in 2019, SB 6 requires the state to create a publicly available and searchable inventory of local sites suitable and available for residential development, along with state surplus lands, available via a link on the website of the Department of General Services.

**Housing Data Collection and Reporting, Assembly Bill 1483 (2019) (Government Code Section 65940.1)** AB 1483 requires local jurisdictions to publicly share information about zoning ordinances, development standards, current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project on its internet site. They must also include all zoning ordinances and development standards, specified annual fee reports or annual financial reports, and an archive of impact fee nexus studies, cost of service studies, or equivalent. The law also requires HCD to develop and update a 10-year housing data strategy.

**Housing Program Eligible Entities, Assembly Bill 1010 (2019) (Health and Safety Code Section 50650.8)** AB 1010 expanded definitions included in the California Health and Safety Code to allow duly constituted governing bodies of a Native American reservation or rancheria to become eligible entities able to participate in affordable housing programs such as CalHOME.

**California Environmental Quality Act Exemption for Supportive and Transitional Housing, Senate Bill 450 (2019) (Public Resources Code Section 21080.50)** With the passage of SB 450, projects related to the conversion of motels, hotels, residential hotels, or hostels to supportive or transitional housing are exempt from the California Environmental Quality Act until January 1, 2025, to lessen the hurdles for conversion projects.

**Properties Eligible for a Welfare Exemption, Assembly Bill 1743 (2019) (Government Code Section 53340)** In 2019, AB 1743 expanded the properties that are exempt from community facility district taxes to include properties that qualify for the property tax welfare exemption. The law also limits the ability of local agencies to reject housing development projects on the basis that their qualification for the exemption constitutes an adverse impact upon the public health or safety.

**Property Tax and Community Land Trust, Senate Bill 196 (2019) (Revenue and Taxation Code Section 75.11)** The Legislature, recognizing that community land trusts (CLTs) and limited equity housing cooperatives provide affordable housing options to low- and moderate-income households, passed SB 196 in 2019. SB 196 enacted a new welfare exemption from property tax for property owned by a CLT and made other changes regarding property tax assessments of property subject to contracts with CLTs (Revenue and Taxation Code Section 75.11).

**Affordable Housing Special Beneficiary District, Assembly Bill 2031 (2016) (Health and Safety Code Section 34191.30 et seq.)** Passage of AB 2031 in 2016 added Part 1.87 to the Health and Safety Code providing jurisdictions with a key tool for financing affordable housing development through the issuance of affordable housing bonds to be repaid from distributions of its property tax or “boomerang funds” received because of the dissolution of redevelopment agencies.

**California State Laws on Accessory Dwelling Units (ADUs) Accessory Dwelling Units (Government Code Sections 65852.1 through 65852.2)** California’s Planning and Zoning Law at Government Code sections 65000 et seq. authorizes a local agency to provide by ordinance the creation of ADUs in single-family and multifamily residential zones.

The law requires jurisdictions to provide expedited approval of an application for a building permit to create, when specified conditions are met, one ADU per single-family lot if the unit is contained within the existing space. The law also places limits on parking and set back requirements. Accessory dwelling or second units can be a useful strategy for housing elderly persons and persons with disabilities.

**Land Use, Accessory Dwelling Units, Assembly Bill 68 (2019) (Government Code Sections 65852.2 and 65852.22)** In 2019, AB 68 made changes to facilitate the development of more ADUs, including reducing barriers to ADU approval and construction, which will increase production of these low-cost, energy-efficient units and add to California’s affordable housing supply.

**Accessory Dwelling Units, Assembly Bill 881 (2019) (Government Code Section 65852.2)** AB 881 removed impediments to ADU construction by restricting local jurisdictions’ permitting criteria, clarifying that ADU’s must receive streamlined approval if constructed in existing garages, and eliminating local agencies’ ability to require owner-occupancy for five years.

**Accessory Dwelling Units Sale or Separate Conveyance, Assembly Bill 587 (2019) (Government Code Section 65852.26)** AB 587 added Government Code Section 65856.26 providing an exemption for qualified nonprofit organizations, including affordable housing organizations, to sell deed-restricted land to be conveyed separately from the primary residence to qualified low-income homeowners. The law includes the requirement of affordability restrictions on the sale and conveyance of the property to ensure the property will be preserved for low-income housing for 45 years.

**Accessory Dwelling Units, Senate Bill 13 (2019) (Government Code Section 65852.2 and Health and Safety Code section 17980.12)** In 2019, SB 13 amended Government Code Section 65852.2, creating a tiered fee structure which charges ADUs based on their size and location and addresses other barriers by lowering the application approval timeframe, creating an avenue to get unpermitted ADUs up to code, and enhancing an enforcement mechanism under Health and Safety Code section 17980.12 allowing the state to ensure that localities are following ADU statute.

**Accessory Dwelling Units and Common Interest Developments, Assembly Bill 670 (2019) (Civil Code Section 4751)** AB 670, passed in 2019, added Civil Code Section 4751 relating to common interest development. The law allows for the construction of affordable ADUs and junior accessory dwelling units that are owner-occupied and that are used for rentals of terms longer than 30 days. The law also prohibits homeowners' associations from preventing the development of such ADUs.

**Accessory Dwelling Unit Incentives, Assembly Bill 671 (2019) (Government Code section 65583 and Health and Safety Code Section 50504.5)** In 2019, California passed AB 671 amending Housing Element Law at Government Code Section 65583 and adding Health and Safety Code Section 50504.5. The law requires local governments to develop housing plans that incentivize and promote the creation of affordable ADU rentals and requires the state to develop a list of state grants and financial incentives for affordable ADUs.

**California State Funding Laws Building Homes and Jobs Act, Senate Bill 2 (2017)** The Building Homes and Jobs Act imposes a fee on the recording of real estate documents to increase funding for affordable housing. The revenues from the fee are deposited in the Building Homes and Jobs Fund. The act provides that first-year proceeds are split evenly between local planning grants and the California HCD programs addressing homelessness. Thereafter, 70 percent of the proceeds will be allocated to local governments; 15 percent will be allocated to HCD; 10 percent to assist the development of farmworker housing; and 5 percent to administer a program to incentivize the permitting of affordable housing, while another 15 percent will be allocated to the California Housing Finance Agency to assist mixed-income multifamily developments.

**Housing Sustainability Districts Program, Assembly Bill 73 (2017) (Government Code Section 66200 et seq.)** The Housing Sustainability Districts Program provides state financial incentives to cities and counties that create a zoning overlay district with streamlined zoning. Development projects must use a prevailing wage and include a minimum amount of affordable housing.

**Workforce Housing Opportunity Zone (Government Code Section 65620)** This section authorizes the state to provide planning funds to a city or county to adopt a specific housing development plan that minimizes project-level environmental review. The law requires at least 50 percent of total housing units within that plan to be affordable to persons or families at or below moderate-income, with at least 10 percent of total units affordable for lower-income households. In addition, development projects must use a prevailing wage.

**Housing Trust for the National Mortgage Special Deposit Fund, Senate Bill 113 (2019)** Signed into law in 2019, SB 113 created a trust to manage funds from the National Mortgage Special Deposit Fund to provide sustainable, ongoing legal assistance to California renters and homeowners in housing-related matters through local nonprofit organizations. The bill also appropriates funds to study the most effective

way to establish and manage a trust to accelerate housing production and assist in creating needs assessments (California Health and Safety Code Section 50515.02).

**California State Laws Tailored to Subpopulations Veterans and Affordable Housing Bond Act of 2018, Senate Bill 3 (2017) (Health and Safety Code Section 54000)** The Veterans and Affordable Housing Bond Act authorized the issuance of bonds to be used to finance various existing housing programs, provide infill infrastructure financing, create affordable housing matching grant programs, and to provide additional funding for programs for farm, home, and mobile home purchase assistance for veterans.

**Farmworker Housing, Assembly Bill 571 (2017) (Health and Safety Code Section 50710 et seq.)** AB 571 amended Farmworker Housing and Office of Migrant Services Programs under California's Health and Safety Code making modifications to the state's farmworker housing tax credit and California's Revenue and Taxation Code to increase its use. It authorized HCD to advance funds to operators of migrant housing centers at the beginning of each season and extends their occupancy to 275 days.

**Homeless Youth Act of 2018, Senate Bill 918 (2018) (Welfare and Institutions Code Section 8259)** In 2018, the Homeless Youth Act passed, requiring the Homeless Coordinating and Financing Council to assume additional responsibilities, including collecting data on youth homelessness and setting specific, measurable goals. The Homeless Youth Act requires the Council to collect data on youth homelessness, develop outcome metrics, prevent homelessness among youth involved with the child welfare or juvenile justice systems, and collaborate with stakeholders to inform policy, practices, and programs.

**Hiring of Real Property, Assembly Bill 2219 (2018) (Civil Code Section 1947.3)** AB 2219 requires a landlord or a landlord's agent to allow a tenant to pay rent through a third party. The Civil Code section 1947.3 as amended ensures that third-party payments, which may come from a variety of sources including social service agencies or programs, family members, caretakers, or payees, are accepted by landlords. Such protections help ensure that tenants who may have a disability, be low-income, and/or are struggling to pay rent are able to meet their tenancy responsibilities and to maintain housing.

**Tenant Protection Act of 2019, Assembly Bill 1482 (2019) (Civil Code Section 1946.2)** On January 1, 2020, the Tenant Protection Act of 2019 took effect, providing California tenants with just cause protections statewide. Pursuant to California Civil Code Section 1946.2, once a tenant has continuously and lawfully occupied residential real property which is subject to the Tenant Protection Act for 12 months, the owner may not terminate their tenancy without just cause, which is required to be stated in the landlord's written notice to terminate tenancy. In addition to just cause protections, passage of the Tenant Protection Act established statewide limitations on gross rental rate increases (Civil Code section 1947.12(k)(1)). The rental rate increase limitations do not apply to housing subject to a local rent control ordinance that restricts annual rental rate increases to an amount less than that provided for by the Tenant Protection Act. Housing that has been issued a certificate of occupancy within the last 15 years is exempt from both the "just cause" requirement and the rent cap. Protections under the Act are enforced through the California Court System.

**The Lanterman Developmental Disabilities Services Act (Welfare and Institutions Code Sections 5115 and 5116)** Pursuant to the Lanterman Act, persons with developmental disabilities have the same legal rights and responsibilities guaranteed all other individuals by the United States Constitution and subsequent laws, as well as the Constitution and laws of the State of California. Under the Lanterman

Act, an otherwise qualified person by reason of having a developmental disability shall not be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity that receives public funds.

The Lanterman Act states that persons with development disabilities have the right to treatment and habilitation services and supports in the least restrictive environment. Welfare & Institutions Code section 5115 provides that it is the policy of the state in the Lanterman-Petris-Short Act and the Lanterman DDS Act that persons with mental health disorders or physical disability are entitled to live in normal residential surroundings and should not be excluded because of their disabilities.

This critically important 1970 commitment to community integration and de-institutionalization has a second paragraph providing that there is a statewide policy that the use of property for the care of six or fewer persons with mental health disorders or other disabilities is a residential use of property for zoning. (Note, however, that housing with more than six people may also be a residential use under both the state and federal fair housing laws.)

Welfare & Institutions Code Section 5116 implements the principle in Section 5115 by providing that a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer persons with mental health disorders or other disabilities or dependent and neglected children, shall be considered a residential use of property for the purposes of zoning if the homes provide care on a 24-hour-a-day basis.

These homes shall be a permitted use in all residential zones, including, but not limited to, residential zones for single-family dwellings. Local agencies must allow these licensed residential care facilities in any area zoned for residential use. The use of a property for the care of six or fewer persons with mental health disorders or other disabilities is a residential use of the property for the purposes of zoning, and such homes may not be required to obtain conditional use permits or variances that are not required of other family dwellings.

**Developmental Services, Senate Bill 81 (2019) (Welfare and Institutions Code Section 4519.4)** In 2019, SB 2019 amended the California Welfare and Institutions Code to add, among other things, a requirement that the Department of Developmental Services (DDS) consult with specified stakeholders, including representatives of the Developmental Services Task Force and the Department of Rehabilitation, to discuss system reforms to better serve consumers with developmental disabilities; to perform various duties, such as evaluating compliance with federal rules relating to specified services; and to report on the progress of these efforts.

**The Housing Opportunities Act, Senate Bill 329 (2019) (Government Code Sections 12927 and 12955)** Passage of The Housing Opportunities Act in 2019 broadened the definition of “Source of Income” based discrimination to include protections for verifiable income paid directly to a tenant, to a representative of a tenant, or to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance and housing subsidies. Code Civ. Proc § 1161.3 – Prohibits landlords from evicting a tenant based on acts of domestic violence, stalking, sexual assault, human trafficking, or elder/dependent adult abuse committed against that tenant or member of the tenant’s household. Civ. Code § 1946.7 – Allows survivors to terminate their leases early, with 14 days’ notice. Civ. Code §§ 1941.5, 1941.6 – Gives survivor tenants the ability to obtain lock changes for their safety.



**AB 2413, The Right to a Safe Home Act (Civ. Code § 1946.8, Gov. Code § 53165, Code Civ. Proc. § 1161.3)** Strengthened housing protections for victims of abuse, victims of crime, or persons in an emergency who need police or emergency assistance from penalties such as eviction. Prohibits local governments from assessing penalties against tenants or landlords for calls for police or emergency assistance.

**California State Laws on Infrastructure Priority Allocation of Water and Sewer Service (Government Code section 65589.7)** To improve the effectiveness of the law in facilitating housing development for lower income households, Government Code Section 65589.7 requires local governments to submit a copy of the housing element to water and sewer providers and requires these providers to establish procedures to grant priority service to housing for lower-income households.

Specifically, water and sewer providers should establish procedures to:

- Grant priority to a proposed development that includes housing affordable to lower-income households.
- Prohibit water and sewer providers from denying/conditioning the approval or reducing the number of services for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.
- Require Urban Water Management Plans include projected water use needed for lower-income single-family and multifamily households.

**Failure to Provide Infrastructure FEHA 2 CCR (Government Code Section 12161)** Public and private practices that result in denial or failure to provide infrastructure and services in a discriminatory manner are considered a potential violation. Identify Disadvantaged Communities (Government Code section 65302.10) This includes the requirement that cities and counties identify certain disadvantaged unincorporated communities within their jurisdiction and/or growth path, analyze water, wastewater, storm water drainage, and structural fire protection infrastructure and service deficiencies and needs in those communities, and identify funding mechanisms to address those needs.

**California Department of Fair Employment and Housing (DFEH) Regulations DFEH Housing Regulations (2 California Code of Regulations Section 12005 et seq.)** Effective January 1, 2020, the California DFEH enacted regulations to protect against housing discrimination. These regulations, 2 CCR Section 12005 et seq, implement the FEHA statute, making it easier for housing providers, owners, tenants, state and local governments, and financing and real estate entities to understand their rights and obligations. The DFEH's statute and fair housing regulations generally provide broader protections than are available under federal law, they cover a much broader list of protected classes.

The regulations address direct and vicarious liability for discriminatory housing practices, how to establish liability based on a practice's discriminatory effect, burdens of proof, legally sufficient justifications to allegations of discriminatory effect, retaliation and harassment, discriminatory effect in financial practices and real estate practices, land use discrimination, reasonable accommodations for people with disabilities, and the use of criminal history in rental housing applications.

More specifically, the new FEHA regulations address discriminatory effect, also known as disparate impact, which addresses neutral policies or practices that disproportionately affect persons in protected

classes or has the effect of perpetuating segregation. The regulations establish a burden-shifting test to show that the challenged practice has a discriminatory effect, then the burden shifts to the respondent to show a legally sufficient justification for the practice and that there is no less discriminatory alternative available.

The regulations also include clarified protections on practices constituting harassment, including quid pro pro and hostile environment harassment, and practices constituting retaliation. The regulations implement the prohibition of discrimination in land use practices and housing programs, including specific practices related to land use. The regulations provide clarity on the reasonable accommodation process and requirements for assistance animals. Lastly, the regulations address the use of criminal history information in housing transaction, including prohibited uses of criminal history information and specific practices relating to criminal history information.

These regulations are powerful new tools in California that regulate best practices for housing providers and state and local government to promote housing. Plans, Programs, and Policies Fair housing laws at the federal and state levels determine protections or policies for protected classes in California. Local planning, zoning, and housing development laws and programs have a significant impact on protected classes and housing choice. The following section summarizes relevant plans, programs, and policies that directly help to promote fair housing goals in California.

### ***Challenges and Opportunities***

While progress has been made, significant challenges persist in achieving fair housing in Riverside County. Persistent poverty, lack of affordable housing, and systemic barriers continue to undermine efforts toward equitable housing access.

However, these challenges also present opportunities for innovation, collaboration, and policy reform. By fostering partnerships between stakeholders, leveraging data-driven approaches, and centering the voices of impacted communities, Riverside County can work towards a more just and inclusive housing landscape.

The County also spends CDBG funds annually on public facility improvements in disadvantaged areas including sidewalk replacement, library building upgrades, and park/open space upgrades to contribute to a higher quality of life for residents. In Riverside County, fair housing is an ongoing journey, shaped by historical legacies, socioeconomic dynamics, and community-driven initiatives.

By harnessing local knowledge, leveraging data insights, and fostering collaboration, Riverside County can pave the way for a future where every individual has access to safe, affordable, and dignified housing, regardless of their background or circumstances.

## 5. Assessment of Contributing Factors to Fair Housing Issues

### Housing Element

The Housing Element sets forth five primary goals, each with associated policies, actions, implementing resources, responsible agency, and time frames included for the purposes of mitigating impediments to fair housing within the County.

These goals are:

- Goal 1: To assist in the development of adequate housing to meet the county's fair share of the region's housing needs for all economic segments of the population, with an emphasis on lower-income households and households with special needs.
- Goal 2: To conserve and improve the condition of the housing stock, particularly affordable housing.
- Goal 3: To promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, sex, etc.
- Goal 4: Establish adequate planning, administrative and fiscal tools to implement housing policies.
- Goal 5: Reduce per capita residential energy use.

### Regional Analysis of Impediments (Housing Element)

Previous regional impediments to fair housing choice identified in the 2012 Analysis of Impediments are listed below. The impediments provide a snapshot of the barriers faced in 2012 by residents, including inadequate affordable housing supply, displacement, and access to opportunity.

1. Inadequate supply of affordable housing available to lower-income and minority households.
2. Community resistance to the development of multifamily rental housing and housing for lower-income or minority households.
3. Shortage of subsidies and strategies to promote affordable, accessible housing for low-, very low-, and extremely low-income households, including protected classes.
4. Communities lack enough awareness of potential fair housing impediments and ways to address those impediments.
5. Limited coordination on fair housing issues among state fair housing enforcement agencies.
6. Local development standards and their implementation, e.g., zoning, building or design standards, may constrain the development of housing opportunities for minority and low-income households.

7. Low-income households may be at risk of displacement in areas subject to strong new development pressure or activity.
8. Inadequate access for minority households to housing outside of areas of minority concentration.
9. State CDBG and HOME Programs underserve minorities in some instances.
10. Inadequate access to employment opportunities, transportation, public and social services infrastructure to support increased housing opportunities for lower income, minority, and disabled households.

## Current Local Contributing Factors

There are several factors and elements that contribute to and may cause fair housing issues. Some of these are historical and referenced in the preceding sections.

1. **Resident Opportunities:** Riverside County exhibits significant disparities, with certain communities facing limited access to affordable housing due to high rent prices and low-income levels. This creates barriers to fair housing for marginalized groups. Countywide, there are disparities across racial/ethnic groups regarding access to educational opportunities and environmental opportunities, and significant disparities in access to economic opportunities.
2. **Historical Discrimination:** Historical discriminatory practices, such as redlining and segregation, have left lasting impacts on housing patterns in Riverside County. These practices have marginalized minority communities, leading to unequal access to housing opportunities.
3. **Limited Affordable Housing Stock:** Riverside County faces a shortage of affordable housing units relative to its population growth. The lack of affordable options disproportionately affects low-income individuals and families, exacerbating fair housing issues.
4. **Zoning Policies and Land Use Regulations:** Zoning policies and land use regulations can perpetuate segregation and limit housing choices for certain demographics. These policies may restrict the development of affordable housing in certain areas, contributing to fair housing disparities.
5. **Language and Cultural Barriers:** Language and cultural barriers can impede access to housing resources and information for non-English-speaking residents in Riverside County. Limited language accessibility may prevent individuals from understanding their fair housing rights and accessing assistance programs.
6. **Limited Enforcement of Fair Housing Laws:** Despite legal protections, the enforcement of fair housing laws in Riverside County may be inadequate. Discriminatory practices by landlords, property managers, and housing providers may go unchecked, further perpetuating housing inequality.
7. **Gentrification and Displacement:** Gentrification in Riverside County can lead to the displacement of long-term residents, particularly communities of color and low-income individuals.

As neighborhoods undergo revitalization efforts, rising property values and rents may force vulnerable populations out of their homes, exacerbating fair housing issues.

8. **Transportation Accessibility:** Limited transportation options in certain areas of Riverside County can restrict housing choices for residents, particularly those without access to private vehicles. This can lead to segregation and unequal access to employment, education, and other essential services, contributing to fair housing disparities.

Addressing these contributing factors requires a comprehensive approach, including policy reforms, community engagement, and targeted interventions to promote fair housing practices and ensure equitable access to housing opportunities for all residents of Riverside County.



# Section VI: Fair Housing Priorities and Goals



**City of Palm Desert**



## Section VI. Fair Housing Priorities and Goals

The County's AFH planning process included analyzing all data from survey respondents, from stakeholders, demographic and socioeconomic data, regional and localized trends and shifts. From this process, fair housing priorities and goals were created. However, the AFH process also includes review and evaluating past fair housing implementation. The following includes an analysis of the past goals, actions and strategies adopted and implemented over the past five years.

The process for determining fair housing goals consisted of a six-tiered review and analysis:

1. Review of previously established fair housing goals
2. Analysis of demographic data
3. Analysis interpretation of stakeholder focus group feedback
4. Analysis interpretation of AFH survey results
5. Review of fair housing service provider activities
6. Analysis of public comment
7. Review of other County fair housing reports and document priorities and goals

### 1. Assessment of Past Goals, Actions, and Strategies

The County of Riverside has fully implemented its 2020 Analysis of Impediment to Fair Housing Choice (AI) recommendations.

#### 2020 AI Recommendation 1

1. The County of Riverside and its contracted fair housing service provider should continue providing educational opportunities for property owners, property managers, and residents. These opportunities should provide information concerning the law as it pertains to reasonable accommodations and reasonable modifications, which are some of the leading reasons why persons with disabilities encounter discrimination when seeking housing or attempting to maintain their housing.
2. It is recommended that the County provide for, under contract, multiple workshops per year for the next five years in locations throughout the County. These workshops should be focused on the rights of persons with disabilities as it relates to their ability to obtain and maintain housing. The content of these workshops should be tailored to landlords, tenants, and government officials (e.g., code enforcement, PHA staff, HWS staff), including a general introduction to fair housing laws and discrimination, and then primarily focus on forms of discrimination against persons with disabilities, such as unreasonably denying or refusing to address requests for reasonable accommodation and modification.

3. It is further recommended that the County continue contracting with a fair housing service provider for both discrimination and landlord-tenant services. Each annual contract should include metrics, benchmarks, and reporting requirements specific to this recommendation.

The County implemented all three recommendations noted above. The FHCRC has indicated the County maintains an annual fair housing contract that includes all jurisdictions in Riverside County. The FHCRC provides educational opportunities for property owners/manager and residents, provides landlord/tenant mediation services, and hosts several workshops, including workshops for first-time homebuyers.

## 2020 AI Recommendation 2

### *Siting and Standards for Transitional and Supportive Housing*

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

The County completed an amendment to Ordinance No. 348 in March 2021 regarding transitional and supportive housing. Below is a summary of the actions as described by the City:

*“Staff completed drafting an amendment to Ordinance No. 348 to ensure that transitional and supportive housing will be permitted by right in residential zones and subject only to those restrictions that apply to other residential uses of the same type in the same zone. After the breadth and scope of legislative statutory changes to the law in 2018 and 2019, particularly with respect to supportive housing, the County is redrafting its ordinances by adapting the additional requirements into amendments being prepared in response to the state’s focus on new housing and housing-related legislation during the 2018 and 2019 legislative sessions. The supportive and transitional ordinance amendments were adopted in March 2021.”*

*“Transitional housing and supportive housing must be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). The County permits transitional and supportive housing in all zones where one family or multi-family dwellings are allowed, including mixed use zones, and nonresidential zones that allow residential, subject only to the same regulations as similar uses in the same zone, consistent with Health and Safety Code Sections 50675.14 and 50675.2.”*



Table 84: Review of Past Accomplishments

	Past Goals	Action	Strategies/Progress Report
1	To assist in the development of adequate housing to meet the county's fair share of the region's housing needs for all economic segments of the population, with an emphasis on lower-income households and households with special needs;	Ongoing housing development	Increased housing production with a focus on affordability. <b>Progress Status: On target.</b>
2	To conserve and improve the condition of the housing stock, particularly affordable housing;	Continued allocation of funding for affordable housing improvement programs such as the Home Repair Program which are targeted to assist very low to moderate income households	Annual allocation of funding for program implementation. Ensuring 90% of expiring housing covenants are maintained. <b>Progress Status: On target.</b>
3	To promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, sex, etc.	Ensure that regulatory agreements include equal opportunity compliance verbiage. Continued funding of FHCRC AFFH services.	Ongoing monitoring activities of properties that receive County funding. Section 3 enforcement monitoring activities and collaborations. <b>Progress Status: On target.</b>
4	Establish adequate planning, administrative and fiscal tools to implement housing policies	Ongoing efforts are being made to implement and improve housing policies	Continued implementation and improvement of planning and administrative tools and appropriate updates to internal policies and procedures <b>Progress Status: On target.</b>
5	Reduce per capita residential energy use	Continuous efforts are being made to promote energy efficient strategies within agency funded housing activities.	Continuous prioritization <b>Progress Status: On target.</b>
6	Implement homelessness prevention services	Design and implement a coordinated prevention system to provide limited cash assistance, a wide range of free or low-cost supportive services, and/or supplies to those most likely to become homeless.	Implementation of Homelessness Action Plan Goals <b>Progress Status: On target.</b>
7	Ensure funding of a coordinated system to end and prevent homelessness.	Identify a wide range of public and private funding opportunities to conduct the design and implementation of the coordinated system to prevent and end homelessness	Continuous prioritization. <b>Progress Status: On target.</b>
8	Continue the provision of educational opportunities for property owners, property managers, and residents concerning the law as it pertains to reasonable accommodations and reasonable modifications.	The County of Riverside and its contracted fair housing service provider should continue providing educational opportunities for property owners, property managers, and residents.	Annual allocation of funding for program implementation. <b>Progress Status: On target.</b>
9	Under contract, the County should provide multiple workshops per year for the next five years in locations throughout the County. These workshops should be focused on the rights of persons with disabilities as it relates to their ability to obtain and maintain housing.	Ongoing educational services: workshops should be tailored to landlords, tenants, and government officials (e.g., code enforcement, PHA staff, HWS staff), including an introduction to fair housing laws and discrimination, and with focus on forms of discrimination against persons with disabilities, such as unreasonably denying or refusing to address requests for reasonable accommodation and modification.	The County's Fair Housing consultant provides regional education and workshops to targeted groups. <b>Progress Status: On target.</b>
10	To continue contracting with a fair housing service provider for both discrimination and landlord-tenant services.	Ongoing educational services: Each annual contract should include metrics, benchmarks, and reporting requirements specific to this recommendation.	The County's Fair Housing consultant provides landlord tenant mediation services, along with reports and metrics on the nature of these cases. <b>Progress Status: On target.</b>

## 2. Other County Reports: Fair Housing Priorities and Goals

Adherence to federal and state fair housing goals as well as consideration of how to more effectively further the specific fair housing needs of its community shall continue to be a priority within Riverside County. Affirmatively furthering fair housing is embedded not only within the County's five-year Consolidated Plan and its Annual Action Plan, but priorities and goals are implemented in the standard housing programmatic operations. Furthermore, the County shall determine the most effective ways to implement goals identified within the AFH Report preparation process.

### The County of Riverside commended the following goals:

- **Goal 1:** New Construction: Facilitate new housing opportunities to meet the needs of existing and future unincorporated Riverside County residents in all income categories.
- **Goal 2:** Innovative Housing Types: Encourage construction of innovative housing types that are affordable and promote mixed-income neighborhoods.
- **Goal 3:** Affordable Housing: Encourage construction, maintenance, improvement, and preservation of safe, decent, and sound affordable housing in unincorporated Riverside County.
- **Goal 4:** Special-Needs Groups: Work towards meeting the housing needs of special groups of unincorporated County residents, including but not limited to a growing senior population, large families, female headed households, farmworkers, persons with disabilities, persons with developmental disabilities, and persons and households in need of emergency shelter.
- **Goal 5:** Affirmatively Furthering Fair Housing: Promote affirmative further fair housing opportunities throughout the unincorporated County for all persons regardless of age, race, religion, color, religion, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation. As identified within the most recent Housing Element, the following recommended actions capture the County's planned fair housing priorities.

### The County Housing Element recommended the following housing goals:

- **H 5.1:** The County shall continue to support fair housing laws and organizations that provide fair housing information and enforcement.
- **H 5.2:** The County shall provide housing information and counseling to low-income households and households with special housing needs.
- **H 5.3:** The County shall promote housing opportunities for all persons, regardless of race, religion, color, ancestry, national origin, sex, marital status, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.
- **H 5.4:** The County shall strive to disperse affordable housing projects throughout the county, while ensuring that affordable housing development occurs in areas with appropriate access to infrastructure, services, and necessary community amenities, wherever feasible.

- **H 5.5:** The County shall increase access to opportunities for lower-income households by encouraging affordable housing development in high-resource areas and improving resources near affordable housing sites located in low-resource areas.
- **H 5.6:** The County shall collaborate with community partners to increase residential low-resource areas access to transit, environmental, economic, and educational opportunities.

### 3. 2024-2029 AFH Report - Fair Housing Priorities and Goals

The following fair housing priorities, goals and actions were developed by looking at the community outreach, research and resource development, data collection and analysis.

#### Fair Housing Priorities

1. **Promote Fair Housing:** Advocating for policies and practices that ensure equal access to housing opportunities for all individuals, regardless of their background or protected characteristics.
2. **Create and Promote Housing Development Incentives:** Encouraging the development of new housing units by offering incentives to builders and developers. These incentives could include tax breaks, streamlined permitting processes, or grants.
3. **Increase Housing Density:** Focusing on strategies that lead to higher housing density, such as mixed-use developments, transit-oriented housing, and infill projects. This approach optimizes land use and supports efficient urban growth.
4. **Assist Jurisdictions by Providing Good Examples of Regulatory Changes:** Offering guidance and best practices to local governments on updating zoning regulations, land use policies, and building codes to promote fair housing and affordability.
5. **Increase Affordable Housing Volume:** Prioritizing the construction of affordable housing units to meet the needs of low and moderate-income households. This involves collaboration with developers, nonprofits, and community organizations.
6. **Increase Affordable Special Needs Housing:** Addressing the housing needs of vulnerable populations, including individuals with disabilities, seniors, and those requiring specialized housing services.
7. **Preserve Existing Affordable Housing:** Safeguarding existing affordable housing stock through rehabilitation, maintenance, and tenant protections. Preventing displacement is crucial for maintaining community stability.
8. **Promote and Help Fund Affordable Accessory Dwelling Unit (ADU) Development:** Encouraging the construction of ADUs (also known as granny flats or backyard cottages) as an affordable housing option. Providing financial support and streamlining regulations can facilitate ADU development.

#### Fair Housing Goals

1. Provide Fair Housing Outreach Opportunities to All Areas of the County
2. Provide Zoning and Incentives to Increase a Variety of Housing Types
3. Increase Opportunities for Affordable and Special Needs Housing
4. Comprehensive Supportive Services to First-time Homebuyers
5. Incentivize Accessory Dwelling Unit (ADU) Development

Table 85: Fair Housing Priorities and Actions

Goals	Fair Housing Priorities	Actions
<p><b>Provide Fair Housing Outreach Opportunities to All Areas of the County</b></p>	<p><b>Promote Fair Housing</b></p> <ul style="list-style-type: none"> <li>▪ Community Engagement</li> <li>▪ Accessible Resources</li> <li>▪ Cultural Competence</li> <li>▪ Collaborative Partnerships</li> <li>▪ Education and Training</li> <li>▪ Targeted Strategies</li> <li>▪ Accessible Communication Channels</li> <li>▪ Feedback Mechanisms</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Action 1.A:</b> Continue contracting with a fair housing provider, such as the Fair Housing Council of Riverside County (FHCRC).</li> <li>▪ <b>Action 1.B:</b> Provide all informational, outreach, and project/program materials in English and Spanish, and other languages as necessary.</li> <li>▪ <b>Action 1.C:</b> Recruit and/or involve residents from diverse neighborhood groups and community organizations for focus groups, stakeholder interviews, or committees.</li> <li>▪ <b>Action 1.D:</b> Increase outreach to community members who are more likely to experience discrimination including education, mediation, and advocacy services.</li> <li>▪ <b>Action 1.E:</b> Strive to create outreach methods that are convenient to residents such as televised workshops, meetings at schools, outreach at senior centers/living areas, polling questions, promotions at summer events programming, use temporary or movable installations, provide area daycares, and school events, and provide additional ways for residents to learn as part of networking.</li> </ul>
<p><b>Provide Zoning and Incentives to Increase a Variety of Housing Types</b></p>	<p><b>Create and promote housing development incentives</b>  <b>Increase housing density</b>  <b>Assist jurisdictions by providing good examples of regulatory changes</b></p> <ul style="list-style-type: none"> <li>▪ Zoning Policies</li> <li>▪ Incentive Programs</li> <li>▪ Public-Private Partnerships</li> <li>▪ Transit-Oriented Development</li> <li>▪ Affordable Housing Requirements</li> <li>▪ Community Engagement</li> <li>▪ Infrastructure Investment</li> <li>▪ Streamlined Regulatory Processes</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Action 2.A:</b> Allow for a variety of housing types and densities across residential and mixed-use zones, including single-room occupancy units, efficiency units, and missing middle housing types (duplexes, triplexes, quadplexes, garden apartments, etc.).</li> <li>▪ <b>Action 2.B:</b> Promote model incentives that are successful in increasing density or providing special needs housing such as expedited review processes, fee deferrals or waivers, and municipal technical assistance.</li> <li>▪ <b>Action 2.C:</b> Continuously monitor to ensure compliance with federal and state housing laws (related to ADUs, emergency shelters, density bonuses, LBNCs etc.) Develop and promote model ordinances or example cases and provide technical assistance to jurisdictions to assist with compliance across the region.</li> <li>▪ <b>Action 2.D:</b> Review current ordinances and regulations with the aim of incorporating incentives and initiatives to promote fair housing practices.</li> </ul>
<p><b>Increase Opportunities for Affordable and Special Needs Housing</b></p>	<p><b>Increase affordable housing volume</b>  <b>Increase affordable special needs housing</b>  <b>Preserve existing affordable housing</b></p> <ul style="list-style-type: none"> <li>▪ Government Policies</li> <li>▪ Funding and Subsidies</li> <li>▪ Zoning Regulations</li> <li>▪ Partnerships</li> <li>▪ Supportive Services</li> <li>▪ Adaptive Design</li> <li>▪ Public Awareness</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Action 3.A:</b> Rezone existing high opportunity, single-family neighborhoods to allow for higher density, more affordable housing types.</li> <li>▪ <b>Action 3.B:</b> Provide rehabilitation and repair funding to lower-income households to maintain the supply of affordable homes and prevent displacement.</li> <li>▪ <b>Action 3.C:</b> Develop incentives to encourage the development of large housing units to support larger, multigenerational households. Incentives may include reduced parking requirements, accessory dwelling units, increase residential building height, expedited development plan processing, development fees waivers or deferrals, or reduce infrastructure costs.</li> </ul>

**Table 85: Fair Housing Priorities and Actions, CONTINUED**

Goals	Fair Housing Priorities	Actions
<p><b>Comprehensive Supportive Services to First-time Homebuyers</b></p>	<p><b>Promote Homeownership</b></p> <ul style="list-style-type: none"> <li>▪ CDBG-HOME funding assistance</li> <li>▪ Community Engagement</li> <li>▪ Infrastructure Investment</li> <li>▪ Streamlined Regulatory Processes</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Action 4.A:</b> Provide financial assistance programs such as down payment assistance, closing cost assistance, and low-interest loans to eligible first-time homebuyers.</li> <li>▪ <b>Action 4.B:</b> Provide access to grants and subsidies aimed at making homeownership more affordable for low to moderate-income families.</li> <li>▪ <b>Action 4.C:</b> Provide access to resources and networks such as local real estate agents, lenders, and housing agencies to provide first-time homebuyers with access to a network of trusted professionals.</li> <li>▪ <b>Action 4.D:</b> Provide Homebuyer training and certification by developing a comprehensive homebuyer training program to educate participants about the responsibilities of homeownership, including property maintenance, insurance, and legal obligations. Provide certification upon completion of the training program, which may qualify participants for additional incentives or benefits</li> </ul>
<p><b>Incentivize Accessory Dwelling Unit (ADU) Development</b></p>	<p><b>Promote and help fund affordable ADU development</b></p> <ul style="list-style-type: none"> <li>▪ Zoning Regulations</li> <li>▪ Financial Incentives</li> <li>▪ Streamlined Permitting Process</li> <li>▪ Design Standards</li> <li>▪ Education and Outreach</li> <li>▪ Partnerships</li> <li>▪ Accessory Dwelling Unit Programs</li> <li>▪ Public Land Use</li> <li>▪ Density Bonuses</li> <li>▪ Legalization Efforts</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Action 5.A:</b> Provide a variety of information and incentives for the development of Accessory Dwelling Units, such as FAQs, technical assistance, grants for low-income ADUs, pre-approved plans, cost calculators, fee waivers, expedited review.</li> <li>▪ <b>Action 5.B:</b> Incentivize <i>affordable</i> ADU development, specifically geotargeting higher resource areas. Actions may include maintaining a database of affordable ADUs, allowing ADUs in all residential zones, geographically targeting ADU support, providing grants and/or fee waivers for low-income ADUs, create an in-house review and approval process, pre-approved plans for small ADU units, or expediting review for affordable ADUs</li> </ul>

## Conclusion

The purpose of the County's AFFH initiative is to shape a more equitable and inclusive housing landscape. Through meticulous data collection and analysis, the AFH Report identifies the following:

### 5 Fair Housing Goals:

1. **Provide Fair Housing Outreach Opportunities to All Areas of the County:** By providing outreach opportunities to all areas of the County, the community will have access to resources and information necessary to understand and exercise their fair housing rights.
2. **Provide Zoning and Incentives to Increase a Variety of Housing Types:** Implementing zoning regulations and incentives to promote a diverse range of housing types is essential for fostering inclusive communities that cater to the diverse needs of residents.
3. **Increase Opportunities for Affordable and Special Needs Housing:** Increasing opportunities for affordable and special needs housing addresses the pressing need for housing accessibility and affordability, ensuring that vulnerable populations have access to safe and adequate housing options.
4. **Comprehensive Supportive Services to First-Time Homebuyers:** Providing comprehensive supportive services to first-time homebuyers empowers individuals and families to navigate the complexities of the homebuying process, thereby promoting homeownership and wealth-building opportunities.
5. **Incentivize Accessory Dwelling Unit Development:** Incentivizing accessory dwelling unit developments presents a promising avenue for increasing housing supply, promoting density, and accommodating diverse household structures while also fostering economic opportunities for homeowners.

In conclusion, the integration of these top five fair housing goals into the AFFH framework lays the groundwork for fostering vibrant, inclusive, and equitable communities where every individual has access to housing that meets their needs and reflects their aspirations.

Moreover, it is imperative to continue leveraging data-driven insights and collaborative efforts to advance fair housing practices and ensure that housing remains a fundamental cornerstone of social and economic justice for all.

## 8 FAIR HOUSING PRIORITIES

1. Promote fair housing
2. Create and promote housing development incentives
3. Increase housing density
4. Increase affordable housing volume
5. Increase affordable special needs housing
6. Preserve existing affordable housing
7. Promote homeownership
8. Promote and help fund affordable ADU development

Figure 77: Infographic with County AFFH Goals







# Appendix A: Public Participation Summary



**City of Coachella**

# Appendix A: Public Participation Summary

The AFH Outreach Program consisted of stakeholder forums, attendance at Supervisor District Meetings, promotional tools including District website and newsletter postings, County and Housing Authority website postings, display flyers at public housing complexes, AFH County-Wide Survey, weekly AFH Committee meetings, 30-day public comment period and Supervisor Public Hearing.

The Outreach Program included a series of 10 project promotional emails connecting with 300 stakeholders to help identify Riverside County housing issues. Four Supervisor District meetings or Municipal Advisory Committee meetings were attended promoting the project to an estimated 85 community members. A total of 35 stakeholders participated in 4 virtual focus group meetings held in March 2024. Also, Stakeholders that could not participate at the meetings completed a Stakeholder Survey. Community residents were asked to complete the AFH Countywide Survey from March 2024 through May 11, 2024. Community residents, Cooperating Jurisdictions and HUD entitlements were asked to review and provide AFH comments during a 30-day public comment period from May 2024 – June 2024.

## Stakeholder Meetings

### STAKEHOLDER ANALYSIS SUMMARY

#### Top Contributing Factors to Housing Issues:

1. Housing Stock:
  - The existing shortage of supply driven by poor public policy decisions
2. Housing Costs/Income/Wages
  - Rents are too high and are not capped through rent control
  - Inflated costs of living, inadequate wages, and wage stagnation,
  - Wealth and income inequity
  - The most prevalent sectors in the area (logistics, healthcare, leisure/hospitality, education, agriculture) do not pay enough.

### STAKEHOLDER QUESTIONS

1. What type of organization are you from?
2. What programs do you feel are the most effective in addressing fair housing?
3. How does your agency ensure fair housing?
4. In your opinion, what are the top contributing factors to housing inequity?
5. In your opinion, what are the top housing priorities that should be addressed in the county?
6. How can the County take meaningful actions to address housing priorities?

### 3. Inadequate Outreach:

- The community lacks education for about the importance of affordable housing and there are an insufficient number of educational opportunities.

### 4. Discrimination

- The prevalence of discrimination based on race and disability.
- Historical redlining and inequitable access to capital, quality schools, and jobs.

### 5. Development

- Insufficient funding opportunities for developers of all housing types.
- Insufficient capital investment opportunities as well as insufficient low and moderate resource communities for all housing types.
- Limitations within funding programs.
- Lack of government streamlined policies that expedite development.

### 6. Lending

- Challenge of finding lenders who will work with the multiple layers of subordinate financing which is often necessary for affordable homeownership.
- Unfair lending practices.
- Need for increased private equity
- Need for increased investment opportunities in single family homes
- Lack of affordable housing, restrictions due lack of understanding or knowledge of programs

### **Top Fair Housing Priorities:**

1. Provide housing to homeless individuals and/or families
2. Homelessness
3. Increase senior and family housing
4. Insufficient housing supply
5. Establish a streamlined approval process, safeguards for temporary gaps, an easier approval processes to navigate on both the consumer and builder side
6. Provide increased project-based housing choice vouchers
7. Support affordable housing developers via soft-capital funding
8. Use creative funding vehicles that can allow funds to be recycled (Catalyst Fund)

9. Prevent the increase of unhoused households by providing funding for affordable housing
10. Develop more low income and middle-income housing stock
11. PSH, Services (for PSH) Vouchers
12. Fast tracking affordable/mixed-income housing developments
13. Assist more at-risk families and individuals (PSH, veterans, senior, low- and middle-income.
14. Increasing low- and middle-income family, senior, and farmworker housing financing programs and funds
15. Create more opportunity for first-time homebuyers with more down payment assistance programs as well as affordable housing and re-entry to society programs
16. Establish rent control
17. Increase Inclusionary Housing

**Stakeholder Fair Housing Recommendations:**

- Hire property management firms that receive training to make sure fair housing policies are implemented;
- Ensure that Fair housing language is included in regulatory agreements for government funded projects;
- Encourage property owners, property management companies, and housing providers adhere to Housing First practices and principles and that these priorities are embedded in outreach, lease up and management;
- Monitoring and review of tenant selection policies and marketing plans to ensure that they are following SB1380 and adhere to AFFH guidelines and Housing First principles;
- Ongoing efforts to informing the public on fair housing laws and rights is encouraged through education outreach;
- Continued implementation and incorporating of Affirmative Fair Housing Marketing Plans;
- Encourage collaboration amongst multiple housing and supportive service providers; and
- Hire property management companies that ensure fair housing practices are implemented during lease up and long-term rental operations.

**Recommendations for Meaningful Actions to Address Housing Priorities:**

- Providing more soft monies towards the development of additional affordable housing projects. Feedback included the suggestion that there be a minimum of 25% of total development cost as soft monies from local jurisdiction to be competitive for tax credits.

- Expand supply, require affordable units in all new developments, solve Housing Choice Voucher waitlists.
- Continue to convene stakeholders like this. Consider a tax increment program to support meaningful affordable housing financing.
- Put as much construction money as possible into as many projects as possible, 2) prioritize projects with connections to healthcare and childcare, 3) more funding for legal aid orgs.
- Identify County-owned land that is suitable for housing development, announce the sites to the development community, and release RFPs to develop that land with capital and vouchers included.
- Access to funds like rental/down payment assistance, increase funding for education and outreach services, change in policies that would streamline development/contractors of affordable housing.
- Funding opportunities and technical assistance to identify additional sources- Pre-Development funding- Political will and positive messaging regarding affordable housing for the Community.
- Develop more Inclusionary Housing.
- Continue to provide funding and incentives for more housing production of affordable and market rate units
- Decrease red tape for development, provide
- Increase funding of first-time home buyers' programs
- Increase collaboration with cities tribes and other key stakeholders
- Provided more vouchers in early pre-development
- Consider using County owned land within the Notices Of Funding Availability process.
- Increase funding for outreach and education as well as down payment assistance and
- Implement changes in policy that will streamline the approval process for affordable housing contractors
- Increase outreach to the Palm Springs Section 14 survivors and descendants to understand and address their reparations and housing needs
- Collaborate with cities to identify opportunity sites
- Expedite entitlement and provide gap funding
- Decrease the amount of commercial properties
- Work with cities to streamline process

**Programs that Stakeholders Felt Were the Most Important:**

- Housing Choice Voucher
- Affordability, landlord accountability, balanced laws
- Investigating and enforcing discrimination complaints.

- Educational and outreach efforts
- HOME, CDBG, and PBV.
- Housing First practices for PSH units
- Financing programs i.e., Project Based Vouchers and County HOME
- LIHTC program
- Working with USVETS I would have to say those that deal directly with helping US Veterans obtain and sustain housing. SSVF
- Hire property management firms that receive training to make sure fair housing policies are implemented
- Fair housing is required in regulatory agreements for government funded projects

Stakeholders indicated that within their organizations, they promoted and ensured fair housing compliance be implemented in the following practices: ensuring quality contracting, implementing strong policies, maintaining project and service the affordability, lending in underserved communities, providing fair housing awareness training of staff, ensure that everyone in the Coachella Valley, regardless of race, ethnicity, immigration status, and income has an affordable place to live. Agencies also promote fair housing through education & outreach, counseling services, and testing, investing in low and moderate resource communities for all housing types - funding options for developers.

**In Effort to Promote Fair Housing, Stakeholders Implement the Following Practices:**

- Embed Housing First practices and principles within outreach, lease up, and management to ensure compliance with SB1380,
- Review and update tenant selection policies as necessary,
- Inform the public regarding fair housing laws and rights through education outreach,
- Incorporate Affirmative Fair Housing Marketing Plans,
- Collaborate with the County, City partners, and professional property management firms to ensure appropriate outreach is conducted during lease-up.
- Conduct multiple levels of interviews, provide ongoing training, and establish policies and standards,
- Hire property management companies that ensure fair housing practices are implemented during lease up and long term, and
- Develop inclusionary Housing.

## RAW MEETING DATA DETAILS

### Method: Virtual Meetings

#### ■ Stakeholder Meeting 1: 3/7/24 9 AM

Attendees: 1

**Q1:** Participant Organization: Social Services

**Q2:** Housing Choice Vouchers

**Q3:** Economic Inequality

**Q4:** Homeless, senior, family housing

**Q5:** By providing more soft monies towards the development of additional affordable housing

**Additional Feedback:** Projects today need a minimum of 25% of total development cost as soft monies from local jurisdiction to be competitive for tax credits. In order to develop more housing.

#### ■ Stakeholder Meeting 2: 3/7/24 3 PM

Attendees: 5

**Q1:** Participant Organization: Social Service(s)

**Q2:** Affordability, Landlord accountability, Balanced laws

**Q3:** Quality contracting, strong policies, affordability

**Q4:** Shortage of supply driven by poor public policy decisions

**Q5:** 1) Supply 2) Streamlined approval processes 3) Safeguards for temporary gaps 4) Easier processes to navigate on consumer and builder side

**Q6:** Expand supply, require affordable units in all new developments, solve Housing Choice Voucher waitlist.

**Additional Feedback:** Count on us to partner, get it done!

## STAKEHOLDER QUESTIONS

Q1: What type of organization are you from?

Q2: What programs do you feel are the most effective in addressing fair housing?

Q3: How does your agency ensure fair housing?

Q4: In your opinion, what are the top contributing factors to housing inequity?

Q5: In your opinion, what are the top housing priorities that should be addressed in the county?

Q6: How can the County take meaningful actions to address housing priorities?

■ Stakeholder Meeting 3: 3/13/24 9 AM

Attendees: 11

**Q1: Participant Occupations**

Housing, Lenders, and Other (Non-Profit)

**Q2: What programs do you feel are the most effective in addressing fair housing?**

No responses recorded.

**Q3: How does your agency ensure fair housing?**

- By lending in underserved communities
- Training staff and awareness
- My organization is working to ensure that everyone in the Coachella Valley, regardless of race, ethnicity, immigration status, and income has an affordable place to live
- Through education, and outreach, counseling services, and testing
- Limited supply – cost-investments in low and moderate resource communities for all housing types, funding options for developers.

**Q4: In your opinion, what are the top contributing factors to housing inequity?**

- The most prevalent sectors in the area (logistics, healthcare, leisure/hospitality education agriculture don't pay enough. Rents are too high and are not capped through rent control.
- Income inequality. Racial discrimination. Lack of affordable housing stock.
- Challenge of finding lenders who will work with multiple layers of subordinate financing necessary for affordable home ownership. Income inequality, lack of educational opportunities, cost to develop.
- Lack of government policies or government policies which supported redlining and unfair lending. Additionally, a lack of education for community about the importance of affordable housing.
- Housing- supply -cost capital investment in low and moderate resource communities for all housing types- funding opportunities for developers of all housing types.
- Lack of affordable housing, discrimination based on race and disability.

**Q5: In your opinion, what are the top housing priorities that should be addressed in the county?**

- So much across the board! Affordable rental housing, supportive housing, housing for homeless individuals and families and opportunities for home ownership.
- Affordable housing, housing affordability, decrease home ownership gap due to race, income, and other factors.
- Production of more affordable units, tenants' rights and eviction prevention, unsafe living conditions in mobile home parks, home ownership opportunities, lack of rent control.



- Providing project-based housing choice vouchers, supporting affordable housing developers via soft -capital. Using creative funding vehicle that can allow funds to recycle (catalyst fund).
- Capital and vouchers made available for multifamily housing development of all types.
- Request for additional PBV applications for new projects.

**Q6: How can the County take meaningful actions to address housing priorities?**

- Continue to convene stakeholders like this. Consider a tax increment program to support meaningful affordable housing financing.
- put as many construction money as possible into as many projects as possible 2) prioritize projects with connections to healthcare and childcare 3) more funding for legal aid organizations
- Identify county owned land that is suitable for housing development, announce the sites to the development community and release RFP's to develop that land with capital and vouchers included.
- Access to funds like rental down payment assistance, increase funding for education and outreach services, change in policies that would streamline development and contractors of affordable housing.
- Funding, opportunities, and perhaps technical assistance to identify additional resources. Pre development funding political will and positive messaging regarding affordable housing for the community.

**Additional Comments:**

- Thank you we have found the county to be a great partner
- Eliminate NIMBY
- The county does an excellent job staying the loop and working closely with developers, cities, and stakeholders. Keep it going echoing the comment about colocation of ECE plus healthcare facilities.
- You should reach out to Palm Springs section 14 survivors and descendants to understand what they are asking for in terms of reparations and housing.

**■ Stakeholder Meeting 4: 3/13/24 3 PM**

**Attendees: 13**

**Q1: Participant Organization**

Housing, Government, Other: Affordable Housing and homeless/PSH housing, USVETS deals with homeless and supportive housing, Local CBO outreach (funded through city, state, federal level), Financing programs: project-based vouchers and county HOME funds

**Q2: What programs do you feel are the most effective in addressing fair housing?**

- Investing and enforcing discrimination complaints.

- Educational and outreach efforts.
- Home CDBG and PV.
- Housing first practices for PSH units.
- Financing programs like project-based vouchers and county HOME.
- LIHTC program.
- Working with US vets, I would have to say those that deal directly with helping you US veterans obtain and sustain housing. SSVF.
- Hire property management firms that receive training and make sure fair housing policies are implemented.
- Fair housing is required in regulatory agreements for government funded projects.
- Number of MBI Staff: 3 (Tina Roseberry, Estella Wells, and Brittany Valenzuela)
- Stakeholder Group(s) represented: Housing, Government & Other (US Vets and CBO)

**Q3: How does your agency ensure fair housing?**

- Housing first practices and principles embedded in outreach lease up and management.
- By reviewing tenant selection policies.
- We use housing first principles in compliance with SB1380.
- Informing the public on fair housing laws and rights. Also, through education outreach.
- Incorporating affirmative fair housing marketing plans.
- Through our property management company and the tenant selection and marketing plans.
- Working with county city partners and professional property management firm to ensure appropriate outreach and lease-up.
- US vets have multiple levels of interviewing and given assistance as well as set policies and standards through its organization. As well with working with multiple agencies and partners.
- Hire property management companies that ensure fair housing practices are implemented during lease up and long term.
- High cost of living, inadequate wages, and wealth and income inequality.
- Discrimination in sales rental and finance.
- Inclusionary housing.

**Q4: In your opinion, what are the tops contributing factors to housing inequity?**

- Lack of affordable housing!
- Historical redlining and access to capital, quality schools, and jobs.
- High cost of living, inadequate wages, and wealth and income inequality.

- Private equity starting to invest in single family homes.
- High cost of living, wage stagnation, low supply of housing (market and affordable).
- High cost of living and inadequate wages.
- Limitations within programs, lack of affordable housing, restrictions due lack of understanding or knowledge of programs.
- Shortage of housing, and cost of living.

**Q5: In your opinion, what are the top housing priorities that should be addressed in the county?**

- More availability of affordable housing.
- Preventing the increase of unhoused households by providing funding for affordable housing.
- Provide housing to homeless individuals or families.
- Low income and middle-income housing supply.
- Funding for family and senior housing.
- PSH, services (for PSH), vouchers, fast tracking affordable mixed income housing developments.
- At risk families and individuals, PSH, veterans, senior, low income, and middle income.
- Increasingly low- and middle-income family, senior, and farm worker housing financing programs and funds.
- More opportunity for first time home buyers more down payment assistance programs, affordable housing, and re-entry to society programs.
- Increasing amount of affordable housing, down payment assistance programs, and rent control.
- Inclusionary housing.

**Q6: How can the County take meaningful actions to address housing priorities?**

- Inclusionary housing.
- Provide money, decrease red tape for development, provide incentives for more housing production, affordable and market rate.
- Increase funds and programs available to assist with development of affordable housing and first-time homeowners.
- Increasing collaboration with cities tribes and key stakeholders.
- More vouchers provided in early pre-development, county owned land NOFAS, funding county funded services programs.
- Increase funding for outreach and education, as well as down payment assistance, and change in policy that will streamline affordable housing contractors. Then, affordable housing! Affordable housing!
- Collaborate with cities to identify opportunity sites, expedite entitlement, and provide gap funding.

- In regard to lack of affordable housing perhaps help in zoning of such and maybe less commercial property locations, increase assistance programs after more affordable housing is developed.
- Increase funding and work with cities to streamline process.

***Additional Comments and Feedback:***

- Minimize red tape, particularly for when it impacts affordable housing.
- Would like to see more availability of state and federal funding to continue development and construction of affordable housing.
- Make funds available for rental assistance for seniors.
- Excess sites plus funding will help with leveraging state funding and tiebreakers for LIHTC. Together they will speed up the process to get the units built.
- Need more programs available to help fund homeless resident services or services providers. We have found difficulty in providing homeless housing due to the high cost of providing services.
- It would be helpful to know where within the county there a lack of affordable housing is to focus on.
- One area we are noticing is there seems to be more individuals at the 80% plus ATM I, that are struggling to find affordable housing. Programs to help this group may be helpful.

## District Meetings

### Flyer



# HWS

**HOUSING AND  
WORKFORCE  
SOLUTIONS**

ENGAGE. ENCOURAGE. EQUIP.

In the next six months, the County of Riverside is updating their AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) for the Federal Department of Housing and Urban Development (HUD).

The goal of Affirmatively Furthering Fair Housing (AFFH) is to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.

***Fair housing outcomes would be locally driven based on the fair housing issues presented by local circumstances.***

Implementation of an Assessment of Fair Housing (AFH) plan will greatly enhance equity, human dignity, social welfare, and justice for all protected class groups. Creating equitable access to affordable housing opportunities is crucial to the County's vulnerable populations that have long been denied equal access in many aspects of their lives.

**Your voice matters! Please complete the survey to help guide County determinations that address priority housing and housing issues.**



**If you have questions, please reach out to: [Tina.Roseberry@mbakerintl.com](mailto:Tina.Roseberry@mbakerintl.com)**








**HWS** HOUSING AND  
WORKFORCE  
SOLUTIONS  
ENGAGE. ENCOURAGE. EQUIP.

En los próximos seis meses, el Condado de Riverside actualizará su PROMOCIÓN AFIRMATIVA DE LA VIVIENDA JUSTA (AFFH) para el Departamento Federal de Vivienda y Desarrollo Urbano (HUD).

El objetivo de AFIRMATIVA DE LA VIVIENDA JUSTA (AFFH) es combatir la discriminación en materia de vivienda, eliminar los prejuicios raciales, deshacer patrones históricos de segregación y eliminar las barreras que restringen el acceso para fomentar comunidades inclusivas y lograr equidad racial, elección de vivienda justa y oportunidades para todos los californianos.

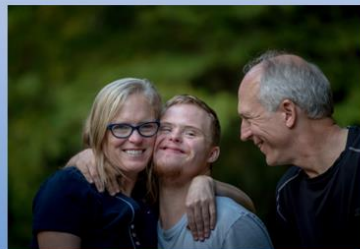
**Los resultados de vivienda justa serían impulsados localmente en función de los problemas de vivienda justa presentados por las circunstancias locales.**

La implementación de un plan de Evaluación de Vivienda Justa (AFH) mejorará en gran medida la equidad, la dignidad humana, el bienestar social y la justicia para todos los grupos de clases protegidas. Crear un acceso equitativo a oportunidades de vivienda asequible es crucial para las poblaciones vulnerables del condado a las que durante mucho tiempo se les ha negado la igualdad de acceso en muchos aspectos de sus vidas.

**¡Tu voz importa! Complete la encuesta para ayudar a guiar las determinaciones del condado que abordan la vivienda un prioridad y los problemas de vivienda.**



Si tiene preguntas, comuníquese con:  
[Tina.Roseberry@mbakerintl.com](mailto:Tina.Roseberry@mbakerintl.com)



**District 1 Meeting****Attendees: 16**

When: March 27, 2024, at 6:00 pm

Where: 530 West Center Street, Highgrove, CA 92507

Presented under New Business: Riverside County's Affirmatively Further Fair Housing

Posted on district website and newsletter: [Home | District 1 County of Riverside Supervisor Kevin Jeffries \(rivcodistrict1.org\)](#)

No comments received.

**District 2 Meeting****Attendees: 20**

When: February 28, 2024, at 6:00 pm

Where: Highgrove Library:530 Center Street, Riverside, CA 92507

Presented under Public comment for a maximum duration of 3 minutes

Posted on Districts website: [News | Supervisor Karen Spiegel - Riverside County District 2 \(rivcodistrict2.org\)](#)

No comments received.

**District 3 Meeting****Attendees: 30**

When: March 14, 2024, at 6:30 pm

Where: Francis Domenigoni Community Center (32665 Haddock St, Winchester CA 92596)

Posted on Districts website: [News | Supervisor Chuck Washington, District 3](#)**District 4 Meeting, Thousand Palms****(Canceled)**

When: March 21, 2024, at 5:00 pm

Where: 31-189 Robert Road Thousand Palms, CA 92276

**District 4 Meeting, Thermal****Attendees: 20**

When: March 25, 2024, at 6:00 pm

Where: Jerry Rummonds Senior Center Thermal, CA 92274

Comments: Audience wanted to know once the AFH is finalized if the data would be implemented in the County's "outdated" Housing Element.

**District 5 Meeting****(Canceled)**

When: March 21, 2024, at 6:00 pm

Where: James A. Venable Community Center / 50390 Carmen Ave, Cabazon, CA 92230

**AFH Survey****Total Responses: 324****Question 1: Please choose your primary relationship to Riverside County (check all that apply)**

Answer Choices	Responses, Percentage	Responses, Count
Resident (I live here)	71.60%	232
Employee (I work here)	73.46%	238
Student (I go to school here)	2.47%	8
Business Owner (I own a business here)	4.01%	13
Social Service Provider	9.57%	31
Housing Developer	6.79%	22
Other (please specify)	1.54%	5
	<b>Answered</b>	<b>324</b>
	<b>Skipped</b>	<b>0</b>

**Question 2: In what Riverside County ZIP code do you spend most of your time (live, work, study, etc.)?**

Answered	322
Skipped	2

**Question 3: What is your age?**

Answer Choices	Responses, Percentage	Responses, Count
17 or younger	0.00%	0
18-24	1.00%	3
25-34	8.31%	25
35-44	25.58%	77
45-54	30.23%	91
55-64	27.91%	84
65-74	5.32%	16
75 or older	1.66%	5
	<b>Answered</b>	<b>301</b>
	<b>Skipped</b>	<b>23</b>

**Question 4: What gender do you identify as? (Check all that apply)**

Answer Choices	Responses, Percentage	Responses, Count
Male	20.00%	60
Female	78.33%	235
Transgender	0.00%	0
Non-Binary	1.00%	3
I decline to say	1.00%	3
Other (please specify)	0.00%	0
	<b>Answered</b>	<b>300</b>
	<b>Skipped</b>	<b>24</b>



**Question 5: What is your race and/or ethnicity? (Check all that apply)**

Answer Choices	Responses, Percentage	Responses, Count
White	39.73%	118
Black or African American	18.18%	54
Hispanic or Latino	39.06%	116
Asian or Asian American	4.71%	14
American Indian or Alaska Native	3.03%	9
Native Hawaiian or other Pacific Islander	0.67%	2
Middle Eastern or North African	2.02%	6
Other (please specify)	3.37%	10
	<b>Answered</b>	<b>297</b>
	<b>Skipped</b>	<b>27</b>

**Question 6: Do any of the following describe you or a member of your family? (check all that apply)**

Answer Choices	Responses, Percentage	Responses, Count
Disabled Person	24.55%	54
Military Veteran	18.64%	41
Aged 65+	33.64%	74
LGBTQIA Person	14.09%	31
Homeless or Formerly Homeless Person	11.36%	25
First-Generation Immigrant or Refugee	15.45%	34
First-Generation Immigrant or Refugee	4.09%	9
Low- or Moderate-Income Person	49.55%	109
Low- or Moderate-Income Person	17.27%	38
	<b>Answered</b>	<b>220</b>
	<b>Skipped</b>	<b>104</b>

**Question 7: What level of education have you completed?**

Answer Choices	Responses, Percentage	Responses, Count
Less than High School	1.00%	3
High School Diploma/Equivalency	9.00%	27
Some College	22.67%	68
Associate Degree	9.67%	29
Bachelor's Degree	29.33%	88
Some Graduate School	3.00%	9
Advanced/Professional Degree	25.33%	76
	<b>Answered</b>	<b>300</b>
	<b>Skipped</b>	<b>24</b>

**Question 8: How many people usually live in your household?**

Answer Choices	Responses, Percentage	Responses, Count
1	7.62%	23
2	26.16%	79
3	20.20%	61
4	21.19%	64
5 or more	24.83%	75
	<b>Answered</b>	<b>302</b>
	<b>Skipped</b>	<b>22</b>

**Question 9: What best describes your household? (children are under 18, adults are 18 and older)**

Answer Choices	Responses, Percentage	Responses, Count
Single Adult	8.28%	25
Two or More Adults with No Children	29.47%	89
Single Parent with One or More Children	10.26%	31
Two Parents with One or More Children	26.16%	79
Multiple Generations of One Family	22.85%	69
Multiple Unrelated Persons	0.33%	1
Other (please specify)	2.65%	8
	<b>Answered</b>	<b>302</b>
	<b>Skipped</b>	<b>22</b>

**Question 10: In the past month, what has been your housing situation?**

Answer Choices	Responses, Percentage	Responses, Count
Renting a house	16.94%	51
Renting an apartment	12.62%	38
Homeowner	59.14%	178
Staying in the house/apartment of a friend or family member	11.96%	36
Staying in a homeless shelter	0.00%	0
Homeless with no fixed shelter	0.66%	2
Other (please specify)	2.99%	9
	<b>Answered</b>	<b>301</b>
	<b>Skipped</b>	<b>23</b>

**Question 11: Do you spend more than 30% of your monthly income on housing expenses? (rent/mortgage + utilities)**

Answer Choices	Responses, Percentage	Responses, Count
Yes	72.19%	218
No	24.17%	73
I don't know	3.64%	11
	<b>Answered</b>	<b>302</b>
	<b>Skipped</b>	<b>22</b>

**Question 12: Have you or someone you know ever encountered any of the forms of housing discrimination described above?**

Answer Choices	Responses, Percentage	Responses, Count
Yes, I have	21.40%	61
I think I may have	5.61%	16
I haven't, but someone I know has	12.63%	36
I haven't, but I think I may know someone who has	5.96%	17
No, I don't know anyone who has	50.18%	143
N/A / prefer not to say	4.21%	12
	<b>Answered</b>	<b>285</b>
	<b>Skipped</b>	<b>39</b>

**Question 13: If you think housing discrimination is occurring, what types of discrimination do you think are most prevalent? (Please select top three)**

Answer Choices	Responses, Percentage	Responses, Count
Race/Ethnicity Religion Disability	61.11%	165
Sexual Orientation	20.37%	55
Pregnant or Having Children Sex/Gender	12.96%	35
Age	26.30%	71
Marital Status	12.22%	33
National Origin/Ancestry Family Status	16.67%	45
Criminal History/Record Source of Income	41.11%	111
None, I do not think there is any housing discrimination in Riverside County	18.15%	49
Other (please specify)	8.52%	23
	<b>Answered</b>	<b>270</b>
	<b>Skipped</b>	<b>54</b>

**Question 14: Which issues, if any, limit housing options in the County? (Please select top three)**

Answer Choices	Responses, Percentage	Responses, Count
Rent or mortgage costs are too high in preferred neighborhoods	89.08%	253
High down payments	53.17%	151
Limited home sizes	10.56%	30
Limited housing availability	42.25%	120
Poor credit history or credit score	44.72%	127
There are not enough homes that can accommodate disabilities (i.e., wheelchair accessible)	9.51%	27
Concern that a family would not be welcome in a certain neighborhood(s)	12.68%	36
Local zoning does not support affordable housing	28.52%	81
I do not know of any limiting factors on housing options	4.93%	14
	<b>Answered</b>	<b>284</b>
	<b>Skipped</b>	<b>40</b>

**Question 15: Please select up to three (3) housing issues most in need of attention in your Riverside County community**

Answer Choices	Responses, Percentage	Responses, Count
Increase Affordable Rental Housing for Families	65.83%	183
Increase Affordable Rental Housing for Seniors	39.57%	110
Increase Affordable Rental Housing for Farm Workers	7.19%	20
Increase Affordable Housing with Supportive Services for People with Disabilities	15.47%	43
Increase Affordable Housing with Supportive Services for Homeless Individuals and Families	27.70%	77
Eviction Prevention and Renters Rights Assistance	13.67%	38
Assistance to Repair and Modernize Public and Affordable Rental Housing	12.59%	35
Assistance for Qualifying Homeowners to Repair Issues with Homes	24.10%	67
Affordable First-Time Homebuyer Assistance: Counseling, Down Payments, Closing Costs	48.56%	135
Increase Available Housing for People Using Section 8 Housing Choice Vouchers	14.39%	40
Increase Available Housing for People with Low Credit Scores or a Previous Eviction	19.78%	55
Assistance for Energy Efficiency Upgrades to Reduce Utility Bills	22.66%	63
Short-Term Assistance with Rent/Mortgage/Utility Payments	15.47%	43
Other (please specify)	10.07%	28
	<b>Answered</b>	<b>278</b>
	<b>Skipped</b>	<b>46</b>

**Question 16: Do you feel any of the following issues have impacted families or individuals from purchasing a home? (Please select top three)**

Answer Choices	Responses, Percentage	Responses, Count
Rent or mortgage was more than I/we could afford	85.66%	233
The amount of money I/we had for deposit was too low	59.56%	162
Housing needed to be large enough for my/our household	13.97%	38
My/our credit history or credit score was too low	44.49%	121
I/we need units that accommodate a disability (i.e., wheelchair accessible)	4.78%	13
Not being shown housing in the neighborhood(s) I/we wanted to move to	10.29%	28
Concern that I/we would not be welcome in the neighborhood	4.41%	12
Unaware of rental rehab programs that may be available	19.49%	53
None	8.82%	24
	<b>Answered</b>	<b>272</b>
	<b>Skipped</b>	<b>52</b>

**Question 17: If you have ever applied for a home loan and your application was NOT approved, which of the following reasons were given?**

Answer Choices	Responses, Percentage	Responses, Count
My/our income level is too low	22.01%	59
The amount I/we had for a down payment was too little	17.54%	47
The amount of savings I/we had was not enough	12.69%	34
The value of my current property was too low	1.12%	3
My/our credit history or credit score(s) was too low	16.79%	45
This question is not applicable to me	22.76%	61
I have not had this problem	44.40%	119
	<b>Answered</b>	<b>268</b>
	<b>Skipped</b>	<b>56</b>



# Appendix B: Goals and Priorities PowerPoint



City of Beaumont

## Appendix B: Priorities, Goals and Actions Presentation



# Riverside County AFH



## Riverside County Fair Housing Priorities

- Promote Fair Housing
- Create and promote housing development incentives
- Increase housing density
- Assist jurisdictions by providing good examples of regulatory changes
- Increase affordable housing volume
- Increase affordable special needs housing
- Preserve existing affordable housing
- Promote Homeownership
- Promote and help fund affordable ADU development



## Goal 1: Provide Fair Housing Outreach Opportunities to All Areas of the County

- **Action 1.A:** Continue contracting with a fair housing provider, such as the Fair Housing Council of Riverside County (FHCRC).
- **Action 1.B:** Provide all informational, outreach, and project/program materials in English and Spanish, and other languages, as necessary.
- **Action 1.C:** Recruit and/or involve residents from diverse neighborhood groups and community organizations for focus groups, stakeholder interviews, or committees.
- **Action 1.D:** Increase outreach to community members who are more likely to experience discrimination including education, mediation, and advocacy services.
- **Action 1.E:** Strive to create outreach methods that are convenient to residents such as televised workshops, meetings at schools, outreach at senior centers/living areas, polling questions, promotions at summer events programming, use temporary or movable installations, provide area daycares and school events, and provide additional ways for residents to learn as part of networking.



## Goal 2: Provide Zoning and Incentives to Increase a Variety of Housing Types

- **Action 2.A:** Allow for a variety of housing types and densities across residential and mixed-use zones, including single-room occupancy units, efficiency units, and missing middle housing types (duplexes, triplexes, quadplexes, garden apartments, etc.).
- **Action 2.B:** Promote model incentives that are successful in increasing density or providing special needs housing such as expedited review processes, fee deferrals or waivers, and municipal technical assistance.
- **Action 2.C:** Continuously monitor to ensure compliance with federal and state housing laws (related to ADUs, emergency shelters, density bonuses, LBNCs etc.) Develop and promote model ordinances or example cases and provide technical assistance to jurisdictions to assist with compliance across the region.
- **Action 2.D:** Review current ordinances and regulations with the aim of incorporating incentives and initiatives to promote fair housing practices.



## Goal 3: Increase Opportunities for Affordable and Special Needs Housing

- **Action 3.A:** Rezone existing high opportunity, single-family neighborhoods to allow for higher density, more affordable housing types.
- **Action 3.B:** Provide rehabilitation and repair funding to lower-income households to maintain the supply of affordable homes and prevent displacement.
- **Action 3.C:** Develop incentives to encourage the development of large housing units to support larger, multigenerational households. Incentives may include reduced parking requirements, accessory dwelling units, increase residential building height, expedited development plan processing, development fees waivers or deferrals, or reduce infrastructure costs.



## Goal 4: Comprehensive Supportive Services to First-time Homebuyers

- **Action 4.A:** Provide financial assistance programs such as down payment assistance, closing cost assistance, and low-interest loans to eligible first-time homebuyers.
- **Action 4.B:** Provide access to grants and subsidies aimed at making homeownership more affordable for low to moderate-income families.
- **Action 4.C:** Provide access to resources and networks such as local real estate agents, lenders, and housing agencies to provide first-time homebuyers with access to a network of trusted professionals.
- **Action 4.D:** Provide Homebuyer training and certification by developing a comprehensive homebuyer training program to educate participants about the responsibilities of homeownership, including property maintenance, insurance, and legal obligations. Provide certification upon completion of the training program, which may qualify participants for additional incentives or benefits





## Goal 5: Incentivize Accessory Dwelling Unit (ADU) Development

- **Action 5.A:** Provide a variety of information and incentives for the development of Accessory Dwelling Units, such as FAQs, technical assistance, grants for low-income ADUs, pre-approved plans, cost calculators, fee waivers, expedited review.
- **Action 5.B:** Incentivize *affordable* ADU development, specifically geotargeting higher resource areas. Actions may include maintaining a database of affordable ADUs, allowing ADUs in all residential zones, geographically targeting ADU support, providing grants and/or fee waivers for low-income ADUs, create an in-house review and approval process, pre-approved plans for small ADU units, or expediting review for affordable ADUs.



# Appendix C: Referenced Plans and Publications



**City of Eastvale**

## Appendix C: Referenced Plans and Publications

This appendix provides detailed descriptions of the plans, publications, and legal documents referenced in the Assessment of Fair Housing (AFH) report for Riverside County. Each document plays a crucial role in shaping the county's housing policies and initiatives.

### 1. Housing Element

<https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-RC-Housing-20Element-Chapter-208-revised-with-Appendices-2-15-23-1.pdf>

The Housing Element is a component of Riverside County's General Plan. It outlines the County's housing needs, goals, policies, and programs for a specific planning period. This document identifies strategies for accommodating projected population growth, preserving, and improving existing housing stock, and promoting affordable housing. The Housing Element is updated every eight years and must comply with state housing laws.

### 2. Analysis of Impediments to Fair Housing Choice (AI)

<https://rivcohhpws.org/sites/g/files/aldnop131/files/2023-03/2019-2024AnalysisImpedimentFairHousingReport.pdf>

The AI identifies barriers to fair housing and outlines strategies to overcome these obstacles. The AI is an integral part of the AFH planning process.

### 3. Proposed One Year Action Plan 2024-2025 of the Five-Year Consolidated Plan 2024-2029

[https://rivcohws.org/sites/g/files/aldnop131/files/2024-03/Proposed\\_OYAP\\_Plan\\_2024-2025.pdf](https://rivcohws.org/sites/g/files/aldnop131/files/2024-03/Proposed_OYAP_Plan_2024-2025.pdf)

The Department of Housing and Urban Development-required one-year Annual Action Plan outlines the County's strategy for using federal funds to address community development and housing needs. The plan includes allocations for various programs like the Community Development Block Grant, which supports public services, neighborhood improvements, economic development, and affordable housing initiatives.

### 4. CAPER 2023

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:a8dd8963-6690-439d-afdf-330db8855c72>

The Consolidated Annual Performance and Evaluation Report is a mandatory document that US state and local governments must submit to the Department of Housing and Urban Development (HUD) each year. This report is part of the compliance requirements for jurisdictions that receive federal funding

through HUD programs, such as the Community Development Block Grant, HOME Investment Partnerships Program, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS.

## 5. Homeless Action Plan

<https://rivcohws.org/sites/g/files/aldnop131/files/2022-10/County%20of%20Riverside%20Homeless%20Action%20Plan.pdf>

Riverside County's Homeless Action Plan outlines a comprehensive strategy to address homelessness within the county. This plan is developed in collaboration with various stakeholders, including government agencies, nonprofit organizations, service providers, and community members.

## 6. COC Performance Report -2022

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:299ea137-5f86-4982-991f-194493a8135>

The Continuum of Care (CoC) Performance Report for Riverside County is a comprehensive evaluation of the county's efforts to address homelessness. It includes data on various metrics, such as the effectiveness of housing programs, the number of individuals and families served, and the overall impact of CoC-funded initiatives.

## 7. FHCRC

Quarter 1: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:2f39030b-25f2-478f-add5-66a269628bf8>

Quarter 2: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:05ce80f1-381a-45c0-8a64-8bab9b3a3853>

Quarter 3: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:3cd6298d-9c10-4248-9c20-af78558f5956>

Quarter 4: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:0bf7850c-6131-446f-8b8c-87caaca8e24c>

## 8. California State Laws Regarding Fair Housing

California has enacted several laws to promote fair housing practices and prevent discrimination. Key laws include:

- **California Fair Employment and Housing Act (FEHA):** Prohibits discrimination in housing based on race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, and other protected characteristics.

- **Unruh Civil Rights Act:** Provides protection against discrimination by all business establishments in California, including housing providers.
- **California Tenant Protection Act (AB 1482):** Introduces rent control and just cause eviction protections for tenants.

## 9. Local Zoning Regulations and Ordinances

Riverside County's local zoning regulations and ordinances are critical tools for implementing the County's land use policies. These regulations determine how land can be used and developed, including residential, commercial, and industrial uses. Key ordinances include:

- **Zoning Ordinance:** Specifies the types of buildings allowed in different areas, building heights, densities, setbacks, and other land use controls.
- **Inclusionary Housing Ordinance:** Requires developers to include a certain percentage of affordable housing units in new residential developments or pay in-lieu fees to support affordable housing projects.

## 10. Other Relevant Publications:

- **Regional Housing Needs Assessment (RHNA):** Mandated by state law, the RHNA allocates housing unit targets to cities and counties to ensure they plan for and accommodate all economic segments of the population.
- **Community Profiles and Demographic Reports:** Provide detailed demographic data, housing statistics, and socioeconomic indicators essential for understanding the community's housing needs and planning appropriately.

Each of these documents informs the development and implementation of policies aimed at promoting fair housing and addressing the diverse housing needs of Riverside County's residents. They collectively ensure that the County meets federal, state, and local requirements for housing and community development.

**County of Riverside  
2024-2029  
Assessment of Fair  
Housing Report**



**CERTIFICATIONS**

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

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

Director of Housing and Workforce Solutions  
\_\_\_\_\_  
Title

FORM APPROVED COUNTY COUNSEL  
BY: Paula S. Salcido 7/8/2024  
PAULA S. SALCIDO DATE

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2024 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

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

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

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



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

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

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

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director of Housing and Workforce Solutions  
Title

FORM APPROVED COUNTY COUNSEL

BY: Paula S. Salcido 7/8/2024  
PAULA S. SALCIDO DATE

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

Director of Housing and Workforce Solutions  
Title

FORM APPROVED COUNTY COUNSEL  
BY: PS 7/8/2024  
PAULA S. SALCIDO DATE

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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

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

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director of Housing and Workforce Solutions  
Title

FORM APPROVED COUNTY COUNSEL  
BY: Paula S. Salcido 7/8/2024  
PAULA S. SALCIDO DATE

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

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

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

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

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

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

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director of Housing and Workforce Solutions

Title

FORM APPROVED COUNTY COUNSEL

BY: Paula S. Salcido 7/8/2024  
PAULA S. SALCIDO DATE

**Housing Opportunities for Persons With AIDS Certifications**

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director of Housing and Workforce Solutions  
Title

FORM APPROVED COUNTY COUNSEL

BY: PAULA S. SALCIDO 7/8/2024  
PAULA S. SALCIDO DATE

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

**Lobbying Certification**

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

FORM APPROVED COUNTY COUNSEL

BY: Paula S. Salcido 7/8/2024  
PAULA S. SALCIDO DATE

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

06/25/2024

4. Applicant Identifier:

5a. Federal Entity Identifier:

N/A

5b. Federal Award Identifier:

M-24-UC-06-0506

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

County of Riverside

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

95-6000930

\* c. UEI:

MN1HJ72DTDF9

**d. Address:**

\* Street1:

3403 Tenth Street

Street2:

Suite 300

\* City:

Riverside

County/Parish:

Riverside

\* State:

CA: California

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

92501-3659

**e. Organizational Unit:**

Department Name:

Housing & Workforce Solutions

Division Name:

Community & Housing Developmen

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mr.

\* First Name:

Juan

Middle Name:

\* Last Name:

Garcia

Suffix:

Title:

HWS Deputy Director

Organizational Affiliation:

\* Telephone Number:

951-955-8126

Fax Number:

\* Email:

JUGarcia@rivco.org



**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-239

CFDA Title:

HOME Investment Partnership Program

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

N/A

Title:

N/A

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Projected use of HOME Investment Partnerships Funds. \$350,000 in Program Income to be used towards First Time Home Buyer.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,071,517.28"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="350,000.00"/>
* g. TOTAL	<input type="text" value="2,421,517.28"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

FORM APPROVED COUNTY COUNSEL  
BY: PAULA S. SALCIDO 11/8/2024  
DATE

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.



**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Director of HWS
APPLICANT ORGANIZATION County of Riverside	DATE SUBMITTED 

SF-424D (Rev. 7-97) Back

FORM APPROVED COUNTY COUNSEL  
 BY: Paula S. Salcido DATE: 8/20/24  
 PAULA S. SALCIDO DATE

Application for Federal Assistance SF-424		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>
<b>* 3. Date Received:</b> 06/25/2024	<b>4. Applicant Identifier:</b> <input type="text"/>	
<b>5a. Federal Entity Identifier:</b> N/A	<b>5b. Federal Award Identifier:</b> E-24-UC-06-0506	
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> <input type="text"/>	<b>7. State Application Identifier:</b> <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> County of Riverside		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 95-6000930	<b>* c. UEI:</b> MN1HJ72DTDF9	
<b>d. Address:</b>		
<b>* Street1:</b> 3403 Tenth Street	<input type="text"/>	
<b>Street2:</b> Suite 300	<input type="text"/>	
<b>* City:</b> Riverside	<input type="text"/>	
<b>County/Parish:</b> Riverside	<input type="text"/>	
<b>* State:</b> CA: California	<input type="text"/>	
<b>Province:</b>	<input type="text"/>	
<b>* Country:</b> USA: UNITED STATES	<input type="text"/>	
<b>* Zip / Postal Code:</b> 92501-3659	<input type="text"/>	
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> Housing & Workforce Solutions	<b>Division Name:</b> Community & Housing Developmen	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> Mr.	<b>* First Name:</b> Juan	<input type="text"/>
<b>Middle Name:</b>	<input type="text"/>	
<b>* Last Name:</b> Garcia	<input type="text"/>	
<b>Suffix:</b>	<input type="text"/>	
<b>Title:</b> HWS Deputy Director		
<b>Organizational Affiliation:</b> <input type="text"/>		
<b>* Telephone Number:</b> 951-955-8126	<b>Fax Number:</b> <input type="text"/>	
<b>* Email:</b> JUGarcia@rivco.org		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

.

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-231

CFDA Title:

Emergency Solutions Grant

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

N/A

Title:

N/A

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Projected use of Emergency Solutions Grant Funds.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="607,106.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="607,106.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

FORM APPROVED COUNTY COUNSEL  
BY: Paula S. Salcido 7/8/2024  
PAULA S. SALCIDO DATE

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**



**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
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15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Director of HWS
APPLICANT ORGANIZATION County of Riverside	DATE SUBMITTED 

SF-424D (Rev. 7-97) Back

FORM APPROVED COUNTY COUNSEL

BY: Paula S. Salcido 7/8/2024  
PAULA S. SALCIDO DATE

**Application for Federal Assistance SF-424**

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text" value="06/25/2024"/>	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text" value="N/A"/>	5b. Federal Award Identifier: <input type="text" value="B-24-UC-06-0506"/>
--	---

**State Use Only:**

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

**8. APPLICANT INFORMATION:**

* a. Legal Name: <input type="text" value="County of Riverside"/>	
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="95-6000930"/>	* c. UEI: <input type="text" value="MN1HJ72DTDF9"/>

**d. Address:**

* Street1: <input type="text" value="3403 Tenth Street"/>
Street2: <input type="text" value="Suite 300"/>
* City: <input type="text" value="Riverside"/>
County/Parish: <input type="text" value="Riverside"/>
* State: <input type="text" value="CA: California"/>
Province: <input type="text"/>
* Country: <input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code: <input type="text" value="92501-3659"/>

**e. Organizational Unit:**

Department Name: <input type="text" value="Housing &amp; Workforce Solutions"/>	Division Name: <input type="text" value="Community &amp; Housing Developmen"/>
---	--

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Juan"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Garcia"/>	
Suffix: <input type="text"/>	
Title: <input type="text" value="HWS Deputy Director"/>	
Organizational Affiliation: <input type="text"/>	
* Telephone Number: <input type="text" value="951-955-8126"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="JUGarcia@rivco.org"/>	

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-218

CFDA Title:

Community Development Block Grant

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

N/A

Title:

N/A

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Projected use of Community Development Block Grant Funds.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="7,452,148.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="7,452,148.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

FORM APPROVED COUNTY COUNSEL  
BY:  7/8/2024  
PAULA S. SALCIDO DATE

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.



**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.


As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
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17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Director of HWS
APPLICANT ORGANIZATION County of Riverside	DATE SUBMITTED 

SF-424D (Rev. 7-97) Back

FORM APPROVED COUNTY COUNSEL  
 BY:  PAULA S. SALCIDO  
 DATE: 7/8/2024

FUNDING APPROVAL AGREEMENTS  
CDBG, HOME, ESG

**Funding Approval and HOME Investment Partnerships Agreement**

Title II of the National Affordable Housing Act  
 Assistance Listings #14.239 - HOME Investment Partnerships Program

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

1. Grantee Name (must match the name associated with 3b.) and Address		2. Grant Number (Federal Award Identification Number (FAIN))																
		3a. Tax Identification Number	3b. Unique Entity Identifier (formerly DUNS):															
		4. Appropriation Number	5. Budget Period Start and End Date															
6. Previous Obligation (Enter "0" for initial FY allocation)			\$0															
a. Formula Funds		\$																
b. Community Housing Development Org. (CHDO) Competitive		\$																
7. Budget Approved by the Federal Awarding Agency/Current Transaction (+ or -)																		
a. Formula Funds		\$																
1. CHDO (For deobligations only)		\$																
2. Non- CHDO (For deobligations only)		\$																
b. CHDO Competitive Reallocation or Deobligation		\$																
8. Revised Obligation			\$															
a. Formula Funds		\$																
b. CHDO Competitive Reallocation		\$																
9. Special Conditions (check applicable box) <input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Attached			10. Federal Award Date (HUD Official's Signature Date) (mm/dd/yyyy)															
11. Indirect Cost Rate* <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Administering Agency/Dept.</th> <th style="text-align: left; border-bottom: 1px solid black;">Indirect Cost Rate</th> <th style="text-align: left; border-bottom: 1px solid black;">Direct Cost Base</th> </tr> </thead> <tbody> <tr> <td>---</td> <td style="text-align: right;">---</td> <td></td> </tr> <tr> <td>---</td> <td style="text-align: right;">---</td> <td></td> </tr> <tr> <td>---</td> <td style="text-align: right;">---</td> <td></td> </tr> <tr> <td>---</td> <td style="text-align: right;">---</td> <td></td> </tr> </tbody> </table>			Administering Agency/Dept.	Indirect Cost Rate	Direct Cost Base	---	---		---	---		---	---		---	---		12. Period of Performance Start and End Date
Administering Agency/Dept.	Indirect Cost Rate	Direct Cost Base																
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\* If funding assistance will be used for payment of indirect costs pursuant to 2 CFR 200, Subpart E-Cost Principles, provide the name of the department/agency, its indirect cost rate (including if the de minimis rate is charged per 2 § CFR 200.414), and the direct cost base to which the rate will be applied. Do not include cost rates for subrecipients.

This Agreement between the Department of Housing and Urban Development (HUD) and the Grantee is made pursuant to the authority of the HOME Investment Partnerships Act (42 U.S.C. 12701 et seq.). The Grantee's approved Consolidated Plan submission/Application, the HUD regulations at 24 CFR Part 92 (as is now in effect and as may be amended from time to time) and this HOME Investment Partnership Agreement, form HUD-40093, including any special conditions, constitute part of this Agreement. Subject to the provisions of this Agreement, HUD will make the funds for the Fiscal Year specified, available to the Grantee upon execution of this Agreement by the parties. All funds for the specified Fiscal Year provided by HUD by formula reallocation are covered by this Agreement upon execution of an amendment by HUD, without the Grantee's execution of the amendment or other consent. HUD's payment of funds under this Agreement is subject to the Grantee's compliance with HUD's electronic funds transfer and information reporting procedures issued pursuant to 24 CFR 92.502. To the extent authorized by HUD regulations at 24 CFR Part 92, HUD may, by its execution of an amendment, deobligate funds previously awarded to the Grantee without the Grantee's execution of the amendment or other consent. The Grantee agrees that funds invested in affordable housing under 24 CFR Part 92 are repayable when the housing no longer qualifies as affordable housing. Repayment shall be made as specified in 24 CFR Part 92. The Grantee agrees to assume all of the responsibility for environmental review, decision making, and actions, as specified and required in regulation at 24 CFR 92.352 and 24 CFR Part 58.

The Grantee must comply with the applicable requirements at 2 CFR part 200 that are incorporated by the program regulations, as may be amended from time to time. Where any previous or future amendments to 2 CFR part 200 replace or renumber sections of part 200 that are cited specifically in the program regulations, activities carried out under the grant after the effective date of the part 200 amendments will be governed by the 2 CFR part 200 requirements as replaced or renumbered by the part 200 amendments.

The Grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Universal Numbering System and System for Award Management (SAM) requirements in Appendix I to 2 CFR part 200, and the Federal Funding Accountability and Transparency Act (FFATA) in Appendix A to 2 CFR part 170.

The Period of Performance for the funding assistance shall begin on the date specified in item 12 and shall end on September 1<sup>st</sup> of the 5<sup>th</sup> fiscal year after the expiration of the period of availability for obligation. Funds remaining in the account will be cancelled and thereafter not available for obligation or expenditure for any purpose. Per 31 U.S.C. 1552. The Grantee shall not incur any obligations to be paid with such assistance after the end of the Period of Performance.

The Grantee must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.

13. For the U.S. Department of HUD (Name and Title of Authorized Official)	14. Signature	15. Date
16. For the Grantee (Name and Title of Authorized Official)	17. Signature	18. Date

19. Check one:     Initial Agreement     Amendment #

20. Funding Information:



**Funding Approval/Agreement**

Title I of the Housing and Community Development Act (Public Law 930383)  
 HI-00515R of 20515R

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

OMB Approval No. 2506-0193  
 exp 1/31/2025

1. Name of Grantee (as shown in item 5 of Standard Form 424)	3a. Grantee's 9-digit Tax ID Number	3b. Grantee's 9-digit DUNS Number
2. Grantee's Complete Address (as shown in item 5 of Standard Form 424)	4. Date use of funds may begin	
	5a. Project/Grant No. 1	6a. Amount Approved
	5b. Project/Grant No. 2	6b. Amount Approved

**Grant Agreement:** This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Grantee is made pursuant to the authority of Title I of the Housing and Community Development Act of 1974, as amended, (42 USC 5301 et seq.). The Grantee's submissions for Title I assistance, the HUD regulations at 24 CFR Part 570 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions, constitute part of the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Grantee upon execution of the Agreement by the parties. The funding assistance specified in the Funding Approval may be used to pay costs incurred after the date specified in item 4 above provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-agreement costs may not be paid with funding assistance specified here unless they are authorized in HUD regulations or approved by waiver and listed in the special conditions to the Funding Approval. The Grantee agrees to assume all of the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to Section 104(g) of Title I and published in 24 CFR Part 58. The Grantee further acknowledges its responsibility for adherence to the Agreement by sub-recipient entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development (By Name)		Grantee Name (Contractual Organization)	
Title		Title	
Signature	Date (mm/dd/yyyy)	Signature	Date (mm/dd/yyyy)

7. Category of Title I Assistance for this Funding Action:  Entitlement, Sec 106(b)	8. Special Conditions (check one) <input type="checkbox"/> None <input checked="" type="checkbox"/> Attached	9a. Date HUD Received Submission (mm/dd/yyyy)	10. check one <input checked="" type="checkbox"/> a. Orig. Funding Approval <input type="checkbox"/> b. Amendment Amendment Number
		9b. Date Grantee Notified (mm/dd/yyyy)	
		9c. Date of Start of Program Year 07/01/2023	

11. Amount of Community Development Block Grant			
a. Funds Reserved for this Grantee			
b. Funds now being Approved			
c. Reservation to be Cancelled (11a minus 11b)			

12a. Amount of Loan Guarantee Commitment now being Approved N/A	12b. Name and complete Address of Public Agency
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**Loan Guarantee Acceptance Provisions for Designated Agencies:**  
 The public agency hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development on the above date with respect to the above grant number(s) as Grantee designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided it.

12c. Name of Authorized Official for Designated Public Agency	
Title	
Signature	

**HUD Accounting use Only**

Batch	TAC	Program	Y	A	Reg	Area	Document No.	Project Number	Category	Amount	Effective Date (mm/dd/yyyy)	F
	153											
	176											
			Y					Project Number		Amount		
			Y					Project Number		Amount		

Date Entered PAS (mm/dd/yyyy)	Date Entered LOCCS (mm/dd/yyyy)	Batch Number	Transaction Code	Entered By	Verified By
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8. Special Conditions.

- (a) The period of performance and single budget period for the funding assistance specified in the Funding Approval (“Funding Assistance”) shall each begin on the date specified in item 4 and shall each end on September 1, 2030. The Grantee shall not incur any obligations to be paid with such assistance after September 1, 2030.
- (b) The Recipient shall attach a schedule of its indirect cost rate(s) in the format set forth below to the executed Agreement that is returned to HUD. The Recipient shall provide HUD with a revised schedule when any change is made to the rate(s) described in the schedule. The schedule and any revisions HUD receives from the Recipient shall be incorporated herein and made a part of this Agreement, provided that the rate(s) described comply with 2 CFR part 200, subpart E.

<u>Administering Department/Agency</u>	<u>Indirect cost rate</u>	<u>Direct Cost Base</u>
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____

**Instructions:** The Recipient must identify each agency or department of the Recipient that will carry out activities under the grant, the indirect cost rate applicable to each department/agency (including if the de minimis rate is used per 2 CFR §200.414(f)), and the type of direct cost base to which the rate will be applied (for example, Modified Total Direct Costs (MTDC)). Do not include indirect cost rates for subrecipients.

- (c) In addition to the conditions contained on form HUD 7082, the grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Dun and Bradstreet Data Universal Numbering System (DUNS); the System for Award Management (SAM.gov.); the Federal Funding Accountability and Transparency Act as provided in 2 CFR part 25, Universal Identifier and General Contractor Registration; and 2 CFR part 170, Reporting Subaward and Executive Compensation Information.
- (d) The grantee shall ensure that no CDBG funds are used to support any Federal, State, or local projects that seek to use the power of eminent domain, unless eminent domain is employed only for a public use. For the purposes of this requirement, public use shall not be construed to include economic development that primarily benefits private entities. Any use of funds for mass transit, railroad, airport, seaport or highway projects as well as utility projects which benefit or serve the general public (including energy-related, communication-related, water-related and wastewater-related infrastructure), other structures designated for use by the general public or which have other common-carrier or public-utility functions that serve the general public and are subject to regulation

and oversight by the government, and projects for the removal of an immediate threat to public health and safety or brownfield as defined in the Small Business Liability Relief and Brownfields Revitalization Act (Public Law 107-118) shall be considered a public use for purposes of eminent domain.

- (e) The Grantee or unit of general local government that directly or indirectly receives CDBG funds may not sell, trade, or otherwise transfer all or any such portion of such funds to another such entity in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.
- (f) E.O. 12372-Special Contract Condition - Notwithstanding any other provision of this agreement, no funds provided under this agreement may be obligated or expended for the planning or construction of water or sewer facilities until receipt of written notification from HUD of the release of funds on completion of the review procedures required under Executive Order (E.O.) 12372, Intergovernmental Review of Federal Programs, and HUD's implementing regulations at 24 CFR Part 52. The recipient shall also complete the review procedures required under E.O. 12372 and 24 CFR Part 52 and receive written notification from HUD of the release of funds before obligating or expending any funds provided under this agreement for any new or revised activity for the planning or construction of water or sewer facilities not previously reviewed under E.O. 12372 and implementing regulations.
- (g) CDBG funds may not be provided to a for-profit entity pursuant to section 105(a)(17) of the Act unless such activity or project has been evaluated and selected in accordance with Appendix A to 24 CFR 570 - "Guidelines and Objectives for Evaluating Project Costs and Financial Requirements." (Source - P.L. 113-235, Consolidated and Further Continuing Appropriations Act, 2015, Division K, Title II, Community Development Fund).
- (h) The Grantee must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.

### Funding Approval/Agreement

Emergency Solutions Grants Program  
 Subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act  
 42 U.S.C. 11371 et seq.  
 Assistance Listing Number 14.231

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

1. Recipient Name and Address		2. Unique Federal Award Identification Number:	
		3. Tax Identification Number:	
		4. Unique Entity Identifier:	
5. Fiscal Year (yyyy):			
6. Previous Obligation (Enter "0" for Initial Fiscal Year allocation)		\$	
7. Amount of Funds Obligated or Deobligated by This Action (+ or -)		\$	
8. Total Amount of Federal Funds Obligated		\$	
9. Total Required Match		\$	
10. Total Amount of Federal Award Including Match		\$	
11. Start Date of Recipient's Program Year (mm/dd/yyyy)		12. Date HUD Received Recipient's Consolidated Plan Submission (mm/dd/yyyy)	13. Period of Performance and Budget Period Start Date/ Federal Award Date (the date listed in Box 19 for initial Fiscal Year allocation) (mm/dd/yyyy)
14. Type of Agreement (check applicable box) <input checked="" type="checkbox"/> Initial Agreement (Purpose #1 – Initial Fiscal Year allocation) <input type="checkbox"/> Amendment (Purpose #2 – Deobligation of funds) <input type="checkbox"/> Amendment (Purpose #3 – Obligation of additional funds)		15. Special Conditions and Requirements <input type="checkbox"/> Not applicable <input checked="" type="checkbox"/> Attached  16. Period of Performance and Budget Period End Date (24 months after the date listed in Box 13) (mm/dd/yyyy)	

**General Terms and Conditions:** This Agreement between the U.S. Department of Housing and Urban Development (HUD) and the Recipient is made pursuant to the authority of Subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371 et seq.) and is subject to the applicable appropriations act for the specified Fiscal Year. The Recipient's Consolidated Plan submissions (including the Recipient's approved annual Action Plan and any amendments completed in accordance with 24 CFR Part 91), the Emergency Solutions Grants Program regulations at 24 CFR Part 576 (as now in effect and as may be amended from time to time), and this Agreement, including any special conditions attached to this Agreement, constitute part of this Agreement. Subject to the terms and conditions of this Agreement, HUD will make the funds for the specified Fiscal Year available to the Recipient upon execution of this Agreement by the Recipient and HUD. The funds may be used for costs incurred before the Budget Period under the conditions specified in HUD Notice CPD-23-01 or another prior written approval by HUD, or if the Recipient is not covered by Notice CPD-23-01, under the condition that the costs are otherwise allowable and were incurred on or after the date listed in box 11, the date listed in box 12, or 90 calendar days before the date in box 13 (whichever is later). The Recipient agrees to assume responsibility for environmental review, decision making, and action under 24 CFR Part 58, except that if the Recipient is a state and distributes funds to a unit of general local government, the Recipient must require the unit of general local government to assume that responsibility and must comply with the state's responsibilities under 24 CFR 58.4. To the extent authorized by applicable law, HUD may, by its execution of an amendment, deobligate funds under this Agreement without the Recipient's execution of the amendment or other consent. The Recipient must comply with the applicable requirements at 2 CFR part 200, as may be amended from time to time. Where any previous or future amendments to 2 CFR part 200 replace or renumber sections of part 200 that are cited specifically in 24 CFR part 576, activities carried out under the grant after the effective date of the part 200 amendments will be governed by the part 200 requirements as replaced or renumbered by the part 200 amendments. The Recipient must comply with the Award Term in Appendix A to 2 CFR Part 25, "System for Award Management and Universal Identifier Requirements," and the Award Term in Appendix A to 2 CFR Part 170, "Reporting Subaward and Executive Compensation Information." If the amount in Box 8 exceeds \$500,000, the Recipient must comply with Appendix XII to 2 CFR part 200—Award Term and Condition for Recipient Integrity and Performance Matters. The Recipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Recipient's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver. Nothing in this Agreement shall be construed as creating or justifying any claim against the federal government or the Recipient by any third party.

17. For the U.S. Department of HUD (Name, Title, and Contact Information of Authorized Official)		18. Signature	19. Date (mm/dd/yyyy)
20. For the Recipient (Name and Title of Authorized Official)		21. Signature	22. Date (mm/dd/yyyy)

**Funding Information (HUD Accounting Use Only):**

PAS Code: SOE	Program Code: SOE	Region: 09
Appropriation Number: 1192	Appropriation Symbol: 86 3/50192	Office: Los Angeles
FY: M		

### Special Conditions and Requirements for FY 2023 ESG Program

#### Indirect Cost Rate

The Recipient shall attach a schedule of its indirect cost rate(s) in the format set forth below to the executed Agreement that is returned to HUD. The Recipient shall provide HUD with a revised schedule when any change is made to the rate(s) described in the schedule. The schedule and any revisions HUD receives from the Recipient shall be incorporated herein and made a part of this Agreement, provided that the rate(s) described comply with 2 CFR part 200, subpart E.

*Instructions: The Recipient must identify each agency or department of the Recipient that will carry out activities under the grant, the indirect cost rate applicable to each department/agency (including if the de minimis rate is used per 2 CFR §200.414(f)), and the type of direct cost base to which the rate will be applied (for example, Modified Total Direct Costs (MTDC)). Do not include indirect cost rates for subrecipients.*

<u>Recipient Department/Agency</u>	<u>Indirect cost rate</u>	<u>Direct Cost Base</u>
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____

## **Special Conditions and Requirements for FY 2023 ESG Program**

### **Serving Youth Who Lack 3rd Party Documentation or Live in Unsafe Situations**

Notwithstanding any contrary requirements under the McKinney-Vento Homeless Assistance Act or 24 CFR part 576, youth aged 24 and under who seek assistance (including shelter, services or rental assistance) shall not be required to provide third-party documentation that they meet the homeless definition in 24 CFR 576.2 as a condition for receiving assistance; and unaccompanied youth aged 24 and under (or families headed by youth aged 24 and under) who have an unsafe primary nighttime residence and no safe alternative to that residence shall be considered homeless for purposes of assistance provided by any private nonprofit organization whose primary mission is to provide services to youth aged 24 and under and families headed by youth aged 24 and under.

# FORMS FOR CDBG & ESG PROGRAMS

**SPONSOR'S AGREEMENT FOR THE USE OF  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

This Sponsor’s Agreement (“Agreement”), for the use of Community Development Block Grant funds, is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between, County of Riverside of the State of California, a political subdivision of the State of California, hereinafter referred to as “COUNTY”, and «SPONSOR», a California nonprofit Corporation, hereinafter referred to as “SPONSOR”.

**WITNESSETH:**

WHEREAS, the Housing and Community Development Act of 1974, Title 1, as amended (the "Act"), provides that certain grant funds may be used for certain discretionary projects which primarily benefit low and moderate income persons, persons with disabilities, remove slums or blight, or which meet urgent community development needs; and

WHEREAS, COUNTY has qualified as an "Urban County" for purposes of receiving Community Development Block Grant (“CDBG”) funds which are to be used to assist and undertake essential community development and housing assistance activities pursuant to the Act; and

WHEREAS, SPONSOR is eligible under the Act to receive CDBG funds to perform those activities described herein; and

WHEREAS, the SPONSOR has submitted its proposal to the COUNTY for funding of the activities described herein; and

WHEREAS, the CDBG-assisted activities described herein comply with one of the national objectives as required under 24 Code of Federal Regulations (CFR) 570.200(a)(2):

NOW, THEREFORE, the COUNTY and SPONSOR mutually agree as follows:

1. **PURPOSE.** SPONSOR promises and agrees to undertake and assist with COUNTY’s community development activities by utilizing the sum of «Total\_Granted\_Funding», (“CDBG Entitlement Funds”), as specifically identified in Exhibit A, which is attached hereto and incorporated herein by this reference, for the following project: «Project\_Name».



1           2.     TERM OF AGREEMENT. This Agreement shall become effective upon the Effective  
2 Date, as defined herein, and shall continue in full force and effect until June 30, 2025.

3           3.     COMPLETION SCHEDULE. SPONSOR shall proceed consistent with Section IV as  
4 set forth in Exhibit A.

5           4.     EXTENSION OF TIME. COUNTY may grant an extension, in its sole and absolute  
6 discretion, to the completion schedule for the purpose of completing SPONSOR'S projects/activities  
7 which are underway and cannot be completed during the term of this Agreement. SPONSOR shall  
8 request said extension in writing, stating the reasons therefore, and may be granted only by receiving  
9 written approval from COUNTY. Every term, condition, covenant and requirement of this  
10 Agreement shall continue in full force and effect during the period of any such extension. In the  
11 event that the SPONSOR does not request an extension, or if no extension is authorized by the  
12 COUNTY, this Agreement may be terminated consistent with the termination procedures as set forth  
13 in Section 23 of this Agreement.

14           5.     LETTER TO PROCEED. SPONSOR shall not initiate nor incur expenses for the  
15 CDBG funded project/activity covered under the terms of this Agreement prior to receiving written  
16 authorization from COUNTY to proceed.

17           6.     NOTICES. Each notice, request, demand, consent, approval or other  
18 communication (hereinafter in this Section referred to collectively as "notices" and referred to singly  
19 as a "notice") which the COUNTY or SPONSOR is required or permitted to give to the other party  
20 pursuant to this Agreement shall be in writing and shall be deemed to have been duly and sufficiently  
21 given if: (a) personally delivered with proof of delivery thereof (any notice so delivered shall be  
22 deemed to have been received at the time so delivered); or (b) sent by Federal Express (or other  
23 similar national overnight courier) designating early morning delivery (any notice so delivered shall  
24 be deemed to have been received on the next business day following receipt by the courier); or (c)  
25 sent by United States registered or certified mail, return receipt requested, postage prepaid, at a post  
26 office regularly maintained by the United States Postal Service (any notice so sent shall be deemed  
27 to have been received two days after mailing in the United States), addressed to the respective parties  
28 as follows:

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<u>COUNTY</u>	<u>SPONSOR</u>
<u>Heidi Marshall, Director</u>	<u>«ContactFirstName»«ContactLastName»</u>
<u>Housing and Workforce Solutions HWS</u>	<u>«Sponsor»</u>
<u>P.O. Box 1528</u>	<u>«Address»</u>
<u>Riverside, CA 92502</u>	<u>«City», «State» «Zip»</u>

7. DISBURSEMENT OF FUNDS. COUNTY'S Board of Supervisors shall determine the final disposition and disbursement of all funds received by COUNTY under the Act consistent with the provisions of Sections 1 and 2 of this Agreement. COUNTY, through its Department of Housing and Workforce Solutions, shall: (1) make payments of the grant funds to SPONSOR as set forth in Exhibit A, attached hereto, and (2) monitor the CDBG-funded activity to ensure compliance with applicable federal regulations and the terms of this Agreement.

8. PAYMENT OF FUNDS. The COUNTY shall pay to the SPONSOR the sum specified in Section 1 above on a reimbursable basis for all COUNTY-approved costs. The SPONSOR shall submit not more often than monthly to the CDBG Administrator of COUNTY a certified statement setting forth in detail the expenditures made for which it is asking reimbursement along with pertinent supporting documentation. The COUNTY shall promptly review the monthly expenditure statement and reimburse the SPONSOR for the approved costs in accordance with its usual accounting procedures. The COUNTY may require from SPONSOR such supporting documentation as may be necessary and appropriate for the COUNTY to make its determination as to allowable costs. Each disbursement of CDBG funds shall be made within thirty (30) days after SPONSOR has submitted, to the COUNTY, a complete and written approved statement of expenditures. In the event the United States Department of Housing and Urban Development ("HUD") determines the purpose or any of the expenditures above described are ineligible for funding by the COUNTY, the SPONSOR shall reimburse the COUNTY the amount of the cost so disallowed.

9. RECORDS AND INSPECTIONS.

a. SPONSOR shall establish and maintain financial, programmatic, statistical, and other supporting records of its operations and financial activities in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR

1 Part 200) and 24 CFR Section 570.502(a), as they relate to the acceptance and use of federal funds  
2 under this Agreement. Said records shall be retained for a period of four (4) years from the date that  
3 the activity or program funded with the CDBG Grant is closed out by the COUNTY and reported as  
4 complete in the Comprehensive Annual Performance and Evaluation Report (CAPER). Exceptions  
5 to the four (4) year retention period requirement, pursuant to 2 CFR 200.333 include the following:

6 i. if any litigation, claim, or audit is started prior to the expiration of the  
7 four (4) year period;

8 ii. when the SPONSOR is notified in writing by the COUNTY, HUD, or  
9 other Federal agency to extend the retention period;

10 iii. records for real property and equipment acquired with CDBG funds  
11 must be retained for four (4) years after final disposition;

12 iv. when the records are transferred by the SPONSOR to the COUNTY,  
13 HUD, or other Federal agency, the four (4) year period is not applicable.

14 b. SPONSOR shall maintain a separate account for CDBG Entitlement Funds  
15 received as set forth in Exhibit A.

16 c. SPONSOR shall obtain an external audit in accordance with the Uniform  
17 Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR  
18 Section 200.500). Audits shall usually be performed annually but not less frequently than every two  
19 years. Nonprofit institutions and government agencies that expend less than \$750,000 a year in  
20 federal awards are exempt from federal audit requirements, but records must be available for review  
21 by appropriate officials of the federal grantor agency or subgranting entity. The audit report shall be  
22 submitted to the COUNTY within 180 days after the end of the COUNTY'S fiscal year.

23 d. SPONSOR shall, during the normal business hours make available to  
24 COUNTY and to HUD for examination and copying all of its records and other materials with  
25 respect to matters covered by this Agreement.

26 e. SPONSOR shall not retain any program income as defined in 24 CFR 570.500.

27 f. SPONSOR shall submit to the COUNTY copies of all studies and reports  
28 prepared for this project and the COUNTY shall have the right to the use and benefit of all such

1 studies and reports.

2 g. If this CDBG-funded activity meets a National Objective by serving limited  
3 clientele as defined in 24 CFR 570.208(a)(2)(i), the SPONSOR shall ensure that at least fifty-one  
4 percent (51%) of the persons benefiting from the CDBG funded activities are of low and moderate-  
5 income and meet the program income guidelines as designated by HUD regulation. The SPONSOR  
6 must provide the required direct benefit documentation in writing to the COUNTY.

7 10. COMPLIANCE WITH LAWS AND REGULATIONS. The SPONSOR shall comply  
8 with all applicable federal, state and local laws, regulations and ordinances. By executing this  
9 Agreement, the SPONSOR hereby certifies that it will adhere to and comply with the following as  
10 they may be applicable to a SPONSOR of funds granted pursuant to the Housing and Community  
11 Development Act of 1974, as amended:

12 a. The Housing and Community Development Act of 1974, as amended, and the  
13 regulations issued thereto;

14 b. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C.A.  
15 Section 1701u), as amended, a copy of which is attached hereto as Exhibit "S", and incorporated  
16 herein by this reference;

17 c. Compliance with Executive Order 11246 of September 24, 1965, entitled  
18 "Equal Employment Opportunity", as amended by Executive Order 11375 of October 13, 1967, and  
19 as supplemented in Department of Labor Regulations (41 CFR Part 60). The SPONSOR will not  
20 discriminate against any employee or applicant for employment because of race, color, religion,  
21 sex, sexual orientation, general identity or national origin. SPONSOR will ensure that all qualified  
22 applicants will receive consideration for employment without regard to race, color, religion, sex,  
23 sexual orientation, gender identity or national origin. The SPONSOR will take affirmative action  
24 to ensure that applicants are employed and the employees are treated during employment, without  
25 regard to their race color, religion, sex, sexual orientation, gender identity or national origin. Such  
26 actions shall include, but are not limited to, the following: employment, up-grading, demotion, or  
27 transfer; recruitment or recruitment advertising; rates of pay or other forms of compensation; and  
28 selection for training, including apprenticeship. The SPONSOR agrees to post in a conspicuous

1 place, available to employees and applicants for employment, notices to be provided by the County  
2 setting forth the provisions of this non-discrimination clause;

3 d. Executive Order 11063, as amended by Executive Order 12259, and  
4 implementing regulations at 24 CFR Part 107;

5 e. Section 504 of the Rehabilitation Act of 1973 (Pub. L. 93-112), as amended,  
6 and implementing regulations;

7 f. The Age Discrimination Act of 1975 (Pub. L. 94-135), as amended, and  
8 implementing regulations;

9 g. The relocation requirements of Title II and the acquisition requirements of Title  
10 III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and  
11 the implementing regulations at 24 CFR Part 42;

12 h. The labor standard requirements as set forth in 24 CFR Part 570, Subpart K and  
13 HUD regulations issued to implement such requirements;

14 i. Executive Order 11988 relating to the evaluation of flood hazards and  
15 Executive Order 11288 relating to the prevention, control and abatement of water pollution;

16 j. The flood insurance purchase requirements of Section 102(a) of the Flood  
17 Disaster Protection Act of 1973 (Pub. L. 93-234);

18 k. The regulations, policies, guidelines and requirements of the Uniform  
19 Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR  
20 Part 200) as they relate to the acceptance and use of federal funds under the federally-assigned  
21 program;

22 l. Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352) and implementing  
23 regulations issued at 24 CFR Part 1;

24 m. Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284) as amended; and

25 n. The lead-based paint requirements of 24 CFR Part 35 issued pursuant to the  
26 Lead-based Paint Poisoning Prevention Act (42 USC 4801, et seq.);

27 o. Uniform Administration Requirements pursuant to 24 CFR 570.502.

28 p. The SPONSOR shall carry out its activity pursuant to this Agreement in

1 compliance with all federal laws and regulations described in Subpart K of Title 24 of the Code of  
2 Federal Regulations, except that:

3 (1) Pursuant to 24 CFR Section 570.604, the SPONSOR does not assume  
4 the COUNTY'S environmental responsibilities under the National Environmental Policy Act of  
5 1969 (NEPA); and

6 (2) The SPONSOR does not assume the COUNTY'S responsibility for  
7 initiating the review process under the provisions of 24 CFR Part 52.

8 q. *Copeland "Anti-Kickback" Act (18 U.S.C. Section 874 and 40 U.S.C.A.*  
9 *Section 3145):* All contracts and subgrants in excess of \$2,000 for construction or repair awarded  
10 by recipients and subrecipients shall include a provision for compliance with the Copeland "Anti-  
11 Kickback" Act (18 U.S.C. Section 874), as supplemented by Department of Labor Regulations (29  
12 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole  
13 or in Part by Loans or Grants from the United States") ("Anti-Kickback Act"). The Anti-Kickback  
14 Act provides that each contractor or subrecipient shall be prohibited from inducing, by any means,  
15 any person employed in the construction, completion, or repair of public work, to give up any part  
16 of the compensation to which he is otherwise entitled. The recipient shall report all suspected or  
17 reported violations to HUD.

18 r. *Davis-Bacon Act, as amended (40 U.S.C.A. Section 3141-3148):* When  
19 required by Federal program legislation, all construction contracts awarded by the recipients and  
20 subrecipients of more than \$2,000 shall include a provision for compliance with the Davis-Bacon  
21 Act (40 U.S.C.A. Section 3148) and as supplemented by Department of Labor Regulations (29 CFR  
22 Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and  
23 Assisted Construction"). Under the Davis Bacon Act, contractors shall be required to pay wages to  
24 laborers and mechanics at a rate not less than the minimum wages specified in a wage determination  
25 made by the U.S. Secretary of Labor. In addition, contractors shall be required to pay wages not  
26 less than once a week. The recipient shall place a copy of the current prevailing wage determination  
27 issued by the U.S. Department of Labor in each solicitation and the award of a contract shall be  
28 conditioned upon the acceptance of the wage determination. The recipient shall report all suspected

1 or reported violations to HUD.

2 s. *Contract Work Hours and Safety Standards (40 U.S.C.A. 3701-3708)*: Where  
3 applicable, all contracts awarded by SPONSOR in excess of \$2,000 for construction contracts and  
4 in excess of \$2,500 for other contracts that involve the employment of mechanics or laborers shall  
5 include a provision for compliance with the Contract Work Hours and Safety Standards (40  
6 U.S.C.A. 3701-3708), as supplemented by Department of Labor Regulations (29 CFR Part 5).  
7 Under Section 40 U.S.C.A. 3702, each contractor shall be required to compute the wages of every  
8 mechanic and laborer on the basis of a standard workweek of 40 hours. Work in excess of the  
9 standard workweek is permissible provided that the worker is compensated at a rate of not less than  
10 1 1/2 times the basic rate of pay for all hours worked in excess of 40 hours in the workweek. 40  
11 U.S.C.A. 3704 is applicable to construction work and provides that no laborer or mechanic shall be  
12 required to work in surroundings or under working conditions which are unsanitary, hazardous or  
13 dangerous. These requirements do not apply to the purchases of supplies or materials or articles  
14 ordinarily available on the open market, or contracts for transportation or transmission of  
15 intelligence.

16 t. *Rights to Inventions Made Under a Contract or Agreement*: Contracts or  
17 agreements for the performance of experimental, developmental, or research work shall provide for  
18 the rights of the Federal Government and the recipient in any resulting invention in accordance with  
19 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business  
20 Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing  
21 regulations issued by HUD.

22 u. *Rights to Data and Copyrights*: Contractors and consultants agree to comply  
23 with all applicable provisions pertaining to the use of data and copyrights pursuant to 48 CFR Part  
24 27.404-3, Federal Acquisition Regulations (FAR).

25 v. *Air Pollution Prevention and Control (formally known as the Clean Air Act)*  
26 *(42 U.S.C.A. 7401 et seq.) and the Federal Water Pollution Control Act (33 U.S.C.A. Section 1251*  
27 *et seq.), as amended*: Contracts and subgrants of amounts in excess of \$100,000 shall contain a  
28 provision that requires the recipient to agree to comply with all applicable standards, orders or

1 regulations issued pursuant to the *Clean Air Act* (42 U.S.C.A. 7401 *et seq.*) and the *Federal Water*  
2 *Pollution Control Act* as amended (33 U.S.C.A. Section 1251 *et seq.*). Violations shall be reported  
3 to HUD and the Regional Office of the Environmental Protection Agency (EPA).

4 w. *Anti-Lobbying Certification* (31 U.S.C.A. 1352): The language of the  
5 certification set forth in this paragraph w. shall be required in all contracts or subcontracts entered  
6 into in connection with this grant activity and all SPONSORS shall certify and disclose accordingly.  
7 This certification is a material representation of fact upon which reliance was placed when this  
8 transaction was made or entered into. Submission of this certification is a prerequisite for making  
9 or entering into this transaction imposed by 31 U.S.C.A. Section 1352. Any person who fails to file  
10 the required certification shall be subject to a civil penalty of not less than \$10,000 and no more  
11 than \$100,000 for such failure.

12 “The undersigned certifies, to the best of his or her knowledge or belief, that:

13 No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to  
14 any person for influencing or attempting to influence an officer or employee of any agency, a  
15 Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress  
16 in connection with the awarding of any Federal contract, the making of any Federal grant, the  
17 making of any Federal loan, the entering into of any cooperative agreement, and the extension,  
18 continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or  
19 cooperative agreement;

20 If any funds other than Federal appropriated funds have been paid or will be paid to  
21 any person for influencing or attempting to influence an officer or employee of any agency, a  
22 Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress  
23 in connection with this Federal contract, grant loan or cooperative agreement, he/she will complete  
24 and submit Standard Form – LLL, “Disclosure Form to Report Lobbying,” in accordance with its  
25 instructions.”

26 SUBRECIPIENT shall require that the language of this certification be included in the  
27 award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts  
28 under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and



1 disclose accordingly. This certification is a material representation of fact upon which reliance was  
2 placed when this transaction was made or entered into.

3 x. *Debarment and Suspension (Executive Orders (E.O.) 12549 and 12689):* No  
4 contract shall be made to parties listed on the General Services Administration's List of Parties  
5 Excluded from Federal Procurement or Nonprocurement Programs in accordance with E.O.s 12549  
6 and 12689, "Debarment and Suspension," as set forth at 2 CFR Part 2424. This list contains the  
7 names of parties debarred, suspended, or otherwise excluded by agencies, and contractors declared  
8 ineligible under statutory or regulatory authority other than E.O. 12549. Contractors with awards  
9 that exceed the small purchase threshold shall provide the required certification regarding its  
10 exclusion status and that of its principal employees.

11 y. *Drug-Free Workplace Requirements:* The Anti-Drug Abuse Act of 1988 (41  
12 U.S.C.A. Section 8101-8103) requires grantees (including individuals) of federal agencies, as a  
13 prior condition of being awarded a grant, to certify that they will provide drug-free workplaces.  
14 Each potential recipient must certify that it will comply with drug-free workplace requirements in  
15 accordance with the Act and with HUD's rules at 2 CFR Part 2425.

16 z. *Access to Records and Records Retention:* The Consultant or Contractor, and  
17 any sub-consultants or sub-contractors, shall allow all duly authorized Federal, State, and/or County  
18 officials or authorized representatives access to the work area, as well as all books, documents,  
19 materials, papers, and records of the Consultant or Contractor, and any sub-consultants or sub-  
20 contractors, that are directly pertinent to a specific program for the purpose of making audits,  
21 examinations, excerpts, and transcriptions. The Consultant or Contractor, and any sub-consultants  
22 or sub-contractors, further agree to maintain and keep such books, documents, materials, papers,  
23 and records, on a current basis, recording all transactions pertaining to this agreement in a form in  
24 accordance with generally acceptable accounting principles. All such books and records shall be  
25 retained for such periods of time as required by law, provided, however, notwithstanding any  
26 shorter periods of retention, all books, records, and supporting detail shall be retained for a period  
27 of at least four (4) years after the expiration of the term of this Agreement.

28 aa. *Federal Employee Benefit Clause:* No member of or delegate to the Congress

1 of the United States, and no Resident Commissioner shall be admitted to any share or part of this  
2 agreement or to any benefit to arise from the same.

3           **bb. *Energy Efficiency:*** Mandatory standards and policies relating to energy  
4 efficiency which are contained in the State energy conservation plan issued in compliance with the  
5 Energy Policy and Conservation Act (Pub. L. 94 - 163, Dec. 22, 1975; 42 U.S.C.A. Section 6201,  
6 et. seq., 89 Stat.871).

7           **cc. *Procurement of Recovered Materials (2 CFR 200.323):*** A non-Federal entity  
8 that is a state agency or agency of a political subdivision of a state and its contractors must comply  
9 with 42 U.S.C. Section 6962 of the Solid Waste Disposal Act (42 U.S.C.A. Section 6901, et seq.),  
10 as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002  
11 include procuring only items designated in guidelines of the Environmental Protection Agency  
12 (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable,  
13 consistent with maintaining a satisfactory level of competition, where the purchase price of the item  
14 exceeds \$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded  
15 \$10,000; procuring solid waste management services in a manner that maximizes energy and  
16 resource recovery; and establishing an affirmative procurement program for procurement of  
17 recovered materials identified in the EPA guidelines.

18 **dd. *Political Activities:*** CDBG funds shall not be used to finance the use of facilities or equipment  
19 for political purposes or to engage in other partisan political activities, such as candidate forums, voter  
20 transportation, or voter registration subject to the exceptions listed in 24 CFR 570.207(a)(3).

21           **ee. *Build America, Buy America (BABA) Act:*** The Grantee must comply with the requirements  
22 of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and  
23 notices, as may be amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's  
24 Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy  
25 America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001),  
26 any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA  
27 requirements, unless excepted by a waiver.

1 ff. *Violence Against Women Act (VAWA)*: VAWA provides housing protections for  
2 survivors of domestic and dating violence, sexual assault and stalking (“domestic violence”). VAWA  
3 2022 reauthorizes, amends, and strengthens the VAWA of 1994, as amended (Pub. L. 103-322, tit.  
4 IV, sec. 40001-40703; 34 U.S.C. 12291 et seq.) HUD’s implementing regulations for VAWA’S  
5 protections, rights, and responsibilities are codified in 24 CFR part 5, subpart L, and related provisions  
6 in HUD’s program regulations (HUD’s VAWA regulations). VAWA 2022 amendments took effect  
7 on October 1, 2022 and 2022 VAWA’s reauthorization includes new implementation requirements.  
8 Grantees, subrecipients and developers shall ensure compliance with all requirements of VAWA  
9 including but not limited to: (a) Assure domestic violence survivors are not denied assistance as an  
10 applicant, or evicted, or have assistance terminated as a tenant because applicant or tenant is or has  
11 been a victim of domestic violence; (b) Implement an emergency transfer plan allowing domestic  
12 violence survivor to move to another safe and available unit; (c) Provide protections against denial,  
13 terminations, and evictions that directly result from being a victim of domestic violence; (d)  
14 Implement a low barrier certification process and allow self-certification of domestic violence.

15 11. COMMUNITY DEVELOPMENT BLOCK GRANT MANUAL. SPONSOR  
16 certifies that the SPONSOR’s staff assigned to the CDBG-funded activities have received,  
17 reviewed, and will follow the COUNTY’s Community Development Block Grant Policy Manual,  
18 which is incorporated herein by this reference and made a part hereof.

19 12. COOPERATION WITH COMMUNITY DEVELOPMENT ACTIVITIES.  
20 SPONSOR shall cooperate with COUNTY in undertaking essential community development and  
21 housing assistance activities and shall assist COUNTY in carrying out its Strategic Plan of the Five  
22 Year Consolidated Plan and other requirements of the Community Development Block Grant  
23 Program.

24 13. LEAD AGENCY FOR COMPLIANCE WITH THE CALIFORNIA  
25 ENVIRONMENTAL QUALITY ACT (CEQA). Pursuant to 14 CCR Section 1501(d), COUNTY  
26 is designated as the lead agency for the project that is the subject matter of this Agreement.

27 14. HOLD HARMLESS AND INDEMNIFICATION. SPONSOR shall indemnify and  
28 hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments,

1 their respective directors, officers, Board of Supervisors, elected and appointed officials, employees,  
2 agents and representatives (individually and collectively hereinafter referred to as "Indemnitees")  
3 from any liability whatsoever, based or asserted upon any services of SPONSOR, its officers,  
4 employees, subcontractors, agents, or representatives arising out of or in any way relating to this  
5 Agreement, including but not limited to property damage, bodily injury, or death or any other  
6 element of any kind or nature whatsoever arising from the performance of SPONSOR, its officers,  
7 agents, employees, subcontractors, or representatives Indemnitors from this Agreement.  
8 SPONSOR shall defend, at its sole expense, all costs and fees including, but not limited, to attorney  
9 fees, cost of investigation, defense and settlements or awards, the Indemnitees in any claim or action  
10 based upon such alleged acts or omissions.

11 With respect to any action or claim subject to indemnification herein by SPONSOR,  
12 SPONSOR shall, at their sole cost, have the right to use counsel of their own choice and shall have  
13 the right to adjust, settle, or compromise any such action or claim without the prior consent of  
14 COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner  
15 whatsoever limits or circumscribes SPONSOR'S indemnification to Indemnitees as set forth herein.

16 SPONSOR'S obligation hereunder shall be satisfied when SPONSOR has provided to  
17 COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action or  
18 claim involved.

19 The specified insurance limits required in this Agreement shall in no way limit or circumscribe  
20 SPONSOR'S obligations to indemnify and hold harmless the COUNTY herein from third party  
21 claims. The hold harmless and indemnification obligations set forth herein shall survive the  
22 termination and expiration of this Agreement.

23 In the event there is conflict between this clause and California Civil Code Section 2782, this  
24 clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not relieve the  
25 SPONSOR from indemnifying the Indemnitees to the fullest extent allowed by law.

26 15. INSURANCE. Without limiting or diminishing the SPONSOR'S obligation to  
27 indemnify or hold the COUNTY harmless, SPONSOR shall procure and maintain or cause to be  
28 maintained, at its sole cost and expense, the following insurance coverage's during the term of this

1 Agreement. As respects to the insurance section only, the COUNTY herein refers to the County of  
2 Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors,  
3 officers, Board of COUNTY OF RIVERSIDE Supervisors, employees, elected or appointed  
4 officials, agents, or representatives as Additional Insureds.

5 a. Workers' Compensation:

6 If the SPONSOR has employees as defined by the State of California, the SPONSOR shall  
7 maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the  
8 State of California. Policy shall include Employers' Liability (Coverage B) including Occupational  
9 Disease with limits not less than \$1,000,000 per person per accident. The policy shall be endorsed  
10 to waive subrogation in favor of the County of Riverside.

11 b. Commercial General Liability:

12 Commercial General Liability insurance coverage, including but not limited to,  
13 premises liability, contractual liability, products and completed operations liability, personal and  
14 advertising injury, and cross liability coverage, covering claims which may arise from or out of  
15 SPONSOR'S performance of its obligations hereunder. Policy shall name the County of Riverside  
16 as Additional Insured. Policy's limit of liability shall not be less than \$2,000,000 per occurrence  
17 combined single limit. If such insurance contains a general aggregate limit, it shall apply separately  
18 to this agreement or be no less than two (2) times the occurrence limit.

19 b.1 Sexual Abuse or Molestation (SAM) Liability:

20 If the work will include contact with minors, and the Commercial General Liability policy is  
21 not endorsed to include affirmative coverage for sexual abuse or molestation, Vendor/Contractor  
22 shall obtain and maintain a policy covering Sexual Abuse and Molestation with a limit no less than  
23 \$2,000,000 per occurrence or claim.

24 c. Vehicle Liability:

25 If vehicles or mobile equipment are used in the performance of the obligations under this Agreement,  
26 then SPONSOR shall maintain liability insurance for all owned, non-owned or hired vehicles so used  
27 in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance  
28 contains a general aggregate limit, it shall apply separately to this agreement or be no less than two

1 (2) times the occurrence limit. Policy shall name the County of Riverside as Additional Insured.

2 d. General Insurance Provisions - All lines:

3 (i). Any insurance carrier providing insurance coverage hereunder shall be  
4 admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8)  
5 unless such requirements are waived, in writing, by the County Risk Manager. If the County's Risk  
6 Manager waives a requirement for a particular insurer such waiver is only valid for that specific  
7 insurer and only for one policy term.

8 (ii). The SPONSOR must declare its insurance self-insured retentions. If any such  
9 self-insured retentions exceed \$500,000 per occurrence, such retentions shall have the prior written  
10 consent of the County Risk Manager before the commencement of operations under this Agreement.  
11 Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the  
12 County's Risk Manager, SPONSOR'S carriers shall either; 1) reduce or eliminate such self-insured  
13 retention as respects this Agreement with the COUNTY, or 2) procure a bond which guarantees  
14 payment of losses and related investigations, claims administration, and defense costs and expenses.

15 (iii). SPONSOR shall cause SPONSOR'S insurance carrier(s) to furnish the County  
16 of Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified  
17 original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so  
18 orally or in writing by the County Risk Manager, provide original Certified copies of policies  
19 including all Endorsements and all attachments thereto, showing such insurance is in full force and  
20 effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the  
21 insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside  
22 prior to any material modification, cancellation, expiration or reduction in coverage of such  
23 insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage,  
24 this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such  
25 effective date, another properly executed original Certificate of Insurance and original copies of  
26 endorsements or certified original policies, including all endorsements and attachments thereto  
27 evidencing coverage's set forth herein and the insurance required herein is in full force and effect.  
28 SPONSOR shall not commence operations until the COUNTY has been furnished original

1 Certificate (s) of Insurance and certified original copies of endorsements and if requested, certified  
2 original policies of insurance including all endorsements and any and all other attachments as  
3 required in this Section. An individual authorized by the insurance carrier to do so on its behalf  
4 shall sign the original endorsements for each policy and the Certificate of Insurance.

5 (iv). It is understood and agreed to by the parties hereto that the SPONSOR'S  
6 insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or deductibles  
7 and/or self-insured retention's or self-insured programs shall not be construed as contributory.

8 (v). If, during the term of this Agreement or any extension thereof, there is a  
9 material change in the scope of services; or, there is a material change in the equipment to be used  
10 in the performance of the scope of or, the term of this Agreement, including any extensions thereof,  
11 exceeds five (5) years, the COUNTY reserves the right to adjust the types of insurance required  
12 under this Agreement and the monetary limits of liability for the insurance coverage's currently  
13 required herein, if; in the County Risk Manager's reasonable judgment, the amount or type of  
14 insurance carried by the SPONSOR has become inadequate.

15 (vi). SPONSOR shall pass down the insurance obligations contained herein to all  
16 tiers of subcontractors working under this Agreement.

17 (vii). The insurance requirements contained in this Agreement may be met with a  
18 program(s) of self-insurance acceptable to the COUNTY.

19 (viii). SPONSOR agrees to notify COUNTY of any claim by a third party or any  
20 incident or event that may give rise to a claim arising from the performance of this Agreement.

21 16. FEDERAL REQUIREMENTS. SPONSOR shall comply with the provisions of the Act  
22 and any amendments thereto and the federal regulations and guidelines now or hereafter enacted  
23 pursuant to the Act. More particularly, SPONSOR is to comply with those regulations found in the  
24 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal  
25 Awards (2 CFR Part 200) and 24 CFR Part 570. SPONSOR is to abide by the provisions of the  
26 COUNTY's CDBG policies.

27 17. PROGRAM INCOME. SPONSOR, who is a subrecipient as defined in 24 CFR Part  
28 570.500(c), shall not retain any program income as defined in 24 CFR 570.500. Any and all program

1 income shall be retained by the COUNTY pursuant to 24 CFR 570.504.

2 18. INDEPENDENT CAPACITY. The SPONSOR is, for purposes relating to this  
3 Agreement, an independent contractor and shall not be deemed an employee, officer, or agent of the  
4 COUNTY. It is expressly understood and agreed that the SPONSOR (including its employees,  
5 agents and subcontractor's) shall in no event be entitled to any benefits to which the COUNTY  
6 employees are entitled, including but not limited to overtime, any retirement benefits, worker's  
7 compensation benefits, and injury leave or other leave benefits. There shall be no employer-  
8 employee relationship between the parties; and the SPONSOR shall hold the COUNTY harmless  
9 from any and all claims that may be made against the COUNTY based upon any contention by a  
10 third party that an employer-employee relationship exists by reason of this Agreement. It is further  
11 understood and agreed by the Parties that the SPONSOR in the performance of this Agreement is  
12 subject to the control or direction of the COUNTY merely as to the results to be accomplished and  
13 not as to the means and methods for accomplishing the results.

14 19. NONDISCRIMINATION. SPONSOR shall abide by 24 CFR Sections 570.601 and  
15 570.912 which require that no person in the United States shall on the ground of race, color, religion,  
16 national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected  
17 to discrimination under any program or activity funded in whole or in part with CDBG funds.

18 SPONSOR agrees to abide by and include in any subcontracts to perform work under  
19 this Agreement, the following clause:

20 "During the performance of this Agreement SPONSOR and its subcontractors shall not  
21 unlawfully discriminate against any employee or applicant for employment because of race,  
22 religion, color, national origin, ancestry, physical disability, medical condition, sex, sexual  
23 orientation, general identity marital status, veteran's status, age (over 40) or sex. SPONSOR  
24 and subcontractors shall insure that the evaluation and treatment of their employees and  
25 applicants for employment are free of such discrimination. SPONSOR and subcontractors  
26 shall comply with the provisions of the Fair Employment and Housing Act (California  
27 Government Code Section 12900 et seq.). The applicable regulations of the Fair Employment  
28 and Housing Commission implementing California Government Code Section 12990 et seq.,



1 set forth in Chapter 1 of Division 4.1 of Title 2 of the California Administrative Code are  
2 incorporated into this Agreement by reference and made a part hereof as if set forth in full.  
3 SPONSOR and its subcontractors shall give written notice of their obligations under this clause  
4 to labor organizations with which they have a collective bargaining or other agreement."

5 19. PROHIBITION AGAINST CONFLICTS OF INTEREST.

6 a. SPONSOR and its assigns, employees, agents, consultants, officers and elected  
7 and appointed officials shall become familiar with and shall comply with the Uniform  
8 Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR  
9 Part 200) and the CDBG regulations prohibiting conflicts of interest contained in 24 CFR 570.611.

10 b. The Sponsor shall maintain a written code or standards of conduct that shall  
11 govern the performance of its officers, employees or agents engaged in the award and administration  
12 of contracts supported by Federal funds.

13 c. No employee, officer or agent of the Sponsor shall participate in the selection,  
14 or in the award, or administration of, a contract supported by Federal funds if a conflict of interest,  
15 real or apparent, would be involved.

16 d. No covered persons who exercise or have exercised any functions or  
17 responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a  
18 decision-making process or gain inside information with regard to such activities, may obtain a  
19 financial interest in any contract, or have a financial interest in any contract, subcontract, or  
20 agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the  
21 CDBG-assisted activity, either for themselves or those with whom they have business or immediate  
22 family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this  
23 paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer,  
24 or elected or appointed official of the Grantee, the Sponsor, or any designated public agency.

25 e. SPONSOR understands and agrees that no waiver or exception can be granted  
26 to the prohibition against conflict of interest except upon written approval of HUD pursuant to 24  
27 CFR 570.611(d). Any request by SPONSOR for an exception shall first be reviewed by COUNTY  
28 to determine whether such request is appropriate for submission to HUD. In determining whether

1 such request is appropriate for submission to HUD, COUNTY will consider the factors listed in 24  
2 CFR 570.611(d)(2).

3 f. Prior to any funding under this Agreement, SPONSOR shall provide COUNTY  
4 with a list of all employees, agents, consultants, officers and elected and appointed officials who are  
5 in a position to participate in a decision-making process, exercise any functions or responsibilities,  
6 or gain inside information with respect to the CDBG activities funded under this Agreement.  
7 SPONSOR shall also promptly disclose to COUNTY any potential conflict, including even the  
8 appearance of conflict, that may arise with respect to the CDBG activities funded under this  
9 Agreement.

10 g. Any violation of this section shall be deemed a material breach of this  
11 Agreement, and the Agreement shall be immediately terminated by the COUNTY.

12 20. RELIGIOUS ACTIVITIES. SPONSOR shall adhere to the regulations set forth in  
13 Exhibit "R", attached hereto and incorporated herein by this reference.

14 21. TERMINATION.

15 a. SPONSOR. SPONSOR may not terminate this Agreement except upon express  
16 written consent of COUNTY, pursuant to 2 CFR Section 200.339 (a)(4).

17 b. COUNTY. Notwithstanding the provisions of Section 22a above, COUNTY  
18 may suspend or terminate this Agreement upon written notice to SPONSOR of the action being  
19 taken and the reason for such actions including but not limited to the following reasons:

20 (1) In the event SPONSOR fails to perform the covenants herein contained  
21 at such times and in such manner as provided in this Agreement; or

22 (2) In the event there is a conflict with any federal, state or local law,  
23 ordinance, regulation or rule rendering any of the provisions of this Agreement invalid or untenable;

24 or

25 (3) In the event the funding from the Department of Housing and Urban  
26 Development referred to in Section 1 above is terminated or otherwise becomes unavailable.

27 c. This Agreement may be terminated and/or funding suspended, in whole or in  
28 part, for cause in accordance with the Uniform Administrative Requirements, Cost Principles, and

1 Audit Requirements for Federal Awards (2 CFR Section 200.339). Cause shall be based on the  
2 failure of the SPONSOR to materially comply with either the terms or conditions of this Agreement.  
3 Upon suspension of funding, the SPONSOR agrees not to incur any costs related thereto, or  
4 connected with, any area of conflict from which the COUNTY has determined that suspension of  
5 funds is necessary. SPONSOR acknowledges that failure to comply with Federal statutes,  
6 regulations, or the terms and conditions of this Agreement may be considered by the COUNTY in  
7 evaluating future CDBG and non-CDBG funding applications submitted by SPONSOR.

8 d. Reversion of Assets

9 1. Upon expiration of this Agreement, the SPONSOR shall transfer to the  
10 COUNTY any CDBG funds, including but not limited to the CDBG Entitlement funds on hand at  
11 the time of expiration of the Agreement as well as any accounts receivable held by SPONSOR which  
12 are attributable to the use of CDBG funds awarded pursuant to this Agreement.

13 2. Any real property under the SPONSOR'S control that was acquired or  
14 improved in whole or in part with CDBG funds (including CDBG funds provided to the SPONSOR  
15 in the form of a loan) in excess of \$25,000 is either:

16 (i) Used to meet one of the National Objectives in 24 CFR Section  
17 570.208 until five years after expiration of this agreement, or for such longer period of time as  
18 determined to be appropriate by the COUNTY; or

19 (ii) Not used in accordance with Clause (i) above, in which event  
20 the SPONSOR shall pay to the COUNTY an amount equal to the current market value of the  
21 property less any portion of the value attributable to expenditures of non-CDBG funds for the  
22 acquisition of, or improvement to, the property.

23 22. PUBLICITY. Any publicity generated by SPONSOR for the project funded pursuant  
24 to this Agreement, during the term of this Agreement, will make reference to the contribution of the  
25 County of Riverside Community Development Block Grant Program in making the project possible.

26 23. PROGRAM MONITORING AND EVALUATION. SPONSOR shall be monitored  
27 and evaluated in terms of its effectiveness and timely compliance with the provisions of this  
28 Agreement and the effective and efficient achievement of the CDBG National Objectives as set forth

1 in Exhibit A, attached hereto. SPONSOR shall be monitored and evaluated in terms of its  
2 effectiveness and timely compliance with the provisions of this Agreement and the effective and  
3 efficient achievement of the Program Objectives. Quarterly reports shall be due on the fifteenth (15<sup>th</sup>)  
4 day of the month immediately following the end of the quarter being reported. The quarterly written  
5 reports shall include, but shall not be limited to the following data elements:

6 a. Title of program, listing of components, description of activities/operations.

7 b. The projected goals, indicated numerically, and also the goals achieved (for  
8 each report period). In addition, identify by percentage and description, the progress achieved  
9 towards meeting the specified goals; additionally, identify any problems encountered in meeting  
10 goals.

11 c. If CDBG funded Activity meets National Objective under 24 CFR 570.208  
12 (a)(2)(i)(B), SPONSOR shall report the following:

13 1) Total number of direct beneficiaries (clientele served) with household  
14 income:

- 15 • Above 80% MHI
- 16 • Between 50% and 80% MHI (Low-Income)
- 17 • Between 30% and 50% MHI (Very Low-Income)
- 18 • Below 30% MHI (Extremely Low-Income)

19 2) Total number and percentage of all clients at, or below, 80% MHI

20 3) Racial ethnicity of clientele

21 4) Number of Female-Headed Households

22 d. SPONSOR shall report beneficiary statistics monthly, or as otherwise required,  
23 to COUNTY on the pre-approved *Direct Benefit Form* and *Self-Certification Form* (certifying  
24 income, family size, and racial ethnicity) as required by HUD. In the event that HUD or COUNTY  
25 implement changes to the reporting requirements, SPONSOR will be provided with updated forms  
26 and instructions necessary to comply with the reporting requirements of HUD's Outcome  
27 Performance Measurement System.  
28

1           24.    PRIOR COUNTY APPROVAL (CONSTRUCTION ACTIVITIES). SPONSOR shall  
2 obtain COUNTY's written approval, through its Department of Housing and Workforce Solutions,  
3 of the project plans, specifications, and construction documents prior to SPONSOR's construction  
4 of same for all projects consisting of CDBG-funded construction activities . The County neither  
5 undertakes nor assumes nor will have any responsibility or duty to Sponsor or to any third party to  
6 review, inspect, supervise, pass judgment upon or inform Sponsor or any third party of any matter  
7 in connection with the development or construction of the improvements, whether regarding the  
8 quality, adequacy or suitability of the plans, any labor, service, equipment or material furnished to  
9 the property, any person furnishing the same, or otherwise. Sponsor and all third parties shall rely  
10 upon its or their own judgment regarding such matters, and any review, inspection, supervision,  
11 exercise of judgment or information supplied to Sponsor or to any third party by the County in  
12 connection with such matter is for the public purpose of assisting with a community development  
13 and housing activity pursuant to the Act, and neither Sponsor (except for the purposes set forth in  
14 this Agreement) nor any third party is entitled to rely thereon. The County shall not be responsible  
15 for any of the work of construction, improvement, or development of the property.

16           It is the responsibility of Sponsor, without cost to County, to ensure that all applicable local  
17 jurisdiction land use requirements will permit development of the property and construction of the  
18 improvements and the use, operation, and maintenance of such Improvements in accordance with  
19 the provisions of this Agreement. Nothing contained herein shall be deemed to entitle Sponsor to  
20 any local jurisdiction or County permit or other local jurisdiction or County approval necessary for  
21 the development of the Property, or waive any applicable local jurisdiction or County requirements  
22 relating thereto. This Agreement does not (a) grant any land use entitlement to Sponsor, (b)  
23 supersede, nullify, or amend any condition which may be imposed by the local jurisdiction in  
24 connection with approval of the development described herein, (c) guarantee to Sponsor or any other  
25 party any profits from the development of the Property, or (d) amend any local jurisdiction or County  
26 laws, codes or rules.

27           Sponsor agrees and acknowledges that it is the responsibility of Sponsor to obtain a legal  
28 determination at Sponsor's sole cost and expense, as to whether prevailing wages must be paid

1 during construction of the Project. If the Project is subject to prevailing wages, then Sponsor shall  
2 be solely responsible to pay its contractors and subcontractors the required prevailing wage rate.  
3 Sponsor agrees to indemnify, defend, and hold County harmless from and against any liability  
4 arising out of and related to Sponsor's failure to comply with any and all Davis Bacon and or  
5 prevailing wage requirements.

6 25. PRIOR COUNTY APPROVAL (AQUISITION ACTIVITIES). SPONSOR shall  
7 obtain COUNTY's written approval and authorization to proceed, through its Department of  
8 Housing and Workforce Solutions, of all CDBG-funded real property acquisition activities.

9 26. REAL PROPERTY ACQUIRED OR PUBLIC FACILITY CONSTRUCTED WITH  
10 CDBG FUNDS. When CDBG funds are used, in whole or in part, by SPONSOR to acquire real  
11 property or to construct a public facility, SPONSOR will comply with the Uniform Administrative  
12 Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Section  
13 200.311); National Environmental Policy Act of 1969 (42 U.S.C.A. §4321, et seq.); the California  
14 Environmental Quality Act (Cal. Pub. Resources Code §21000, et seq.); the Uniform Relocation  
15 Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. A. §4630, et  
16 seq.); and the COUNTY's Five Year Consolidated Plan. In addition, the following is to occur:

17 a. Title to the real property shall vest in SPONSOR;

18 b. The real property will be held by SPONSOR, or the constructed facility will be  
19 maintained by the SPONSOR, for a minimum period of five (5) years from the date the CDBG-  
20 funded activity is closed-out and reported as complete by the COUNTY through the Comprehensive  
21 Annual Performance and Evaluation Report (CAPER);

22 c. While held by SPONSOR, the real property or the constructed facility is to be  
23 used exclusively for the purposes for which acquisition or construction was originally approved by  
24 COUNTY;

25 d. Written approval from COUNTY must be secured if the property or the facility  
26 is to be put to an alternate use that is consistent with the COUNTY'S Five Year Consolidated Plan  
27 or the applicable federal regulations governing CDBG funds;

28 e. Should SPONSOR desire to use the real property or the constructed facility,

1 prior to the completion of the mandatory five-year period, for a purpose not consistent with  
2 applicable federal regulations governing CDBG funds or to sell the real property or facility, then:

3 (1) If SPONSOR desires to retain title, SPONSOR will reimburse  
4 COUNTY the amount that represents the percentage of current fair market value that is identical to  
5 the percentage that CDBG funds initially comprised of monies paid to acquire the property or  
6 construct the facility; or

7 (2) If SPONSOR sells the property or facility or is required to sell the  
8 property or facility, SPONSOR shall reimburse COUNTY the amount that represents the percentage  
9 of proceeds realized by the sale that is identical to the percentage that CDBG funds initially  
10 comprised of monies paid to acquire the property or construct the facility. This percentage amount  
11 will be calculated after deducting all actual and reasonable cost of sale from the sale proceeds.

12 27. ENTIRE AGREEMENT. This Agreement, including any attachments or exhibits  
13 hereto constitutes the entire Agreement of the parties with respect to its subject matter and  
14 supersedes all prior and contemporaneous representations, proposals, discussions and  
15 communications, whether oral or in writing. No oral understanding or agreement not incorporated  
16 herein shall be binding on any of the parties hereto. Each of the attachments and exhibits attached  
17 hereto is incorporated herein by this reference.

18 28. SEVERABILITY. Each section, paragraph and provision of this Agreement is  
19 severable from each other provision, and if any provision or part thereof is declared invalid, the  
20 remaining provisions shall nevertheless remain in full force and effect.

21 29. EMPLOYMENT OPPORTUNITIES TO BE CAUSED BY PROJECT. SPONSOR  
22 agrees to, and will require any lessee or assignee to notify Riverside County Workforce  
23 Development Center of any and all job openings that are caused by this project.

24 30. MINISTERIAL ACTS. The COUNTY's Director of the Department of Housing and  
25 Workforce Solutions, or designee(s), are authorized to take such ministerial actions as may be  
26 necessary or appropriate to implement the terms, provisions, and conditions of this Agreement as it  
27 may be amended from time to time by COUNTY.

28 31. PROJECT ELIGIBILITY. As to SPONSOR or its claimants, COUNTY shall bear no

1 liability for any later determination by the United States Government, the Department of Housing  
2 and Urban Development, or any other person or entity, that SPONSOR is or is not eligible under 24  
3 CFR Part 570 to receive CDBG funds.

4 32. SOURCE OF FUNDING. SPONSOR acknowledges that the source of funding  
5 pursuant to this Agreement is a Community Development Block Grant (CFDA 14.218), and the  
6 Grant Award Number is B-24-UC-06-0506.

7 33. ASSIGNMENT. The SPONSOR will not make any assignment or transfer in any  
8 other form with respect to this Agreement, without prior written approval of the COUNTY.

9 34. INTERPRETATION AND GOVERNING LAW. This Agreement and any dispute  
10 arising hereunder shall be governed by and interpreted in accordance with the laws of the State of  
11 California. This Agreement shall be construed as a whole according to its fair language and  
12 common meaning to achieve the objectives and purposes of the parties hereto, and the rule of  
13 construction to the effect that ambiguities are to be resolved against the drafting party shall not be  
14 employed in interpreting this Agreement, all parties having been represented by counsel in the  
15 negotiation and preparation hereof.

16 35. WAIVER. Failure by a party to insist upon the strict performance of any of the  
17 provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon  
18 the default of the other party, shall not constitute a waiver of such party's right to insist and demand  
19 strict compliance by the other party with the terms of this Agreement thereafter.

20 36. JURISDICTION AND VENUE. Any action at law or in equity arising under this  
21 Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the  
22 validity of any provision of this Agreement shall be filed only in the Superior Court of the State of  
23 California, located in Riverside, California, and the parties hereto waive all provisions of law  
24 providing for the filing, removal or change of venue to any other court or jurisdiction

25 37. AUTHORITY TO EXECUTE. The persons executing this Agreement or exhibits  
26 attached hereto on behalf of the parties to this Agreement hereby warrant and represent that they  
27 have the authority to execute this Agreement and warrant and represent that they have the authority  
28 to bind the respective parties to this Agreement to the performance of its obligations hereunder.



1           38. EFFECTIVE DATE. The effective date of this Agreement is the date the parties sign  
2 the Agreement. If the parties sign the Agreement on more than one date, then the last date the  
3 Agreement is signed by a party shall be the effective date.

4           39. COUNTERPARTS. This Agreement may be signed by the different parties hereto  
5 in counterparts, each of which shall be an original but all of which together shall constitute one and  
6 the same agreement.

7           40. FORCE MAJEURE.

8           a. Performance by either party hereunder shall not be deemed to be in default where  
9 delays or defaults are due to war, insurrection, strikes, lock-outs, riots, floods, earthquakes, fires,  
10 casualties, acts of God, acts of the public enemy, epidemics, pandemics, quarantine restrictions,  
11 freight embargoes, lack of transportation, governmental restrictions or priority, litigation, unusually  
12 severe weather, inability to secure necessary labor, material or tools, delays of any contractor, sub-  
13 contractor or supplier, acts of the other party, acts or failure to act of a public or governmental  
14 agency or entity, or any causes beyond the control or without the fault of the party claiming an  
15 extension of time to perform.

16           b. An extension of time for any such cause (a "Force Majeure Delay") shall be for the  
17 period of the enforced delay and shall commence to run from the time of the commencement of the  
18 cause, if notice by the party claiming such extension is sent to the other party within thirty (30)  
19 calendar days of knowledge of the commencement of the cause. Notwithstanding the foregoing,  
20 none of the foregoing events shall constitute a Force Majeure Delay unless and until the party  
21 claiming such delay and interference delivers to the other party written notice describing the event,  
22 its cause, when and how such party obtained knowledge, the date the event commenced, and the  
23 estimated delay resulting therefrom. Any party claiming a Force Majeure Delay shall deliver such  
24 written notice within thirty (30) calendar days after it obtains knowledge of the event.

25           41. BINDING ON SUCCESSORS. SPONSOR, its heirs, assigns and successors in  
26 interest, shall be bound by all the provisions contained in this Agreement, and all of the parties  
27 thereto shall be jointly and severally liable hereunder.  
28

1           42. MODIFICATION OF AGREEMENT. This Agreement may be modified or amended  
2 only by a writing signed by the duly authorized and empowered representatives of COUNTY and  
3 SPONSOR, respectively.

4           43. DIGITAL AND ELECTRONIC SIGNATURES. The parties agree to the use of electronic  
5 signatures, such as digital signatures that meet the requirements of the California Uniform Electronic  
6 Transactions Act (“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17). The parties further agree that  
7 the electronic signatures of the parties included in this Agreement are intended to authenticate this  
8 writing and to have the same force and effect as manual signatures. Electronic signature means an  
9 electronic sound, symbol, or process attached to or logically associated with an electronic record and  
10 executed or adopted by a person with the intent to sign the electronic record pursuant to CUETA as  
11 amended from time to time. Digital signature means an electronic identifier, created by computer,  
12 intended by the party using it to have the same force and effect as the use of a manual signature, and  
13 shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type  
14 of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

15  
16  
17  
18  
19  
20           IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth  
21 below.

22  
23           COUNTY OF RIVERSIDE,  
24           a political subdivision of the  
25           State of California

          «SPONSOR»,  
          a California nonprofit public benefit corporation

26           BY: FORM COPY DO NOT SIGN  
          Juan Garcia,  
          Deputy Director

          BY: FORM COPY - DO NOT SIGN  
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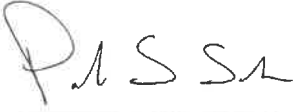
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APPROVED AS TO FORM:

MINH C. TRAN

COUNTY COUNSEL

By:   
\_\_\_\_\_  
Paula S. Salcido, ,  
Deputy County Counsel

## EXHIBIT "R"

### 24 C.F.R. § 5.109

#### Equal participation of faith-based organizations in HUD programs and activities.

Effective: May 4, 2016

(a) Purpose.

Consistent with Executive Order 13279 (issued on December 12, 2002, 67 FR 77141), entitled "Equal Protection of the Laws for Faith-Based and Community Organizations," as amended by Executive Order 13559 (issued on November 17, 2010, 75 FR 71319), entitled "Fundamental Principles and Policymaking Criteria for Partnerships With Faith-Based and Other Neighborhood Organizations," and further amended by Executive Order 13831 (issued on May 3, 2018, 83 FR 20715) entitled "Establishment of a White House Faith and Opportunity Initiative," this section describes requirements for ensuring the equal participation of faith-based organizations in HUD programs and activities. These requirements apply to all HUD programs and activities, including all of HUD's Native American Programs, except as may be otherwise noted in the respective program regulations in title 24 of the Code of Federal Regulations (CFR), or unless inconsistent with certain HUD program authorizing statutes.

b) Definitions. The following definitions apply to this section:

Direct Federal financial assistance means Federal financial assistance provided when a Federal Government agency or an intermediary, as defined in this section, selects the provider and either purchases services from that provider (i.e., via a contract) or awards funds to that provider to carry out an activity (e.g., via grant, sub-grant, sub-award, or cooperative agreement). The recipients of sub-grants or sub-awards that receive Federal financial assistance through State-administered programs (e.g., flow-through programs) are considered recipients of direct Federal financial assistance. In general, Federal financial assistance shall be treated as direct, unless it meets the definition of indirect Federal financial assistance.

Federal financial assistance means assistance that non-Federal entities receive or administer in the forms of grants, contracts, loans, loan guarantees, property, cooperative agreements, food commodities, direct appropriations, or other assistance, but does not include a tax credit, deduction, or exemption.

Indirect Federal financial assistance means Federal financial assistance provided when the choice of the provider is placed in the hands of the beneficiary, and the cost of that service is paid through a voucher, certificate, or other similar means of Government-funded payment. Federal financial assistance provided to an organization is considered indirect when the Government program through which the beneficiary receives the voucher, certificate, or other similar means of Government-funded payment is neutral toward religion meaning that it is available to providers without regard to the religious or non-religious nature of the institution and there are no program incentives that deliberately skew for or against religious or secular providers; and the organization receives the assistance as a result of a genuine, independent choice of the beneficiary.

Intermediary means an entity, including a nongovernmental organization, acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that accepts Federal financial assistance and distributes that assistance to other entities that, in turn, carry out activities under HUD programs.

(c) Equal participation of faith-based organizations in HUD programs and activities.

Faith-based organizations are eligible, on the same basis as any other organization, to participate in any HUD program or activity, considering any permissible accommodations, particularly under the Religious Freedom Restoration Act. Neither the Federal Government, nor a State, tribal or local government, nor any other entity that administers any HUD program or activity, shall discriminate against an organization on the basis of the organization's religious character, affiliation, or lack thereof, or on the basis of the organization's religious exercise. For purposes of this part, to discriminate against an organization on the basis of the organization's religious exercise means to disfavor an organization, including by failing to select an organization, disqualifying an organization, or imposing any condition or selection criterion that otherwise disfavors or penalizes an organization in the selection process or has such an effect:

- (1) Because of conduct that would not be considered grounds to disfavor a secular organization;
- (2) Because of conduct that must or could be granted an appropriate accommodation in a manner consistent with RFRA (42 U.S.C. 2000bb through 2000bb-4) or the Religion Clauses of the First Amendment to the Constitution; or
- (3) Because of the actual or suspected religious motivation of the organization's religious exercise.
- (4) In addition, decisions about awards of Federal financial assistance must be free from political interference or even the appearance of such interference and must be made on the basis of merit, not based on the organization's religious character, affiliation, or lack thereof, or based on the organization's religious exercise. Notices of funding availability, grant agreements, and cooperative agreements shall include language substantially similar to that in appendix A to this subpart, where faith-based organizations are eligible for such opportunities.

(d) Independence and identity of faith-based organizations.

(1) A faith-based organization that applies for, or participates in, a HUD program or activity supported with Federal financial assistance retains its autonomy, right of expression, religious character, authority over its governance, and independence, and may continue to carry out its mission, including the definition, development, practice, and expression of its religious beliefs. A faith-based organization that receives Federal financial assistance from HUD does not lose the protections of law.

(2) A faith-based organization that receives direct Federal financial assistance may use space (including a sanctuary, chapel, prayer hall, or other space) in its facilities (including a temple, synagogue, church, mosque, or other place of worship) to carry out activities under a HUD program without concealing, altering, or removing religious art, icons, scriptures, or other religious symbols. In addition, a faith-based organization participating in a HUD program or activity retains its authority over its internal governance, and may retain religious terms in its organization's name, select its board members and employees on the basis of their acceptance of or adherence to the religious tenets of the organization consistent with paragraph (i) of this section), and include religious references in its organization's mission statements and other governing documents.

(e) Explicitly religious activities.

If an organization engages in explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), the explicitly religious activities must be offered separately, in time or location, from the programs or activities supported by direct Federal financial assistance and participation must be voluntary for the beneficiaries of the programs or activities that receive direct Federal financial assistance. The use of indirect Federal financial assistance is not subject to this restriction. Nothing in this part restricts HUD's authority under applicable Federal law to fund activities, that can be directly funded by the Government consistent with the Establishment Clause of the U.S. Constitution.

(f) Intermediary responsibilities to ensure equal participation of faith-based organizations in HUD programs.

If an intermediary - acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that is administering a program supported by Federal financial assistance - is given the authority to select a nongovernmental organization to receive Federal financial assistance under a contract, grant, sub-grant, sub-award, or cooperative agreement, the intermediary must ensure that such organization complies with the requirements of this section. If the intermediary is a nongovernmental organization, it retains all other rights of a nongovernmental organization under the program's statutory and regulatory provisions.

(g) Nondiscrimination requirements.

Any organization that receives Federal financial assistance under a HUD program or activity shall not, in providing services with such assistance or carrying out activities with such assistance, discriminate against a beneficiary or prospective beneficiary on the basis of religion, religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice. However, an organization that participates in a program funded by indirect Federal financial assistance need not modify its program or activities to accommodate a beneficiary who chooses to expend the indirect aid on the organization's program and may require attendance at all activities that are fundamental to the program.

(h) No additional assurances from faith-based organizations.

A faith-based organization is not rendered ineligible by its religious nature to access and participate in HUD programs. Absent regulatory or statutory authority, no notice of funding availability, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering Federal financial assistance from HUD shall require otherwise eligible faith-based organizations to provide assurances or notices where they are not required of similarly situated secular organizations. All organizations that participate in HUD programs or activities, including organizations with religious character or affiliations, must carry out eligible activities in accordance with all program requirements, subject to any required or appropriate accommodation, particularly under the Religious Freedom Restoration Act, and other applicable requirements governing the conduct of HUD-funded activities, including those prohibiting the use of direct financial assistance to engage in explicitly religious activities. No notice of funding availability, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering financial assistance from HUD shall disqualify otherwise eligible faith-based organizations from participating in HUD's programs or activities because such organization is motivated or influenced by religious faith to provide such programs and activities, or because of its religious character or affiliation, or on grounds that discriminate against an organization on the basis of the organization's religious exercise, as defined in this part.

(i) Exemption from Title VII employment discrimination requirements.

A religious organization's exemption from the Federal prohibition on employment discrimination on the basis of religion, set forth in section 702(a) of the Civil Rights Act of 1964 (42 U.S.C. 2000e-1), is not forfeited when the organization participates in a HUD program. Some HUD programs, however, contain independent statutory provisions that impose certain nondiscrimination requirements on all grantees. Accordingly, grantees should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(j) Acquisition, construction, and rehabilitation of structures.

Direct Federal financial assistance may be used for the acquisition, construction, or rehabilitation of structures only to the extent that those structures are used for conducting eligible activities under a HUD program or activity. Where a structure is used for both eligible and explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization),

direct Federal financial assistance may not exceed the cost of the share of acquisition, construction, or rehabilitation attributable to eligible activities in accordance with the cost accounting requirements applicable to the HUD program or activity. However, acquisition, construction, or rehabilitation of sanctuaries, chapels, or other rooms that a HUD-funded faith-based organization uses as its principal place of worship, may not be paid with direct Federal financial assistance. Disposition of real property by a faith-based organization after its use for an authorized purpose, or any change in use of the property from an authorized purpose, is subject to Government-wide regulations governing real property disposition (2 CFR part 200, subpart D) and the HUD program regulations, as directed by HUD.

(k) Commingling of Federal and State, tribal, and local funds.

If a State, tribal, or local government voluntarily contributes its own funds to supplement direct Federal financial assistance for an activity, the State, tribal or local government has the option to segregate those funds or commingle them with the direct Federal financial assistance. However, if the funds are commingled, the requirements of this section apply to all of the commingled funds. Further, if a State, tribal, or local government is required to contribute matching funds to supplement direct Federal financial assistance for an activity, the matching funds are considered commingled with the direct Federal financial assistance and, therefore, subject to the requirements of this section. Some HUD programs' requirements govern any activity assisted under those programs. Accordingly, recipients should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(l) Tax exempt organizations.

In general, HUD does not require that a recipient, including a faith-based organization, obtain tax-exempt status under section 501(c)(3) of the Internal Revenue Code to be eligible for funding under HUD programs. Many grant programs, however, do require an organization to be a nonprofit organization in order to be eligible for funding. Notices of funding availability that require organizations to have nonprofit status will specifically so indicate in the eligibility section of the notice of funding availability. In addition, if any notice of funding availability requires an organization to maintain tax-exempt status, it will expressly state the statutory authority for requiring such status. Applicants should consult with the appropriate HUD program office to determine the scope of any applicable requirements. In HUD programs in which an applicant must show that it is a nonprofit organization but this is not statutorily defined, the applicant may do so by any of the following means:

- (1) Proof that the Internal Revenue Service currently recognizes the applicant as an organization to which contributions are tax deductible under section 501(c)(3) of the Internal Revenue Code;
- (2) A statement from a State or other governmental taxing body or the State secretary of State certifying that -
  - (i) The organization is a nonprofit organization operating within the State; and
  - (ii) No part of its net earnings may benefit any private shareholder or individual;
- (3) A certified copy of the applicant's certificate of incorporation or similar document that clearly establishes the nonprofit status of the applicant;
- (4) Any item described in paragraphs (1)(1) through (3) of this section, if that item applies to a State of national parents organization, together with a statement by the State of parent organization that the applicant is a local nonprofit affiliate; or
- (5) For an entity that holds a sincerely held religious belief that it cannot apply for a determination as an entity that is tax-exempt under section 501(c)(3) of the Internal Revenue Code, evidence sufficient to establish that the entity would otherwise qualify as a nonprofit organization under paragraphs (1)(1) through (4) of this section.

(m) Rule of construction.

Neither HUD nor any recipient or other intermediary receiving funds under any HUD program or activity shall construe these provisions in such a way as to advantage or disadvantage faith-based

organizations affiliated with historic or well-established religions or sects in comparison with other religions or sects.

### Credits

[69 FR 41717, July 9, 2004; 80 FR 75934, Dec. 7, 2015; 81 FR 19416, April 4, 2016; 85 FR 82315, Dec 17, 2020]

SOURCE: 61 FR 5202, Feb. 9, 1996; 61 FR 9041, March 6, 1996; 61 FR 9537, March 8, 1996; 61 FR 11113, March 18, 1996; 61 FR 13616, March 27, 1996; 61 FR 54498, Oct. 18, 1996; 70 FR 77743, Dec. 30, 2005; 73 FR 72340, Nov. 28, 2008; 75 FR 66258, Oct. 27, 2010; 77 FR 5674, Feb. 3, 2012; 80 FR 42352, July 16, 2015; 81 FR 19416, April 4, 2016; 81 FR 80798, Nov. 16, 2016; 81 FR 90657, Dec. 14, 2016, unless otherwise noted.

AUTHORITY: 12 U.S.C. 1701x; 42 U.S.C. 1437a, 1437c, 1437d, 1437f, 1437n, 3535(d); Sec. 327, Pub.L. 109-115, 119 Stat. 2936; Sec. 607, Pub.L. 109-162, 119 Stat. 3051 (42 U.S.C. 14043e et seq.); E.O. 13279, 67 FR 77141, 3 CFR, 2002 Comp., p. 258; and E.O. 13559, 75 FR 71319, 3 CFR, 2010 Comp., p. 273.; 29 U.S.C. 794, 42 U.S.C. 1437a, 1437c, 1437c-1(d), 1437d, 1437f, 1437n, 3535(d), and Sec. 327, Pub.L. 109-115, 119 Stat. 2936; 42 U.S.C. 3600-3620; 42 U.S.C. 5304(b); 42 U.S.C. 12101 et seq.; 42 U.S.C. 12704-12708; E.O. 11063, 27 FR 11527, 3 CFR, 1958-1963 Comp., p. 652; E.O. 12892, 59 FR 2939, 3 CFR, 1994 Comp., p. 849.





## EXHIBIT "S"

### **Economic Opportunities for Low- and Very Low-Income Persons CONTRACT REQUIREMENTS**

**24 CFR Part 75**

#### **RIVERSIDE COUNTY**

##### **Section 75.1 Purpose**

This part establishes the requirements to be followed to ensure the objectives of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) are met. The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing or residents of the community in which the Federal assistance is spent.

##### **Section 75.3 Applicability**

(a) General applicability. Section 3 applies to public housing financial assistance and Section 3 projects, as follows:

(1) Public housing financial assistance. Public housing financial assistance means:

(i) Development assistance provided pursuant to section 5 of the United States Housing Act of 1937 (the 1937 Act);

(ii) Operations and management assistance provided pursuant to section 9(e) of the 1937 Act;

(iii) Development, modernization, and management assistance provided pursuant to section 9(d) of the 1937 Act; and

(iv) The entirety of a mixed-finance development project as described in 24 CFR 905.604, regardless of whether the project is fully or partially assisted with public housing financial assistance as defined in paragraphs (a)(1)(i) through (iii) of this section.

(2) Section 3 projects. (i) Section 3 projects means housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000. The threshold is \$100,000 where the assistance is from the Lead Hazard Control and Healthy Homes programs, as authorized by Sections 501 or 502 of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1 or 1701z-2), the Lead-Based Paint Poisoning Prevention Act (42 U.S.C 4801 et seq.); and the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851 et seq.). The project is the site or sites together with any building(s) and improvements located on the site(s) that are under common ownership, management, and financing.

(ii) The Secretary must update the thresholds provided in paragraph (a)(2)(i) of this section not less than once every 5 years based on a national construction cost inflation factor through Federal Register notice not subject to public comment. When the Secretary finds it is warranted to ensure compliance with Section 3, the Secretary may adjust, regardless of the national construction cost factor, such thresholds through Federal Register notice, subject to public comment.

(iii) The requirements in this part apply to an entire Section 3 project, regardless of whether the project is fully or partially assisted under HUD programs that provide housing and community development financial assistance.

(b) Contracts for materials. Section 3 requirements do not apply to material supply contracts.

(c) Indian and Tribal preferences. Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of this part.

(d) Other HUD assistance and other Federal assistance. Recipients that are not subject to Section 3 are encouraged to consider ways to support the purpose of Section 3.

#### **Section 75. 5 Definitions.**

The terms HUD, Public housing, and Public Housing Agency (PHA) are defined in 24 CFR part 5. The following definitions also apply to this part:

**1937 Act** means the United States Housing Act of 1937, 42 U.S.C. 1437 et seq.

**Contractor** means any entity entering into a contract with:

- (1) A recipient to perform work in connection with the expenditure of public housing financial assistance or for work in connection with a Section 3 project; or
- (2) A subrecipient for work in connection with a Section 3 project.

**Labor hours** means the number of paid hours worked by persons on a Section 3 project or by persons employed with funds that include public housing financial assistance.

**Low-income person** means a person as defined in Section 3(b)(2) of the 1937 Act.

**Material supply contracts** means contracts for the purchase of products and materials, including, but not limited to, lumber, drywall, wiring, concrete, pipes, toilets, sinks, carpets, and office supplies.

**Professional services** means non-construction services that require an advanced degree or professional licensing, including, but not limited to, contracts for legal services, financial

consulting, accounting services, environmental assessment, architectural services, and civil engineering services.

**Public housing financial assistance** means assistance as defined in §75.3(a)(1).

**Public housing project** is defined in 24 CFR 905.108.

**Recipient** means any entity that receives directly from HUD public housing financial assistance or housing and community development assistance that funds Section 3 projects, including, but not limited to, any State, local government, instrumentality, PHA, or other public agency, public or private nonprofit organization.

**Section 3** means Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

**Section 3 business concern** means:

(1) A business concern meeting at least one of the following criteria, documented within the last six-month period:

(i) It is at least 51 percent owned and controlled by low- or very low-income persons;

(ii) Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or

(iii) It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

(2) The status of a Section 3 business concern shall not be negatively affected by a prior arrest or conviction of its owner(s) or employees.

(3) Nothing in this part shall be construed to require the contracting or subcontracting of a Section 3 business concern. Section 3 business concerns are not exempt from meeting the specifications of the contract.

**Section 3 project** means a project defined in §75.3(a)(2).

**Section 3 worker** means:

(1) Any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:

(i) The worker's income for the previous or annualized calendar year is below the income limit established by HUD.

(ii) The worker is employed by a Section 3 business concern.

(iii) The worker is a YouthBuild participant.

(2) The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.

(3) Nothing in this part shall be construed to require the employment of someone who meets this definition of a Section 3 worker. Section 3 workers are not exempt from meeting the qualifications of the position to be filled.

*Section 8-assisted housing* refers to housing receiving project-based rental assistance or tenant-based assistance under Section 8 of the 1937 Act.

*Service area or the neighborhood of the project* means an area within one mile of the Section 3 project or, if fewer than 5,000 people live within one mile of a Section 3 project, within a circle centered on the Section 3 project that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census.

*Small PHA* means a public housing authority that manages or operates fewer than 250 public housing units.

*Subcontractor* means any entity that has a contract with a contractor to undertake a portion of the contractor's obligation to perform work in connection with the expenditure of public housing financial assistance or for a Section 3 project.

*Subrecipient* has the meaning provided in the applicable program regulations or in 2 CFR 200.93.

*Targeted Section 3 worker* has the meanings provided in §§75.11, 75.21, or 75.29, and does not exclude an individual that has a prior arrest or conviction.

*Very low-income person* means the definition for this term set forth in section 3(b)(2) of the 1937 Act.

*YouthBuild programs* refers to YouthBuild programs receiving assistance under the Workforce Innovation and Opportunity Act (29 U.S.C. 3226).

## **Subpart C—Additional Provisions for Housing and Community Development Financial Assistance**

### **§75.19 Requirements.**

(a) *Employment and training.* (1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure that employment and training opportunities arising in connection with Section 3 projects are provided to Section 3 workers within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for opportunities and training described in paragraph (a)(1) of this section should be given to:

(i) Section 3 workers residing within the service area or the neighborhood of the project, and

(ii) Participants in YouthBuild programs.

(b) *Contracting.* (1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure contracts for work awarded in connection with Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for contracting opportunities described in paragraph (b)(1) of this section should be given to:

(i) Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the service area or the neighborhood of the project, and

(ii) YouthBuild programs.

**§75.21 Targeted Section 3 worker for housing and community development financial assistance.**

(a) *Targeted Section 3 worker.* A Targeted Section 3 worker for housing and community development financial assistance means a Section 3 worker who is:

(1) A worker employed by a Section 3 business concern; or

(2) A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:

(i) Living within the service area or the neighborhood of the project, as defined in §75.5; or

(ii) A YouthBuild participant.

(b) [Reserved]

**§75.23 Section 3 safe harbor.**

(a) *General.* Recipients will be considered to have complied with requirements in this part, in the absence of evidence to the contrary if they:

(1) Certify that they have followed the prioritization of effort in §75.19; and

(2) Meet or exceed the applicable Section 3 benchmark as described in paragraph (b) of this section.

(b) *Establishing benchmarks.* (1) HUD will establish Section 3 benchmarks for Section 3 workers or Targeted Section 3 workers or both through a document published in the FEDERAL REGISTER. HUD may establish a single nationwide benchmark for Section 3 workers and a single

nationwide benchmark for Targeted Section 3 workers, or may establish multiple benchmarks based on geography, the nature of the Section 3 project, or other variables. HUD will update the benchmarks through a document published in the FEDERAL REGISTER, subject to public comment, not less frequently than once every 3 years. Such notice shall include aggregate data on labor hours and the proportion of recipients meeting benchmarks, as well as other metrics reported pursuant to §75.25 as deemed appropriate by HUD, for the 3 most recent reporting years.

(2) In establishing the Section 3 benchmarks, HUD may consider the industry averages for labor hours worked by specific categories of workers or in different localities or regions; averages for labor hours worked by Section 3 workers and Targeted Section 3 workers as reported by recipients pursuant to this section; and any other factors HUD deems important. In establishing the Section 3 benchmarks, HUD will exclude professional services from the total number of labor hours as such hours are excluded from the total number of labor hours to be reported per §75.25(a)(4).

(3) Section 3 benchmarks will consist of the following two ratios:

(i) The number of labor hours worked by Section 3 workers divided by the total number of labor hours worked by all workers on a Section 3 project in the recipient's program year.

(ii) The number of labor hours worked by Targeted Section 3 workers as defined in §75.21(a), divided by the total number of labor hours worked by all workers on a Section 3 project in the recipient's program year.

#### **§75.25 Reporting.**

(a) *Reporting of labor hours.* (1) For Section 3 projects, recipients must report in a manner prescribed by HUD:

(i) The total number of labor hours worked;

(ii) The total number of labor hours worked by Section 3 workers; and

(iii) The total number of labor hours worked by Targeted Section 3 workers.

(2) Section 3 workers' and Targeted Section 3 workers' labor hours may be counted for five years from when their status as a Section 3 worker or Targeted Section 3 worker is established pursuant to §75.31.

(3) The labor hours reported under paragraph (a)(1) of this section must include the total number of labor hours worked on a Section 3 project, including labor hours worked by any subrecipients, contractors and subcontractors that the recipient is required, or elects pursuant to paragraph (a)(4) of this section, to report.

(4) Recipients reporting under this section, as well as subrecipients, contractors and subcontractors who report to recipients, may report labor hours by Section 3 workers, under paragraph (a)(1)(ii) of this section, and labor hours by Targeted Section 3 workers, under paragraph (a)(1)(iii) of this section, from professional services without including labor hours

from professional services in the total number of labor hours worked under paragraph (a)(1)(i) of this section. If a contract covers both professional services and other work and the recipient or contractor or subcontractor chooses not to report labor hours from professional services, the labor hours under the contract that are not from professional services must still be reported.

(5) Recipients may report their own labor hours or that of a subrecipient, contractor, or subcontractor based on the employer's good faith assessment of the labor hours of a full-time or part-time employee informed by the employer's existing salary or time and attendance based payroll systems, unless the project or activity is otherwise subject to requirements specifying time and attendance reporting.

(b) *Additional reporting if Section 3 benchmarks are not met.* If the recipient's reporting under paragraph (a) of this section indicates that the recipient has not met the Section 3 benchmarks described in §75.23, the recipient must report in a form prescribed by HUD on the qualitative nature of its activities and those its contractors and subcontractors pursued. Such qualitative efforts may, for example, include but are not limited to the following:

(1) Engaged in outreach efforts to generate job applicants who are Targeted Section 3 workers.

(2) Provided training or apprenticeship opportunities.

(3) Provided technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).

(4) Provided or connected Section 3 workers with assistance in seeking employment including: drafting resumes, preparing for interviews, and finding job opportunities connecting residents to job placement services.

(5) Held one or more job fairs.

(6) Provided or referred Section 3 workers to services supporting work readiness and retention (e.g., work readiness activities, interview clothing, test fees, transportation, child care).

(7) Provided assistance to apply for/or attend community college, a four-year educational institution, or vocational/technical training.

(8) Assisted Section 3 workers to obtain financial literacy training and/or coaching.

(9) Engaged in outreach efforts to identify and secure bids from Section 3 business concerns.

(10) Provided technical assistance to help Section 3 business concerns understand and bid on contracts.

(11) Divided contracts into smaller jobs to facilitate participation by Section 3 business concerns.



(12) Provided bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.

(13) Promoted use of business registries designed to create opportunities for disadvantaged and small businesses.

(14) Outreach, engagement, or referrals with the state one-stop system as defined in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.

(c) *Reporting frequency.* Unless otherwise provided, recipients must report annually to HUD under paragraph (a) of this section, and, where required, under paragraph (b) of this section, on all projects completed within the reporting year in a manner consistent with reporting requirements for the applicable HUD program.

#### **§75.27 Contract provisions.**

(a) Recipients must include language applying Section 3 requirements in any subrecipient agreement or contract for a Section 3 project.

(b) Recipients of Section 3 funding must require subrecipients, contractors, and subcontractors to meet the requirements of §75.19, regardless of whether Section 3 language is included in recipient or subrecipient agreements, program regulatory agreements, or contracts.

### **Subpart D—Provisions for Multiple Funding Sources, Recordkeeping, and Compliance**

#### **§75.29 Multiple funding sources.**

(a) If a housing rehabilitation, housing construction or other public construction project is subject to Section 3 pursuant to §75.3(a)(1) and (2), the recipient must follow subpart B of this part for the public housing financial assistance and may follow either subpart B or C of this part for the housing and community development financial assistance. For such a project, the following applies:

(1) For housing and community development financial assistance, a Targeted Section 3 worker is any worker who meets the definition of a Targeted Section 3 worker in either subpart B or C of this part; and

(2) The recipients of both sources of funding shall report on the housing rehabilitation, housing construction, or other public construction project as a whole and shall identify the multiple associated recipients. PHAs and other recipients must report the following information:

(i) The total number of labor hours worked on the project;

(ii) The total number of labor hours worked by Section 3 workers on the project; and

(iii) The total number of labor hours worked by Targeted Section 3 workers on the project.

(b) If a housing rehabilitation, housing construction, or other public construction project is subject to Section 3 because the project is assisted with funding from multiple sources of housing and community development assistance that exceed the thresholds in §75.3(a)(2), the recipient or recipients must follow subpart C of this part, and must report to the applicable HUD program office, as prescribed by HUD.

### **§75.31 Recordkeeping.**

(a) HUD shall have access to all records, reports, and other documents or items of the recipient that are maintained to demonstrate compliance with the requirements of this part, or that are maintained in accordance with the regulations governing the specific HUD program by which the Section 3 project is governed, or the public housing financial assistance is provided or otherwise made available to the recipient, subrecipient, contractor, or subcontractor.

(b) Recipients must maintain documentation, or ensure that a subrecipient, contractor, or subcontractor that employs the worker maintains documentation, to ensure that workers meet the definition of a Section 3 worker or Targeted Section 3 worker, at the time of hire or the first reporting period, as follows:

(1) For a worker to qualify as a Section 3 worker, one of the following must be maintained:

(i) A worker's self-certification that their income is below the income limit from the prior calendar year;

(ii) A worker's self-certification of participation in a means-tested program such as public housing or Section 8-assisted housing;

(iii) Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;

(iv) An employer's certification that the worker's income from that employer is below the income limit when based on an employer's calculation of what the worker's wage rate would translate to if annualized on a full-time basis; or

(v) An employer's certification that the worker is employed by a Section 3 business concern.

(2) For a worker to qualify as a Targeted Section 3 worker, one of the following must be maintained:

(i) For a worker to qualify as a Targeted Section 3 worker under subpart B of this part:

(A) A worker's self-certification of participation in public housing or Section 8-assisted housing programs;

(B) Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;

(C) An employer's certification that the worker is employed by a Section 3 business concern; or

(D) A worker's certification that the worker is a YouthBuild participant.

(ii) For a worker to qualify as a Targeted Section 3 worker under subpart C of this part:

(A) An employer's confirmation that a worker's residence is within one mile of the work site or, if fewer than 5,000 people live within one mile of a work site, within a circle centered on the work site that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census;

(B) An employer's certification that the worker is employed by a Section 3 business concern; or

(C) A worker's self-certification that the worker is a YouthBuild participant.

(c) The documentation described in paragraph (b) of this section must be maintained for the time period required for record retentions in accordance with applicable program regulations or, in the absence of applicable program regulations, in accordance with 2 CFR part 200.

(d) A PHA or recipient may report on Section 3 workers and Targeted Section 3 workers for five years from when their certification as a Section 3 worker or Targeted Section 3 worker is established.

### **§75.33 Compliance.**

(a) *Records of compliance.* Each recipient shall maintain adequate records demonstrating compliance with this part, consistent with other recordkeeping requirements in 2 CFR part 200.

(b) *Complaints.* Complaints alleging failure of compliance with this part may be reported to the HUD program office responsible for the public housing financial assistance or the Section 3 project, or to the local HUD field office.

(c) *Monitoring.* HUD will monitor compliance with the requirements of this part. The applicable HUD program office will determine appropriate methods by which to oversee Section 3 compliance. HUD may impose appropriate remedies and sanctions in accordance with the laws and regulations for the program under which the violation was found.

**SUPPLEMENTAL AGREEMENT FOR THE USE OF  
2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

This Supplemental Agreement (“Agreement”) is entered into by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, herein called, "COUNTY," and the «CITY», <insert legal entity for CITY>, herein called "CITY." COUNTY and CITY are collectively referred to as “Parties” and individually as “Party.”

The COUNTY and CITY mutually agree as follows:

1. GENERAL. COUNTY and CITY have executed a Cooperation Agreement, dated \_\_\_\_\_, 2024 (“Cooperation Agreement”), whereby CITY elected to participate with COUNTY, which has qualified as an "Urban County" for purposes of receiving Community Development Block Grant (CDBG) funds (“CDBG”), and to assist and undertake essential community development and housing assistance activities pursuant to the Housing and Community Development Act of 1974, Title 1, as amended, Public Law 93-383 hereinafter referred to as "Act." Said Cooperation Agreement, dated \_\_\_\_\_, 2024, is incorporated herein by reference and made a part of this Agreement as if each and every provision was set forth herein.

2. PURPOSE. CITY has been allocated «Total\_Granted\_Funding» in CDBG Entitlement funds for the 2024-2025 CDBG program year. CITY promises and agrees to undertake and assist with the community development activities, within its jurisdiction, by utilizing the sum of \$XXX,XXX CDBG Entitlement Funds, as specifically identified in Exhibit(s) A, B, and C, attached hereto, and are incorporated herein by this reference, for the following project(s) (collectively, the “Projects”):

«Project\_Number» «Project\_Name», «Total\_Granted\_Funding».

«Next Record»«Project\_Number» «Project\_Name» «Total\_Granted\_Funding»

CITY has allocated the remaining \$XX,XXX from its 2024-2025 CDBG allocation to certain activities identified below, hereinafter referred to as “County-wide Activities,” that will be directly administered by COUNTY:

«Project\_Number» «Project\_Name», «Total\_Granted\_Funding».

1 «Next Record»«Project\_Number» «Project\_Name» «Total\_Granted\_Funding»

2 3. TERM OF AGREEMENT. The term of this Agreement for the implementation of the  
3 Project(s) shall be for a period of one (1) year from July 1, 2024, to termination on June 30, 2025.

4 4. COMPLETION SCHEDULE. CITY shall proceed consistent with the completion schedule  
5 set forth in Exhibit(s) A, B, and C, attached hereto and incorporated herein.

6 5. EXTENSION OF TIME. In the event the Project(s) are not substantially completed by the  
7 time set forth in the applicable completion schedule(s) due to a force majeure event (See Section 40  
8 below), the COUNTY may consider extending the schedule for the completion of the project(s). Times  
9 of performance for other activities may also be extended in writing by COUNTY. If substantial progress  
10 toward completion in conformance with the completion schedule, as determined by COUNTY in its  
11 discretion, of the project(s) not made during the term of this Supplemental Agreement, COUNTY may  
12 suspend or terminate this Supplemental Agreement pursuant to the termination procedures set forth in  
13 the section titled "Termination," and the entitlement funds associated with the Project(s) may be  
14 reprogrammed by the COUNTY after appropriate notice is provided to the City.

15 6. LETTER TO PROCEED. CITY shall not initiate nor incur expenses for the CDBG-  
16 funded Projects or activities covered under the terms of this Supplemental Agreement as set forth in  
17 Exhibit(s) A, B, C, attached hereto, prior to receiving written authorization from COUNTY to proceed.

18 7. NOTICES. Each notice, request, demand, consent, approval or other communication  
19 (hereinafter in this Section referred to collectively as "notices" and referred to singly as a "notice") which  
20 the CITY or COUNTY is required or permitted to give to the other party pursuant to this Agreement  
21 shall be in writing and shall be deemed to have been duly and sufficiently given if: (a) personally  
22 delivered with proof of delivery thereof (any notice so delivered shall be deemed to have been received  
23 at the time so delivered); or (b) sent by Federal Express (or other similar national overnight courier)  
24 designating early morning delivery (any notice so delivered shall be deemed to have been received on  
25 the next Business Day following receipt by the courier); or (c) sent by United States registered or certified  
26 mail, return receipt requested, postage prepaid, at a post office regularly maintained by the United States  
27 Postal Service (any notice so sent shall be deemed to have been received two days after mailing in the  
28 United States), addressed to the respective parties as follows:

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<u>COUNTY</u>	<u>CITY</u>
<u>Heidi Marshall, Director</u>	<u>«ContactFirstName» «ContactLastName»</u>
<u>Riverside County HWS</u>	<u>«Sponsor»</u>
<u>P.O. Box 1528</u>	<u>«Address»</u>
<u>Riverside, CA 92502</u>	<u>«City», «State» «Zip»</u>

8. DISBURSEMENT OF FUNDS.

A. COUNTY's Board of Supervisors shall determine the final disposition and distribution of all funds received by COUNTY under the Act consistent with Sections 2 and 3 of this Supplemental Agreement. COUNTY, through its Department of Housing, and Workforce Solutions, shall make payment of the CDBG funds to CITY as set forth in the attached Exhibit(s) A, B, and C. It is the CITY's responsibility to monitor all project activities set forth in the attached Exhibit(s) ADD EXHIBITS, and to ensure compliance with applicable federal regulations and the terms of this Supplemental Agreement.

B. CITY shall comply with timely drawdown of CDBG Entitlement funding by expeditiously implementing and completing the COUNTY-approved, CDBG-funded Projects. CITY acknowledges that CITY's drawdown performance directly impacts the COUNTY's overall program drawdown rate. If the CITY's unobligated CDBG fund balance, as of January 31, 2025, exceeds one hundred and seventy-five percent (175%) of the CITY's 2024-2025 CDBG allocation, the COUNTY may, in its sole discretion, take the necessary administrative actions to reduce the CITY's CDBG fund balance. Necessary actions include, but are not limited to, reprogramming the excess CDBG fund balance to other eligible activities as selected by COUNTY. COUNTY may, in its sole and absolute discretion, authorize CITY in writing, prior to January 31, 2025, to exceed the CDBG fund balance requirement.

C. CITY shall comply with timely drawdown of CDBG funds by submitting monthly requests for reimbursement or other COUNTY approved reimbursement schedules. All disbursements of CDBG funds will be on a reimbursement basis and made within thirty (30) days after the COUNTY has received the CITY's reimbursement request including documentation supporting expenditures.

D. All authorized obligations incurred in the performance of the Supplemental Agreement for projects eligible under the following CDBG regulations must be reported in writing to

1 COUNTY no later than June 1, 2025:

- 2 1. Acquisition [24 Code of Federal Regulations (CFR) 570.201 (a)]
- 3 2. Clearance Activities [24 CFR 570.201 (d)]
- 4 3. Interim Assistance [24 CFR 570.201 (f)]
- 5 4. Code Enforcement [24 CFR 570.202 (c)]

6 All public service activities [24 CFR 570.201 (e)] and other eligible activities under this  
7 Supplemental Agreement must be implemented, completed, and obligations reported in writing to the  
8 COUNTY by the CITY no later than the completion schedules set forth in the attached Exhibits to this  
9 Supplemental Agreement. "CFR" as used herein refers to the Code of Federal Regulations.

10 9. RECORDS AND INSPECTIONS.

11 A. CITY shall establish and maintain financial, programmatic, statistical, and other  
12 supporting records of its operations and financial activities in accordance with the Uniform  
13 Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part  
14 200), and 24 CFR Section 570.502 (a), as they relate to the acceptance and use of federal funds under  
15 this Agreement. Said records shall be retained for a period of four (4) years from the date that the activity  
16 or program funded with the CDBG Grant is closed out by the COUNTY and reported as complete in the  
17 Comprehensive Annual Performance and Evaluation Report (CAPER). Exceptions to the four (4) year  
18 retention period requirement, pursuant to 2 CFR 200.333 include, but not limited to, the following:

- 19 i. if any litigation, claim, or audit is started prior to the expiration of the four  
20 (4) year period;
- 21 ii. when the CITY is notified in writing by the COUNTY, HUD, or other  
22 Federal agency to extend the retention period;
- 23 iii. records for real property and equipment acquired with CDBG funds must  
24 be retained for four (4) years after final disposition;
- 25 iv. when the records are transferred by the CITY to the COUNTY, HUD, or  
26 other Federal agency, the four (4) year period is not applicable.

27 B. CITY shall obtain an external audit in accordance with the Uniform  
28 Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR

1 Section 200.500). Audits shall usually be performed annually but not less frequently than every two  
2 years. Nonprofit institutions and government agencies that expend less than \$750,000 a year in Federal  
3 awards are exempt from Federal audit requirements, but records must be available for review by  
4 appropriate officials of the Federal grantor agency or subgranting entity. The audit report shall be  
5 submitted to the COUNTY within 180 days after the end of the COUNTY'S fiscal year.

6 C. CITY shall maintain a separate account for the CITY'S CDBG Entitlement funds  
7 received as set forth in Exhibit(s) ADD EXHIBITS attached hereto.

8 D. Pursuant to 2 CFR 200.336, CITY shall, during the normal business hours, make  
9 available to COUNTY, the U.S. Department of Housing and Urban Development (HUD), or other  
10 authorized representative, for the examination and copying, all of its records and other materials with  
11 respect to matters covered by this Agreement and provide reasonable access to CITY staff for the purpose  
12 of interview and discussion related to the records and documents.

13 E. CITY shall not retain any program income as defined in 24 CFR 570.500. Said  
14 program income shall be used only for the activities that are the subject of this Agreement. Further, all  
15 provisions of this Agreement shall apply to such activities.

16 F. The CITY shall ensure that at least fifty-one percent (51%) of the persons  
17 benefiting from all CDBG-funded activities or projects designated as serving limited clientele [24 CFR  
18 570.208(a)(2)(i)] are of low and moderate-income and meet the applicable household income guidelines.  
19 The CITY shall provide the required income certification and direct benefit documentation, in writing,  
20 to the COUNTY pursuant to the reporting requirement of each activity as set forth in Exhibit(s) ADD  
21 EXHIBITS, attached hereto. In the event that CITY engages the services of a sub-contractor to  
22 implement CDBG-funded activities, the CITY must collect, in writing, all required income certification  
23 and direct benefit documentation from subcontractors prior to submittal to the COUNTY pursuant to the  
24 reporting requirement of each activity as set forth in Exhibit(s) ADD EXHIBITS, attached hereto.

25 10. COMPLIANCE WITH LAWS. CITY shall comply with all applicable federal, state, and  
26 local laws, regulations, and ordinances and any amendments thereto and the federal regulations and  
27 guidelines now or hereafter enacted pursuant to the Act. More particularly, CITY is to comply with those  
28 regulations found in the Uniform Administrative Requirements, Cost Principles, and Audit



1 Requirements for Federal Awards (2 CFR Part 200), and 24 CFR Part 570. CITY is to abide by the  
2 provisions of the Community Development Block Grant Manual, prepared by COUNTY and cited in the  
3 above-mentioned Cooperation Agreement. CITY shall comply, if applicable, with Section 3 of the  
4 Housing & Urban Development Act of 1968 (12 U.S.C.A. Section 1701u), as amended, a copy of which  
5 is attached hereto as Exhibit "S", and incorporated herein by this reference. CITY shall adhere to the  
6 regulations as set forth in Exhibit "R", attached hereto and incorporated herein by this reference,  
7 pertaining to inherently religious activities. CITY shall comply with the Additional Federal  
8 Requirements, if applicable, attached hereto as Exhibit "AFR", and incorporated herein by this reference.

9 11. COOPERATION WITH HOUSING ACTIVITIES. CITY shall cooperate with  
10 COUNTY in undertaking essential community development and housing assistance activities,  
11 specifically urban renewal and public assistance housing, and shall assist COUNTY in implementing  
12 and undertaking the goals and strategies identified in the 2024-2029 Five Year Consolidated Plan,  
13 pursuant to 24 CFR Part 91 and other requirements of the Community Development Block Grant  
14 Program.

15 12. LEAD AGENCY FOR COMPLIANCE WITH THE CALIFORNIA  
16 ENVIRONMENTAL QUALITY ACT (CEQA). Pursuant to Title 14 CCR Section 1501(d), the CITY  
17 is designated as the lead agency for the projects that are the subject matter of this Supplemental  
18 Agreement.

19 13. HOLD HARMLESS AND INDEMNIFICATION. In contemplation of the provisions of  
20 Section 895.2 of the California Government Code imposing certain tort liability jointly upon public  
21 entities solely by reason of such entities being parties to an agreement as defined by Section 895 of the  
22 Code, the Parties hereto, pursuant to the authorization contained in Section 895.4 and 895.6 of the Code,  
23 agree that each Party shall be liable for any damages including, but not limited to, claims, demands,  
24 losses, liabilities, costs and expenses including reasonable attorneys' fees, resulting from the negligent  
25 or wrongful acts or omissions of their employees or agents in the performance of this Agreement, and  
26 each Party shall indemnify, defend and hold harmless the other Parties from such claims, demands,  
27 damages, losses or liabilities for their negligence.

28 The hold harmless and indemnification obligations set forth herein shall survive the termination

1 and expiration of this Agreement. In the event there is conflict between this clause and California Civil  
2 Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation  
3 shall not relieve the CITY from indemnifying the Indemnitees to the fullest extent allowed by law.

4 14. INSURANCE. Without limiting or diminishing the CITY's obligation to indemnify or  
5 hold the COUNTY harmless, CITY shall procure and maintain or cause to be maintained, at its sole cost  
6 and expense, the following insurance coverage's during the term of this Agreement. As respects to the  
7 insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts,  
8 Special Districts, and Departments, their respective directors, officers, Board of COUNTY OF  
9 RIVERSIDE Supervisors, employees, elected or appointed officials, agents, or representatives as  
10 Additional Insureds

11 a. Workers' Compensation:

12 If the CITY has employees as defined by the State of California, the CITY shall maintain  
13 statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of  
14 California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with  
15 limits not less than \$1,000,000 per person per accident. The policy shall be endorsed to waive  
16 subrogation in favor of the County of Riverside.

17 b. Commercial General Liability:

18 Commercial General Liability insurance coverage, including but not limited to, premises  
19 liability, contractual liability, products and completed operations liability, personal and  
20 advertising injury, and cross liability coverage, covering claims which may arise from or out of  
21 CITY'S performance of its obligations hereunder. Policy shall name the County of Riverside as  
22 Additional Insured. Policy's limit of liability shall not be less than \$2,000,000 per occurrence  
23 combined single limit. If such insurance contains a general aggregate limit, it shall apply  
24 separately to this agreement or be no less than two (2) times the occurrence limit.b.1

25 Sexual Abuse or Molestation (SAM) Liability:

26 If the work will include contact with minors, and the Commercial General Liability policy  
27 is not endorsed to include affirmative coverage for sexual abuse or molestation, Vendor/Contractor shall  
28 obtain and maintain a policy covering Sexual Abuse and Molestation with a limit no less than \$2,000,000

1 per occurrence or claim.

2 c. Vehicle Liability:

3 If vehicles or mobile equipment are used in the performance of the obligations under this  
4 Agreement, then CITY shall maintain liability insurance for all owned, non-owned or hired vehicles so  
5 used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance  
6 contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2)  
7 times the occurrence limit. Policy shall name the County of Riverside as Additional Insured.

8 d. General Insurance Provisions - All lines:

9 (i). Any insurance carrier providing insurance coverage hereunder shall be  
10 admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless  
11 such requirements are waived, in writing, by the County Risk Manager. If the County's Risk Manager  
12 waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only  
13 for one policy term.

14 (ii). The CITY must declare its insurance self-insured retentions. If such self-  
15 insured retentions exceed \$500,000 per occurrence such retentions shall have the prior written consent  
16 of the County Risk Manager before the commencement of operations under this Agreement. Upon  
17 notification of self-insured retention unacceptable to the COUNTY, and at the election of the Country's  
18 Risk Manager, CITY'S carriers shall either; 1) reduce or eliminate such self-insured retention as respects  
19 this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and related  
20 investigations, claims administration, and defense costs and expenses.

21 (iii). CITY shall cause CITY'S insurance carrier(s) to furnish the County of  
22 Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original  
23 copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in  
24 writing by the County Risk Manager, provide original Certified copies of policies including all  
25 Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further,  
26 said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that  
27 thirty (30) days written notice shall be given to the County of Riverside prior to any material  
28

1 modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a  
2 material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate  
3 forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed  
4 original Certificate of Insurance and original copies of endorsements or certified original policies,  
5 including all endorsements and attachments thereto evidencing coverage's set forth herein and the  
6 insurance required herein is in full force and effect. CITY shall not commence operations until the  
7 COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of  
8 endorsements and if requested, certified original policies of insurance including all endorsements and  
9 any and all other attachments as required in this Section. An individual authorized by the insurance  
10 carrier to do so on its behalf shall sign the original endorsements for each policy and the Certificate of  
11 Insurance.

12 (iv). It is understood and agreed to by the parties hereto that the CITY'S  
13 insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or deductibles  
14 and/or self-insured retention's or self-insured programs shall not be construed as contributory.

15 (v). If, during the term of this Agreement or any extension thereof, there is a  
16 material change in the scope of services; or, there is a material change in the equipment to be used in the  
17 performance of the scope of or, the term of this Agreement, including any extensions thereof, exceeds  
18 five (5) years, the COUNTY reserves the right to adjust the types of insurance required under this  
19 Agreement and the monetary limits of liability for the insurance coverage's currently required herein, if;  
20 in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the CITY  
21 has become inadequate.

22 (vi). CITY shall pass down the insurance obligations contained herein to all  
23 tiers of subcontractors working under this Agreement.

24 (vii). The insurance requirements contained in this Agreement may be met with  
25 a program(s) of self-insurance acceptable to the COUNTY.

26 (viii). CITY agrees to notify COUNTY of any claim by a third party or any  
27 incident or event that may give rise to a claim arising from the performance of this Agreement.

28 15. INDEPENDENT CONTRACTOR. The CITY is, for purposes relating to this

1 Supplemental Agreement, an independent contractor and shall not be deemed an employee of the  
2 COUNTY. It is expressly understood and agreed that the CITY (including its employees, agents and  
3 subcontractor's) shall in no event be entitled to any benefits to which the COUNTY employees are  
4 entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits,  
5 and injury leave or other leave benefits. There shall be no employer-employee relationship between the  
6 parties; and the CITY shall hold the COUNTY harmless from any and all claims that may be made  
7 against the COUNTY based upon any contention by a third party that an employer-employee relationship  
8 exists by reason of this Supplemental Agreement. It is further understood and agreed by the parties that  
9 the CITY in the performance of this Supplemental Agreement is subject to the control or direction of the  
10 COUNTY merely as to the results to be accomplished and not as to the means and methods for  
11 accomplishing the results.

12 16. NONDISCRIMINATION. CITY shall abide by 24 CFR Sections 570.601 and 570.602  
13 of Title 24 of the Code of Federal Regulations which requires that no person in the United States shall  
14 on the grounds of race, color, national origin, sex, sexual orientation, gender identity, or veterans status  
15 be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any  
16 program or activity funded in whole or in part with Community Development funds.

17 CITY shall abide by and include in any subcontracts to perform work under this Supplemental  
18 Agreement, the following clause:

19 "During the performance of this Supplemental Agreement, CITY and its subcontractors shall not  
20 unlawfully discriminate against any employee or applicant for employment because of race,  
21 religion, color, national origin, ancestry, physical disability, medical condition, marital status,  
22 veterans status, sexual orientation, gender identity, age (over 40) or sex. CITY and  
23 subcontractors shall insure that the evaluation and treatment of their employees and applicants  
24 for employment are free of such discrimination. CITY and subcontractors shall comply with the  
25 provisions of the Fair Employment and Housing Act (California Government Code Section  
26 12900 et seq.). The applicable regulations of the Fair Employment and Housing Commission  
27 are implementing California Government Code Section 12990 et seq., set forth in Chapter 1 of  
28 Division 4.1 of Title 2 of the California Administrative Code are incorporated into this  
Agreement by reference and made a part hereof as if set forth in full. CITY and its subcontractors

1 shall give written notice of their obligations under this clause to labor organizations with which  
2 they have a collective bargaining or other agreement."

3 17. PROHIBITION AGAINST CONFLICTS OF INTEREST

4 A. CITY and its assigns, employees, agents, consultants, officers and elected and  
5 appointed officials shall become familiar with and shall comply with the Uniform Administrative  
6 Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) and the  
7 CDBG regulations prohibiting conflicts of interest contained in 24 CFR 570.611.

8 B. The Subrecipient shall maintain a written code or standards of conduct that shall  
9 govern the performance of its officers, employees or agents engaged in the award and administration of  
10 contracts supported by Federal funds.

11 C. No employee, officer or agent of the Subrecipient shall participate in the  
12 selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of  
13 interest, real or apparent, would be involved.

14 D. No covered persons who exercise or have exercised any functions or  
15 responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a  
16 decision-making process or gain inside information with regard to such activities, may obtain a financial  
17 interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect  
18 to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either  
19 for themselves or those with whom they have business or immediate family ties, during their tenure or  
20 for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any  
21 person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the  
22 Subrecipient, or any designated public agency.

23 E. CITY understands and agrees that no waiver of exception can be granted to the  
24 prohibition against conflict of interest except upon written approval of HUD pursuant to 24 CFR  
25 570.611(d). Any request by CITY for an exception shall first be reviewed by COUNTY to determine  
26 whether such request is appropriate for submission to HUD in the COUNTY'S sole and absolute  
27 discretion. In determining whether such request is appropriate for submission to HUD, COUNTY will  
28 consider the factors listed in 24 CFR 570.611(d)(2).

F. Prior to the distribution of any CDBG funding under this Supplemental

1 Agreement, CITY shall provide COUNTY, in writing, a list of all employees, agents, consultants,  
2 officers and elected and appointed officials who are in a position to participate in a decision making  
3 process, exercise any functions or responsibilities, or gain inside information with respect to the CDBG  
4 activities funded under this Agreement. CITY shall also promptly disclose to COUNTY any potential  
5 conflict, including even the appearance of conflict that may arise with respect to the CDBG activities  
6 funded under this Supplemental Agreement.

7 G. Any violation of this Section 17 shall be deemed a material breach of this  
8 Supplemental Agreement, and the Supplemental Agreement shall be immediately terminated by the  
9 COUNTY.

10 18. LOBBYING. CITY certifies to the best of its knowledge and belief, that:

11 a. No federally-appropriated funds have been paid or will be paid, by or on behalf  
12 of the CITY, to any person for influencing or attempting to influence an officer or employee of any  
13 agency, a member of Congress, an officer or employee of Congress, or an employee of a member of  
14 Congress in connection with the awarding of any federal contract, the making of any federal grant, the  
15 making of any federal loan, the entering into of any cooperative agreement, and the extension,  
16 continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative  
17 agreement.

18 b. If any funds other than federally-appropriated funds have been paid or will be paid  
19 to any person for influencing or attempting to influence an officer or employee of any agency, a member  
20 of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection  
21 with this federal contract, grant, loan, or cooperative agreement, the CITY shall complete and submit  
22 Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

23 c. CITY shall require that the language of this certification be included in the award  
24 documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants,  
25 loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.  
26 This certification is a material representation of fact upon which reliance was placed when this  
27 transaction was made or entered into.

28 19. TERMINATION.

A. CITY. CITY may not terminate this Agreement except upon express written

1 consent of COUNTY, pursuant to 2 CFR 200.339 (a)(3).

2 B. COUNTY. Notwithstanding the provisions of Paragraph 19a above, COUNTY  
3 may suspend or terminate this Supplemental Agreement upon a ten (10) day written notice to CITY of  
4 action being taken and the reason for such action including, but not limited to, the following reasons:

5 (1) In the event CITY fails to perform the covenants herein contained at such  
6 times and in such manner as provided in this Supplemental Agreement; and

7 (2) In the event there is a conflict with any federal, state or local law,  
8 ordinance, regulation or rule rendering any of the provisions of this Supplemental Agreement invalid or  
9 untenable; or

10 (3) In the event the funding from the Department of Housing and Urban  
11 Development referred to in Sections 1 and 2 above is terminated or otherwise becomes unavailable.

12 C. This Agreement may be terminated and/or funding suspended, in whole or in part,  
13 for cause in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit  
14 Requirements for Federal Awards (2 CFR 200.339). Cause shall be based on the failure of the CITY to  
15 materially comply with either the terms or conditions of this Agreement. Upon suspension of funding,  
16 the CITY agrees not to incur any costs related thereto, or connected with, any area of conflict from which  
17 the COUNTY has determined that suspension of funds is necessary. CITY acknowledges that failure to  
18 comply with Federal statutes, regulations, or the terms and conditions of this Agreement may be  
19 considered by the COUNTY in evaluating future CDBG and non-CDBG funding applications submitted  
20 by CITY.

21 D. Upon suspension or termination of this Supplemental Agreement, CITY shall  
22 return any unencumbered funds which it has been provided by COUNTY. In accepting said funds,  
23 COUNTY does not waive any claim or cause of action it may have against CITY for breach of this  
24 Supplemental Agreement.

25 E. Reversion of Assets

26 1. Upon expiration or termination of this Supplemental Agreement, the  
27 CITY shall transfer to the COUNTY any CDBG funds on hand at the time of expiration of the  
28 Supplemental Agreement as well as any accounts receivable held by CITY which are attributable to the  
use of CDBG funds awarded pursuant to this Supplemental Agreement.



1                   2.       Any real property under the CITY’S control that was acquired or improved  
2 in whole or in part with CDBG funds (including CDBG funds provided to the CITY in the form of a  
3 loan) in excess of \$25,000 is either:

4                               (i)       Used to meet one of the National Objectives pursuant to 24 CFR  
5 570.208 until five years after expiration of this agreement, or for such longer period of time as determined  
6 to be appropriate by the COUNTY; or

7                               (ii)       Not used in accordance with Clause (i) above, in which event the  
8 CITY shall pay the COUNTY an amount equal to the current market value of the property less any  
9 portion of the value attributable to expenditures of non-CDBG funds for the acquisition of, or  
10 improvement to, the property.

11       20.    PUBLICITY. Any publicity generated by CITY for the Projects funded pursuant to this  
12 Supplemental Agreement will make reference to the contribution of the COUNTY, the Department of  
13 Housing, and Workforce Solutions, and the Community Development Block Grant Program in making  
14 the project possible.

15       21.    PROGRAM MONITORING AND EVALUATION. CITY and its subcontractors shall  
16 be monitored and evaluated in terms of its effectiveness and timely compliance with the provisions of  
17 this Supplemental Agreement and the effective and efficient achievement of the CDBG National  
18 Objectives as set forth in Exhibit(s)ADD EXHIBITS, attached hereto. Quarterly reports shall be due on  
19 the last day of the month immediately following the end of the quarter being reported. The quarterly  
20 written reports shall include, but shall not be limited to, the following data elements:

21                   A.       Title of program, listing of components, description of activities/operations.

22                   B.       The projected goals, indicated numerically, and also the goals achieved (for each  
23 report period). In addition, identify by percentage and description, the progress achieved towards  
24 meeting the specified goals and identify any problems encountered in meeting goals.

25                   C.       If the CDBG-funded activity meets a National Objective under 24 CFR 570.208  
26 (a)(2)(i), CITY will report the following:

27                               1)       Total number of direct beneficiaries (clientele served) with household  
28 incomes at:

- Above 80% MHI

- Between 50% and 80% MHI (Low-Income)
- Between 30% and 50% MHI (Very Low-Income)
- Less than 30% MHI (Extremely Low-Income)

2) Total number and percent (%) of the clientele served that have household incomes at or below 80% MHI

- 3) Racial ethnicity of clientele
- 4) Number of Female-Headed Households

D. CITY shall report, in writing, and cause its subcontractors to report, in writing, beneficiary statistics monthly to Housing and Workforce Solutions (HWS) on the pre-approved *Direct Benefit Form* and *Self-Certification Form* (certifying income, family size, and racial ethnicity) as required by HUD. Updated forms are to be provided to CITY by HWS should HUD implement changes during the term of this Supplemental Agreement. CITY and subcontractors will collect and provide all necessary data required by HUD pertaining to the Specific Outcome Indicators as identified in HUD’s Community Planning and Development (CPD) Outcome Performance Measurement System.

22. PRIOR AUTHORIZATION. CITY shall obtain COUNTY's written approval from HWS prior to implementing the following “high risk” activities funded with CDBG assistance:

- A. Construction of public facilities (project plans and specifications);
- B. Acquisition of real property;
- C. Historic Preservation;
- D. Relocation; and
- F. Economic Development

23. PRIOR COUNTY APPROVAL (CONSTRUCTION ACTIVITIES). CITY shall obtain COUNTY's written approval, through its HWS, of the project plans, specifications, and construction documents prior to CITY’S construction of same for all projects consisting of CDBG-funded construction activities . The COUNTY neither undertakes nor assumes nor will have any responsibility or duty to CITY or to any third party to review, inspect, supervise, pass judgment upon or inform CITY or any third party of any matter in connection with the development or construction of the improvements, whether regarding the quality, adequacy or suitability of the plans, any labor, service,

1 equipment or material furnished to the property, any person furnishing the same, or otherwise. CITY  
2 and all third parties shall rely upon its or their own judgment regarding such matters, and any review,  
3 inspection, supervision, exercise of judgment or information supplied to CITY or to any third party by  
4 the COUNTY in connection with such matter is for the public purpose of assisting with a community  
5 development and housing activity pursuant to the Act, and neither CITY (except for the purposes set  
6 forth in this Agreement) nor any third party is entitled to rely thereon. The COUNTY shall not be  
7 responsible for any of the work of construction, improvement, or development of the property.

8         It is the responsibility of CITY, without cost to COUNTY, to ensure that all applicable local  
9 jurisdiction land use requirements will permit development of the property and construction of the  
10 improvements and the use, operation, and maintenance of such Improvements in accordance with the  
11 provisions of this Agreement. Nothing contained herein shall be deemed to entitle Sponsor to any  
12 local jurisdiction or County permit or other local jurisdiction or County approval necessary for the  
13 development of the Property, or waive any applicable local jurisdiction or County requirements  
14 relating thereto. This Agreement does not (a) grant any land use entitlement to CITY, (b) supersede,  
15 nullify, or amend any condition which may be imposed by the local jurisdiction in connection with  
16 approval of the development described herein, (c) guarantee to CITY or any other party any profits  
17 from the development of the Property, or (d) amend any local jurisdiction or County laws, codes or  
18 rules.

19  
20         City agrees and acknowledges that it is the responsibility of City to obtain a legal determination  
21 at City's sole cost and expense, as to whether prevailing wages must be paid during construction of the  
22 Project. If the Project is subject to prevailing wages, then City shall be solely responsible to pay its  
23 contractors and subcontractors the required prevailing wage rate. City agrees to indemnify, defend,  
24 and hold County harmless from and against any liability arising out of and related to City's failure to  
25 comply with any and all Davis Bacon and or prevailing wage requirements.

26  
27         24. PRIOR COUNTY APPROVAL (AQUISITION ACTIVITIES). CITY shall obtain  
28 COUNTY's written approval and authorization to proceed, through HWS, of all CDBG-funded real

1 property acquisition activities.

2       25.   REAL PROPERTY ACQUIRED OR PUBLIC FACILITY CONSTRUCTED WITH  
3 CDBG FUNDS. When CDBG funds are used, in whole or in part, by CITY to acquire real property or  
4 to construct a public facility, CITY will comply with the Uniform Administrative Requirements, Cost  
5 Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.311); National  
6 Environmental Policy Act of 1969 (42 U.S.C.A. §4321, et seq.); the California Environmental Quality  
7 Act (Cal. Pub. Resources Code §21000, et seq.); the Uniform Relocation Assistance and Real Property  
8 Acquisition Policies Act of 1970, as amended (42 U.S.C.A. §4630, et seq.); and the COUNTY's Five  
9 Year Consolidated Plan. In addition, the following is to occur:

10           a.       Title to the real property shall vest in CITY;

11           b.       The real property will be held by CITY, or the constructed facility will be  
12 maintained by the CITY, for a minimum period of five (5) years from the date the CDBG-funded  
13 activity is closed-out and reported as complete by the COUNTY through the Comprehensive Annual  
14 Performance and Evaluation Report (CAPER);

15           c.       While held by CITY, the real property or the constructed facility is to be used  
16 exclusively for the purposes for which acquisition or construction was originally approved by  
17 COUNTY;

18           d.       Written approval from COUNTY must be secured if the property or the facility is  
19 to be put to an alternate use that is consistent with the COUNTY'S Five-Year Consolidated Plan or the  
20 applicable federal regulations governing CDBG funds;

21           e.       Should CITY desire to use the real property or the constructed facility, prior to  
22 the completion of the mandatory five-year period, for a purpose not consistent with applicable federal  
23 regulations governing CDBG funds or to sell the real property or facility, then:

24                   (1)     If CITY desires to retain title, CITY will reimburse COUNTY the amount  
25 that represents the percentage of current fair market value that is identical to the percentage that CDBG  
26 funds initially comprised of monies paid to acquire the property or construct the facility; or

27                   (2)     If CITY sells the property or facility or is required to sell the property or  
28

1 facility, CITY shall reimburse COUNTY the amount that represents the percentage of proceeds  
2 realized by the sale that is identical to the percentage that CDBG funds initially comprised of monies  
3 paid to acquire the property or construct the facility. This percentage amount will be calculated after  
4 deducting all actual and reasonable cost of sale from the sale proceeds.

5 26. ENTIRE AGREEMENT. This Supplemental Agreement, including any attachments or  
6 exhibits hereto constitutes the entire Supplemental Agreement of the parties with respect to its subject  
7 matter and supersedes all prior and contemporaneous representations, proposals, discussions and  
8 communications, whether oral or in writing. No oral understanding or agreement not incorporated herein  
9 shall be binding on any of the parties hereto. Each of the attachments and exhibits attached hereto is  
10 incorporated herein by this reference.

11 27. SEVERABILITY. Each section, paragraph and provision of this Supplemental  
12 Agreement is severable from each other provision, and if any provision or part thereof is declared invalid,  
13 the remaining provisions shall remain in full force and effect.

14 28. EMPLOYMENT OPPORTUNITIES TO BE CAUSED BY PROJECT. CITY agrees to  
15 notify in writing, and to cause any subcontractor implementing CDBG-funded Projects to notify, in  
16 writing, the Riverside County Workforce Development Center of any and all job openings that are caused  
17 by the CDBG-funded Projects under this Supplemental Agreement.

18 29. MINISTERIAL ACTS. The Director of Housing and Workforce Solutions or designee(s)  
19 are authorized to take such ministerial actions as may be necessary or appropriate to implement the terms,  
20 provisions, and conditions of this Supplemental Agreement as it may be amended from time-to-time by  
21 COUNTY.

22 30. PROJECT ELIGIBILITY. As to CITY or its claimants, COUNTY shall bear no liability  
23 for any later determination by the United States Government, the U.S. Department of Housing and Urban  
24 Development, or any other person or entity that CITY is or is not eligible under 24 CFR Part 570 to  
25 receive CDBG entitlement funds from the COUNTY.

26 31. SOURCE OF FUNDING. CITY acknowledges that the source of funding pursuant to this  
27 Supplemental Agreement is Community Development Block Grant funds (CFDA 14.218), and the Grant  
28 Award Number is B-24-UC-06-0506.

1           32.    ASSIGNMENT. The CITY shall not make any assignment or transfer in any form with  
2 respect to this Supplemental Agreement, without prior written approval of the COUNTY.

3           33.    INTERPRETATION AND GOVERNING LAW. This Supplemental Agreement and any  
4 dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State  
5 of California. This Supplemental Agreement shall be construed as a whole according to its fair language  
6 and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of  
7 construction to the effect that ambiguities are to be resolved against the drafting party shall not be  
8 employed in interpreting this Supplemental Agreement, all parties having been represented by counsel  
9 in the negotiation and preparation hereof.

10          34.    WAIVER.    Failure by a party to insist upon the strict performance of any of the  
11 provisions of this Supplemental Agreement by the other party, or the failure by a party to exercise its  
12 rights upon the default of the other party, shall not constitute a waiver of such party's rights to insist and  
13 demand strict compliance by the other party with the terms of this Supplemental Agreement thereafter.

14          35.    JURISDICTION AND VENUE: Any action at law or in equity arising under this  
15 Supplemental Agreement or brought by a party hereto for the purpose of enforcing, construing or  
16 determining the validity of any provision of this Supplemental Agreement shall be filed only in the  
17 Superior Court of the State of California, located in Riverside, California, and the parties hereto waive  
18 all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction

19          36.    USE OF PROPERTY. Whenever federal CDBG funds or program income are used, in  
20 whole or in part, for the purchase of equipment or personal property, the property shall not be transferred  
21 from its originally funded use, by CITY or the CITY'S subcontractor implementing the CDBG-funded  
22 activity, for a period of five (5) years from the close-out date of the grant from which CDBG assistance  
23 was provided. The CITY shall maintain a current inventory for COUNTY monitoring and review.

24          37.    AUTHORITY TO EXECUTE. The persons executing this Supplemental Agreement or  
25 exhibits attached hereto on behalf of the parties to this Supplemental Agreement hereby warrant and  
26 represent that they have the authority to execute this Supplemental Agreement and warrant and represent  
27 that they have the authority to bind the respective parties to this Supplemental Agreement to the  
28 performance of its obligations hereunder.

          38.    EFFECTIVE DATE. The effective date of this Supplemental Agreement is the date the

1 parties sign the Supplemental Agreement. If the parties sign the Supplemental Agreement on more than  
2 one date, then the last date the Supplemental Agreement is signed by a party shall be the effective date.

3 39. COUNTERPARTS. This Supplemental Agreement may be signed by the different  
4 parties hereto in counterparts, each of which shall be an original but all of which together shall constitute  
5 one and the same agreement.

6 40. FORCE MAJEURE.

7 A. Performance by either party hereunder shall not be deemed to be in default where  
8 delays or defaults are due to war, insurrection, strikes, lock-outs, riots, floods, earthquakes, fires,  
9 casualties, acts of God, acts of the public enemy, epidemics, pandemic, quarantine restrictions, freight  
10 embargoes, lack of transportation, governmental restrictions or priority, litigation, unusually severe  
11 weather, inability to secure necessary labor, material or tools, delays of any contractor, sub-contractor  
12 or supplier, acts of the other party, acts or failure to act of a public or governmental agency or entity, or  
13 any causes beyond the control or without the fault of the party claiming an extension of time to perform.

14 B. An extension of time for any such cause (a "Force Majeure Delay") shall be for  
15 the period of the enforced delay and shall commence to run from the time of the commencement of the  
16 cause, if notice by the party claiming such extension is sent to the other party within thirty (30) calendar  
17 days of knowledge of the commencement of the cause. Notwithstanding the foregoing, none of the  
18 foregoing events shall constitute a Force Majeure Delay unless and until the party claiming such delay  
19 and interference delivers to the other party written notice describing the event, its cause, when and how  
20 such party obtained knowledge, the date the event commenced, and the estimated delay resulting  
21 therefrom. Any party claiming a Force Majeure Delay shall deliver such written notice within thirty (30)  
22 calendar days after it obtains knowledge of the event.

23 41. MODIFICATION OF AGREEMENT. This Supplemental Agreement may be modified  
24 or amended only by a writing signed by the duly authorized and empowered representative of COUNTY  
25 and CITY respectively.

26 42. DIGITAL AND ELECTRONIC SIGNATURES. The parties agrees to the use of electronic  
27 signatures, such as digital signatures that meet the requirements of the California Uniform Electronic  
28 Transactions Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17). The parties further agree that the

1 electronic signatures of the parties included in this Agreement are intended to authenticate this writing  
2 and to have the same force and effect as manual signatures. Electronic signature means an electronic  
3 sound, symbol, or process attached to or logically associated with an electronic record and executed or  
4 adopted by a person with the intent to sign the electronic record pursuant to CUETA as amended from  
5 time to time. Digital signature means an electronic identifier, created by computer, intended by the party  
6 using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied  
7 upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature"  
8 as defined in subdivision (i) of Section 1633.2 of the Civil Code.  
9

10  
11 [Remainder of Page Intentionally Blank]

12 [Signatures on Following Page]

13  
14  
15  
16 IN WITNESS WHEREOF, the COUNTY and the CITY have executed this Agreement as of the  
17 dates set forth below.

18 COUNTY OF RIVERSIDE,  
19 a political subdivision of the  
20 city> State of California

CITY OF XXXXX,  
<Please include whether general law city, charter

21  
22 BY: FORM COPY - DO NOT SIGN  
23 Juan Garcia,  
24 Deputy Director

BY: FORM COPY - DO NOT SIGN  
Name:  
Title:

25  
26 Date: \_\_\_\_\_

Date: \_\_\_\_\_

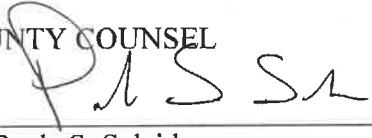
27  
28 APPROVED AS TO FORM:

ATTEST:



1 MINH C. TRAN

2 COUNTY COUNSEL

3 By:   
4 Paula S. Salcido,  
5 Deputy County Counsel

BY: FORM COPY - DO NOT SIGN  
City Clerk

6 APPROVED AS TO FORM:

7 BY: FORM COPY - DO NOT SIGN  
8 City Attorney

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## **EXHIBIT "R"**

### **24 C.F.R. § 5.109**

#### **Equal participation of faith-based organizations in HUD programs and activities.**

**Effective: May 4, 2016**

**(a) Purpose.**

Consistent with Executive Order 13279 (issued on December 12, 2002, 67 FR 77141), entitled “Equal Protection of the Laws for Faith-Based and Community Organizations,” as amended by Executive Order 13559 (issued on November 17, 2010, 75 FR 71319), entitled “Fundamental Principles and Policymaking Criteria for Partnerships With Faith-Based and Other Neighborhood Organizations,” and further amended by Executive Order 13831 (issued on May 3, 2018, 83 FR 20715) entitled “Establishment of a White House Faith and Opportunity Initiative,” this section describes requirements for ensuring the equal participation of faith-based organizations in HUD programs and activities. These requirements apply to all HUD programs and activities, including all of HUD’s Native American Programs, except as may be otherwise noted in the respective program regulations in title 24 of the Code of Federal Regulations (CFR), or unless inconsistent with certain HUD program authorizing statutes.

**b) Definitions.** The following definitions apply to this section:

Direct Federal financial assistance means Federal financial assistance provided when a Federal Government agency or an intermediary, as defined in this section, selects the provider and either purchases services from that provider (i.e., via a contract) or awards funds to that provider to carry out an activity (e.g., via grant, sub-grant, sub-award, or cooperative agreement). The recipients of sub-grants or sub-awards that receive Federal financial assistance through State-administered programs (e.g., flow-through programs) are considered recipients of direct Federal financial assistance. In general, Federal financial assistance shall be treated as direct, unless it meets the definition of indirect Federal financial assistance.

Federal financial assistance means assistance that non-Federal entities receive or administer in the forms of grants, contracts, loans, loan guarantees, property, cooperative agreements, food commodities, direct appropriations, or other assistance, but does not include a tax credit, deduction, or exemption.

Indirect Federal financial assistance means Federal financial assistance provided when the choice of the provider is placed in the hands of the beneficiary, and the cost of that service is paid through a voucher, certificate, or other similar means of Government-funded payment. Federal financial assistance provided to an organization is considered indirect when the Government program through which the beneficiary receives the voucher, certificate, or other similar means of Government-funded payment is neutral toward religion meaning that it is available to providers without regard to the religious or non-religious nature of the institution and there are no program incentives that deliberately skew for or against religious or secular providers; and the organization receives the assistance as a result of a genuine, independent choice of the beneficiary.

Intermediary means an entity, including a nongovernmental organization, acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that accepts Federal financial assistance and distributes that assistance to other entities that, in turn, carry out activities under HUD programs.

**(c) Equal participation of faith-based organizations in HUD programs and activities.**

Faith-based organizations are eligible, on the same basis as any other organization, to participate in any HUD program or activity, considering any permissible accommodations, particularly under the Religious Freedom Restoration Act. Neither the Federal Government, nor a State, tribal or local government, nor any other entity that administers any HUD program or activity, shall discriminate against an organization on the basis of the organization's religious character, affiliation, or lack thereof, or on the basis of the organization's religious exercise. For purposes of this part, to discriminate against an organization on the basis of the organization's religious exercise means to disfavor an organization, including by failing to select an organization, disqualifying an organization, or imposing any condition or selection criterion that otherwise disfavors or penalizes an organization in the selection process or has such an effect:

- (1) Because of conduct that would not be considered grounds to disfavor a secular organization;
- (2) Because of conduct that must or could be granted an appropriate accommodation in a manner consistent with RFRA (42 U.S.C. 2000bb through 2000bb-4) or the Religion Clauses of the First Amendment to the Constitution; or
- (3) Because of the actual or suspected religious motivation of the organization's religious exercise.
- (4) In addition, decisions about awards of Federal financial assistance must be free from political interference or even the appearance of such interference and must be made on the basis of merit, not based on the organization's religious character, affiliation, or lack thereof, or based on the organization's religious exercise. Notices of funding availability, grant agreements, and cooperative agreements shall include language substantially similar to that in appendix A to this subpart, where faith-based organizations are eligible for such opportunities.

(d) Independence and identity of faith-based organizations.

(1) A faith-based organization that applies for, or participates in, a HUD program or activity supported with Federal financial assistance retains its autonomy, right of expression, religious character, authority over its governance, and independence, and may continue to carry out its mission, including the definition, development, practice, and expression of its religious beliefs. A faith-based organization that receives Federal financial assistance from HUD does not lose the protections of law.

(2) A faith-based organization that receives direct Federal financial assistance may use space (including a sanctuary, chapel, prayer hall, or other space) in its facilities (including a temple, synagogue, church, mosque, or other place of worship) to carry out activities under a HUD program without concealing, altering, or removing religious art, icons, scriptures, or other religious symbols. In addition, a faith-based organization participating in a HUD program or activity retains its authority over its internal governance, and may retain religious terms in its organization's name, select its board members and employees on the basis of their acceptance of or adherence to the religious tenets of the organization consistent with paragraph (i) of this section), and include religious references in its organization's mission statements and other governing documents.

(e) Explicitly religious activities.

If an organization engages in explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), the explicitly religious activities must be offered separately, in time or location, from the programs or activities supported by direct Federal financial assistance and participation must be voluntary for the beneficiaries of the programs or activities that receive direct Federal financial assistance. The use of indirect Federal financial assistance is not subject to this restriction. Nothing in this part restricts HUD's authority under applicable Federal law to fund activities, that can be directly funded by the Government consistent with the Establishment Clause of the U.S. Constitution.

(f) Intermediary responsibilities to ensure equal participation of faith-based organizations in HUD programs.

If an intermediary - acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that is administering a program supported by Federal financial assistance - is

given the authority to select a nongovernmental organization to receive Federal financial assistance under a contract, grant, sub-grant, sub-award, or cooperative agreement, the intermediary must ensure that such organization complies with the requirements of this section. If the intermediary is a nongovernmental organization, it retains all other rights of a nongovernmental organization under the program's statutory and regulatory provisions.

(g) Nondiscrimination requirements.

Any organization that receives Federal financial assistance under a HUD program or activity shall not, in providing services with such assistance or carrying out activities with such assistance, discriminate against a beneficiary or prospective beneficiary on the basis of religion, religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice. However, an organization that participates in a program funded by indirect Federal financial assistance need not modify its program or activities to accommodate a beneficiary who chooses to expend the indirect aid on the organization's program and may require attendance at all activities that are fundamental to the program.

(h) No additional assurances from faith-based organizations.

A faith-based organization is not rendered ineligible by its religious nature to access and participate in HUD programs. Absent regulatory or statutory authority, no notice of funding availability, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering Federal financial assistance from HUD shall require otherwise eligible faith-based organizations to provide assurances or notices where they are not required of similarly situated secular organizations. All organizations that participate in HUD programs or activities, including organizations with religious character or affiliations, must carry out eligible activities in accordance with all program requirements, subject to any required or appropriate accommodation, particularly under the Religious Freedom Restoration Act, and other applicable requirements governing the conduct of HUD-funded activities, including those prohibiting the use of direct financial assistance to engage in explicitly religious activities. No notice of funding availability, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering financial assistance from HUD shall disqualify otherwise eligible faith-based organizations from participating in HUD's programs or activities because such organization is motivated or influenced by religious faith to provide such programs and activities, or because of its religious character or affiliation, or on grounds that discriminate against an organization on the basis of the organization's religious exercise, as defined in this part.

(i) Exemption from Title VII employment discrimination requirements.

A religious organization's exemption from the Federal prohibition on employment discrimination on the basis of religion, set forth in section 702(a) of the Civil Rights Act of 1964 (42 U.S.C. 2000e-1), is not forfeited when the organization participates in a HUD program. Some HUD programs, however, contain independent statutory provisions that impose certain nondiscrimination requirements on all grantees. Accordingly, grantees should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(j) Acquisition, construction, and rehabilitation of structures.

Direct Federal financial assistance may be used for the acquisition, construction, or rehabilitation of structures only to the extent that those structures are used for conducting eligible activities under a HUD program or activity. Where a structure is used for both eligible and explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), direct Federal financial assistance may not exceed the cost of the share of acquisition, construction, or rehabilitation attributable to eligible activities in accordance with the cost accounting requirements applicable to the HUD program or activity. However,

acquisition, construction, or rehabilitation of sanctuaries, chapels, or other rooms that a HUD-funded faith-based organization uses as its principal place of worship, may not be paid with direct Federal financial assistance. Disposition of real property by a faith-based organization after its use for an authorized purpose, or any change in use of the property from an authorized purpose, is subject to Government-wide regulations governing real property disposition (2 CFR part 200, subpart D) and the HUD program regulations, as directed by HUD.

(k) Commingling of Federal and State, tribal, and local funds.

If a State, tribal, or local government voluntarily contributes its own funds to supplement direct Federal financial assistance for an activity, the State, tribal or local government has the option to segregate those funds or commingle them with the direct Federal financial assistance. However, if the funds are commingled, the requirements of this section apply to all of the commingled funds. Further, if a State, tribal, or local government is required to contribute matching funds to supplement direct Federal financial assistance for an activity, the matching funds are considered commingled with the direct Federal financial assistance and, therefore, subject to the requirements of this section. Some HUD programs' requirements govern any activity assisted under those programs. Accordingly, recipients should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(l) Tax exempt organizations.

In general, HUD does not require that a recipient, including a faith-based organization, obtain tax-exempt status under section 501(c)(3) of the Internal Revenue Code to be eligible for funding under HUD programs. Many grant programs, however, do require an organization to be a nonprofit organization in order to be eligible for funding. Notices of funding availability that require organizations to have nonprofit status will specifically so indicate in the eligibility section of the notice of funding availability. In addition, if any notice of funding availability requires an organization to maintain tax-exempt status, it will expressly state the statutory authority for requiring such status. Applicants should consult with the appropriate HUD program office to determine the scope of any applicable requirements. In HUD programs in which an applicant must show that it is a nonprofit organization but this is not statutorily defined, the applicant may do so by any of the following means:

- (1) Proof that the Internal Revenue Service currently recognizes the applicant as an organization to which contributions are tax deductible under section 501(c)(3) of the Internal Revenue Code;
- (2) A statement from a State or other governmental taxing body or the State secretary of State certifying that -
  - (i) The organization is a nonprofit organization operating within the State; and
  - (ii) No part of its net earnings may benefit any private shareholder or individual;
- (3) A certified copy of the applicant's certificate of incorporation or similar document that clearly establishes the nonprofit status of the applicant;
- (4) Any item described in paragraphs (l)(1) through (3) of this section, if that item applies to a State of national parents organization, together with a statement by the State of parent organization that the applicant is a local nonprofit affiliate; or
- (5) For an entity that holds a sincerely held religious belief that it cannot apply for a determination as an entity that is tax-exempt under section 501(c)(3) of the Internal Revenue Code, evidence sufficient to establish that the entity would otherwise qualify as a nonprofit organization under paragraphs (l)(1) through (4) of this section.

(m) Rule of construction.

Neither HUD nor any recipient or other intermediary receiving funds under any HUD program or activity shall construe these provisions in such a way as to advantage or disadvantage faith-based organizations affiliated with historic or well-established religions or sects in comparison with other religions or sects.

**Credits**

[69 FR 41717, July 9, 2004; 80 FR 75934, Dec. 7, 2015; 81 FR 19416, April 4, 2016; 85 FR 82315, Dec 17, 2020]

SOURCE: 61 FR 5202, Feb. 9, 1996; 61 FR 9041, March 6, 1996; 61 FR 9537, March 8, 1996; 61 FR 11113, March 18, 1996; 61 FR 13616, March 27, 1996; 61 FR 54498, Oct. 18, 1996; 70 FR 77743, Dec. 30, 2005; 73 FR 72340, Nov. 28, 2008; 75 FR 66258, Oct. 27, 2010; 77 FR 5674, Feb. 3, 2012; 80 FR 42352, July 16, 2015; 81 FR 19416, April 4, 2016; 81 FR 80798, Nov. 16, 2016; 81 FR 90657, Dec. 14, 2016, unless otherwise noted.

AUTHORITY: 12 U.S.C. 1701x; 42 U.S.C. 1437a, 1437c, 1437d, 1437f, 1437n, 3535(d); Sec. 327, Pub.L. 109–115, 119 Stat. 2936; Sec. 607, Pub.L. 109–162, 119 Stat. 3051 (42 U.S.C. 14043e et seq.); E.O. 13279, 67 FR 77141, 3 CFR, 2002 Comp., p. 258; and E.O. 13559, 75 FR 71319, 3 CFR, 2010 Comp., p. 273.; 29 U.S.C. 794, 42 U.S.C. 1437a, 1437c, 1437c–1(d), 1437d, 1437f, 1437n, 3535(d), and Sec. 327, Pub.L. 109–115, 119 Stat. 2936; 42 U.S.C. 3600–3620; 42 U.S.C. 5304(b); 42 U.S.C. 12101 et seq.; 42 U.S.C. 12704–12708; E.O. 11063, 27 FR 11527, 3 CFR, 1958–1963 Comp., p. 652; E.O. 12892, 59 FR 2939, 3 CFR, 1994 Comp., p. 849.

**Economic Opportunities for Low- and Very Low-Income Persons  
CONTRACT REQUIREMENTS  
24 CFR Part 75**

RIVERSIDE COUNTY

**Section 75.1 Purpose**

This part establishes the requirements to be followed to ensure the objectives of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) are met. The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing or residents of the community in which the Federal assistance is spent.

**Section 75.3 Applicability**

(a) General applicability. Section 3 applies to public housing financial assistance and Section 3 projects, as follows:

(1) Public housing financial assistance. Public housing financial assistance means:

(i) Development assistance provided pursuant to section 5 of the United States Housing Act of 1937 (the 1937 Act);

(ii) Operations and management assistance provided pursuant to section 9(e) of the 1937 Act;

(iii) Development, modernization, and management assistance provided pursuant to section 9(d) of the 1937 Act; and

(iv) The entirety of a mixed-finance development project as described in 24 CFR 905.604, regardless of whether the project is fully or partially assisted with public housing financial assistance as defined in paragraphs (a)(1)(i) through (iii) of this section.

(2) Section 3 projects. (i) Section 3 projects means housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000. The threshold is \$100,000 where the assistance is from the Lead Hazard Control and Healthy Homes programs, as authorized by Sections 501 or 502 of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1 or 1701z-2), the Lead-Based Paint Poisoning Prevention Act (42 U.S.C 4801 et seq.); and the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851 et seq.). The project is the site or sites together with any building(s) and improvements located on the site(s) that are under common ownership, management, and financing.

(ii) The Secretary must update the thresholds provided in paragraph (a)(2)(i) of this section not less than once every 5 years based on a national construction cost inflation factor through Federal Register notice not subject to public comment. When the Secretary finds it is warranted to ensure compliance with Section 3, the Secretary may adjust, regardless of the national construction cost factor, such thresholds through Federal Register notice, subject to public comment.

(iii) The requirements in this part apply to an entire Section 3 project, regardless of whether the project is fully or partially assisted under HUD programs that provide housing and community development financial assistance.

(b) Contracts for materials. Section 3 requirements do not apply to material supply contracts.

(c) Indian and Tribal preferences. Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of this part.

(d) Other HUD assistance and other Federal assistance. Recipients that are not subject to Section 3 are encouraged to consider ways to support the purpose of Section 3.

#### **Section 75. 5 Definitions.**

The terms HUD, Public housing, and Public Housing Agency (PHA) are defined in 24 CFR part 5. The following definitions also apply to this part:

*1937 Act* means the United States Housing Act of 1937, 42 U.S.C. 1437 et seq.

*Contractor* means any entity entering into a contract with:

(1) A recipient to perform work in connection with the expenditure of public housing financial assistance or for work in connection with a Section 3 project; or

(2) A subrecipient for work in connection with a Section 3 project.

*Labor hours* means the number of paid hours worked by persons on a Section 3 project or by persons employed with funds that include public housing financial assistance.

*Low-income person* means a person as defined in Section 3(b)(2) of the 1937 Act.

*Material supply contracts* means contracts for the purchase of products and materials, including, but not limited to, lumber, drywall, wiring, concrete, pipes, toilets, sinks, carpets, and office supplies.

*Professional services* means non-construction services that require an advanced degree or professional licensing, including, but not limited to, contracts for legal services, financial



consulting, accounting services, environmental assessment, architectural services, and civil engineering services.

**Public housing financial assistance** means assistance as defined in §75.3(a)(1).

**Public housing project** is defined in 24 CFR 905.108.

**Recipient** means any entity that receives directly from HUD public housing financial assistance or housing and community development assistance that funds Section 3 projects, including, but not limited to, any State, local government, instrumentality, PHA, or other public agency, public or private nonprofit organization.

**Section 3** means Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

**Section 3 business concern** means:

(1) A business concern meeting at least one of the following criteria, documented within the last six-month period:

(i) It is at least 51 percent owned and controlled by low- or very low-income persons;

(ii) Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or

(iii) It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

(2) The status of a Section 3 business concern shall not be negatively affected by a prior arrest or conviction of its owner(s) or employees.

(3) Nothing in this part shall be construed to require the contracting or subcontracting of a Section 3 business concern. Section 3 business concerns are not exempt from meeting the specifications of the contract.

**Section 3 project** means a project defined in §75.3(a)(2).

**Section 3 worker** means:

(1) Any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:

(i) The worker's income for the previous or annualized calendar year is below the income limit established by HUD.

(ii) The worker is employed by a Section 3 business concern.

(iii) The worker is a YouthBuild participant.

(2) The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.

(3) Nothing in this part shall be construed to require the employment of someone who meets this definition of a Section 3 worker. Section 3 workers are not exempt from meeting the qualifications of the position to be filled.

**Section 8-assisted housing** refers to housing receiving project-based rental assistance or tenant-based assistance under Section 8 of the 1937 Act.

**Service area or the neighborhood of the project** means an area within one mile of the Section 3 project or, if fewer than 5,000 people live within one mile of a Section 3 project, within a circle centered on the Section 3 project that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census.

**Small PHA** means a public housing authority that manages or operates fewer than 250 public housing units.

**Subcontractor** means any entity that has a contract with a contractor to undertake a portion of the contractor's obligation to perform work in connection with the expenditure of public housing financial assistance or for a Section 3 project.

**Subrecipient** has the meaning provided in the applicable program regulations or in 2 CFR 200.93.

**Targeted Section 3 worker** has the meanings provided in §§75.11, 75.21, or 75.29, and does not exclude an individual that has a prior arrest or conviction.

**Very low-income person** means the definition for this term set forth in section 3(b)(2) of the 1937 Act.

**YouthBuild programs** refers to YouthBuild programs receiving assistance under the Workforce Innovation and Opportunity Act (29 U.S.C. 3226).

## **Subpart C—Additional Provisions for Housing and Community Development Financial Assistance**

### **§75.19 Requirements.**

(a) *Employment and training.* (1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure that employment and training opportunities arising in connection with Section 3 projects are provided to Section 3 workers within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for opportunities and training described in paragraph (a)(1) of this section should be given to:

- (i) Section 3 workers residing within the service area or the neighborhood of the project, and
- (ii) Participants in YouthBuild programs.

(b) *Contracting.* (1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure contracts for work awarded in connection with Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for contracting opportunities described in paragraph (b)(1) of this section should be given to:

(i) Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the service area or the neighborhood of the project, and

(ii) YouthBuild programs.

**§75.21 Targeted Section 3 worker for housing and community development financial assistance.**

(a) *Targeted Section 3 worker.* A Targeted Section 3 worker for housing and community development financial assistance means a Section 3 worker who is:

(1) A worker employed by a Section 3 business concern; or

(2) A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:

(i) Living within the service area or the neighborhood of the project, as defined in §75.5; or

(ii) A YouthBuild participant.

(b) [Reserved]

**§75.23 Section 3 safe harbor.**

(a) *General.* Recipients will be considered to have complied with requirements in this part, in the absence of evidence to the contrary if they:

(1) Certify that they have followed the prioritization of effort in §75.19; and

(2) Meet or exceed the applicable Section 3 benchmark as described in paragraph (b) of this section.

(b) *Establishing benchmarks.* (1) HUD will establish Section 3 benchmarks for Section 3 workers or Targeted Section 3 workers or both through a document published in the FEDERAL REGISTER. HUD may establish a single nationwide benchmark for Section 3 workers and a single nationwide

benchmark for Targeted Section 3 workers, or may establish multiple benchmarks based on geography, the nature of the Section 3 project, or other variables. HUD will update the benchmarks through a document published in the FEDERAL REGISTER, subject to public comment, not less frequently than once every 3 years. Such notice shall include aggregate data on labor hours and the proportion of recipients meeting benchmarks, as well as other metrics reported pursuant to §75.25 as deemed appropriate by HUD, for the 3 most recent reporting years.

(2) In establishing the Section 3 benchmarks, HUD may consider the industry averages for labor hours worked by specific categories of workers or in different localities or regions; averages for labor hours worked by Section 3 workers and Targeted Section 3 workers as reported by recipients pursuant to this section; and any other factors HUD deems important. In establishing the Section 3 benchmarks, HUD will exclude professional services from the total number of labor hours as such hours are excluded from the total number of labor hours to be reported per §75.25(a)(4).

(3) Section 3 benchmarks will consist of the following two ratios:

(i) The number of labor hours worked by Section 3 workers divided by the total number of labor hours worked by all workers on a Section 3 project in the recipient's program year.

(ii) The number of labor hours worked by Targeted Section 3 workers as defined in §75.21(a), divided by the total number of labor hours worked by all workers on a Section 3 project in the recipient's program year.

#### **§75.25 Reporting.**

(a) *Reporting of labor hours.* (1) For Section 3 projects, recipients must report in a manner prescribed by HUD:

(i) The total number of labor hours worked;

(ii) The total number of labor hours worked by Section 3 workers; and

(iii) The total number of labor hours worked by Targeted Section 3 workers.

(2) Section 3 workers' and Targeted Section 3 workers' labor hours may be counted for five years from when their status as a Section 3 worker or Targeted Section 3 worker is established pursuant to §75.31.

(3) The labor hours reported under paragraph (a)(1) of this section must include the total number of labor hours worked on a Section 3 project, including labor hours worked by any subrecipients, contractors and subcontractors that the recipient is required, or elects pursuant to paragraph (a)(4) of this section, to report.

(4) Recipients reporting under this section, as well as subrecipients, contractors and subcontractors who report to recipients, may report labor hours by Section 3 workers, under paragraph (a)(1)(ii) of this section, and labor hours by Targeted Section 3 workers, under paragraph (a)(1)(iii) of this section, from professional services without including labor hours from professional services in the

total number of labor hours worked under paragraph (a)(1)(i) of this section. If a contract covers both professional services and other work and the recipient or contractor or subcontractor chooses not to report labor hours from professional services, the labor hours under the contract that are not from professional services must still be reported.

(5) Recipients may report their own labor hours or that of a subrecipient, contractor, or subcontractor based on the employer's good faith assessment of the labor hours of a full-time or part-time employee informed by the employer's existing salary or time and attendance based payroll systems, unless the project or activity is otherwise subject to requirements specifying time and attendance reporting.

(b) *Additional reporting if Section 3 benchmarks are not met.* If the recipient's reporting under paragraph (a) of this section indicates that the recipient has not met the Section 3 benchmarks described in §75.23, the recipient must report in a form prescribed by HUD on the qualitative nature of its activities and those its contractors and subcontractors pursued. Such qualitative efforts may, for example, include but are not limited to the following:

- (1) Engaged in outreach efforts to generate job applicants who are Targeted Section 3 workers.
- (2) Provided training or apprenticeship opportunities.
- (3) Provided technical assistance to help Section 3 workers compete for jobs (*e.g.*, resume assistance, coaching).
- (4) Provided or connected Section 3 workers with assistance in seeking employment including: drafting resumes, preparing for interviews, and finding job opportunities connecting residents to job placement services.
- (5) Held one or more job fairs.
- (6) Provided or referred Section 3 workers to services supporting work readiness and retention (*e.g.*, work readiness activities, interview clothing, test fees, transportation, child care).
- (7) Provided assistance to apply for/or attend community college, a four-year educational institution, or vocational/technical training.
- (8) Assisted Section 3 workers to obtain financial literacy training and/or coaching.
- (9) Engaged in outreach efforts to identify and secure bids from Section 3 business concerns.
- (10) Provided technical assistance to help Section 3 business concerns understand and bid on contracts.
- (11) Divided contracts into smaller jobs to facilitate participation by Section 3 business concerns.
- (12) Provided bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.

(13) Promoted use of business registries designed to create opportunities for disadvantaged and small businesses.

(14) Outreach, engagement, or referrals with the state one-stop system as defined in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.

(c) *Reporting frequency.* Unless otherwise provided, recipients must report annually to HUD under paragraph (a) of this section, and, where required, under paragraph (b) of this section, on all projects completed within the reporting year in a manner consistent with reporting requirements for the applicable HUD program.

#### **§75.27 Contract provisions.**

(a) Recipients must include language applying Section 3 requirements in any subrecipient agreement or contract for a Section 3 project.

(b) Recipients of Section 3 funding must require subrecipients, contractors, and subcontractors to meet the requirements of §75.19, regardless of whether Section 3 language is included in recipient or subrecipient agreements, program regulatory agreements, or contracts.

### **Subpart D—Provisions for Multiple Funding Sources, Recordkeeping, and Compliance**

#### **§75.29 Multiple funding sources.**

(a) If a housing rehabilitation, housing construction or other public construction project is subject to Section 3 pursuant to §75.3(a)(1) and (2), the recipient must follow subpart B of this part for the public housing financial assistance and may follow either subpart B or C of this part for the housing and community development financial assistance. For such a project, the following applies:

(1) For housing and community development financial assistance, a Targeted Section 3 worker is any worker who meets the definition of a Targeted Section 3 worker in either subpart B or C of this part; and

(2) The recipients of both sources of funding shall report on the housing rehabilitation, housing construction, or other public construction project as a whole and shall identify the multiple associated recipients. PHAs and other recipients must report the following information:

(i) The total number of labor hours worked on the project;

(ii) The total number of labor hours worked by Section 3 workers on the project; and

(iii) The total number of labor hours worked by Targeted Section 3 workers on the project.

(b) If a housing rehabilitation, housing construction, or other public construction project is subject to Section 3 because the project is assisted with funding from multiple sources of housing and community development assistance that exceed the thresholds in §75.3(a)(2), the recipient or recipients

must follow subpart C of this part, and must report to the applicable HUD program office, as prescribed by HUD.

### **§75.31 Recordkeeping.**

(a) HUD shall have access to all records, reports, and other documents or items of the recipient that are maintained to demonstrate compliance with the requirements of this part, or that are maintained in accordance with the regulations governing the specific HUD program by which the Section 3 project is governed, or the public housing financial assistance is provided or otherwise made available to the recipient, subrecipient, contractor, or subcontractor.

(b) Recipients must maintain documentation, or ensure that a subrecipient, contractor, or subcontractor that employs the worker maintains documentation, to ensure that workers meet the definition of a Section 3 worker or Targeted Section 3 worker, at the time of hire or the first reporting period, as follows:

(1) For a worker to qualify as a Section 3 worker, one of the following must be maintained:

(i) A worker's self-certification that their income is below the income limit from the prior calendar year;

(ii) A worker's self-certification of participation in a means-tested program such as public housing or Section 8-assisted housing;

(iii) Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;

(iv) An employer's certification that the worker's income from that employer is below the income limit when based on an employer's calculation of what the worker's wage rate would translate to if annualized on a full-time basis; or

(v) An employer's certification that the worker is employed by a Section 3 business concern.

(2) For a worker to qualify as a Targeted Section 3 worker, one of the following must be maintained:

(i) For a worker to qualify as a Targeted Section 3 worker under subpart B of this part:

(A) A worker's self-certification of participation in public housing or Section 8-assisted housing programs;

(B) Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;

(C) An employer's certification that the worker is employed by a Section 3 business concern; or

(D) A worker's certification that the worker is a YouthBuild participant.

(ii) For a worker to qualify as a Targeted Section 3 worker under subpart C of this part:

(A) An employer's confirmation that a worker's residence is within one mile of the work site or, if fewer than 5,000 people live within one mile of a work site, within a circle centered on the work site that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census;

(B) An employer's certification that the worker is employed by a Section 3 business concern; or

(C) A worker's self-certification that the worker is a YouthBuild participant.

(c) The documentation described in paragraph (b) of this section must be maintained for the time period required for record retentions in accordance with applicable program regulations or, in the absence of applicable program regulations, in accordance with 2 CFR part 200.

(d) A PHA or recipient may report on Section 3 workers and Targeted Section 3 workers for five years from when their certification as a Section 3 worker or Targeted Section 3 worker is established.

### **§75.33 Compliance.**

(a) *Records of compliance.* Each recipient shall maintain adequate records demonstrating compliance with this part, consistent with other recordkeeping requirements in 2 CFR part 200.

(b) *Complaints.* Complaints alleging failure of compliance with this part may be reported to the HUD program office responsible for the public housing financial assistance or the Section 3 project, or to the local HUD field office.

(c) *Monitoring.* HUD will monitor compliance with the requirements of this part. The applicable HUD program office will determine appropriate methods by which to oversee Section 3 compliance. HUD may impose appropriate remedies and sanctions in accordance with the laws and regulations for the program under which the violation was found



**AGREEMENT FOR THE USE OF  
EMERGENCY SOLUTIONS GRANT FUNDS**

THIS AGREEMENT, for the use of Emergency Solutions Grant funds (“Agreement”) entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, hereinafter referred to as "COUNTY", and SUBRECIPIENT NAME, a California nonprofit corporation, hereinafter referred to as "SUBRECIPIENT." COUNTY and SUBRECIPIENT are collectively referred to herein as “Parties” and individually as “Party.”

**RECITALS**

WHEREAS, pursuant to the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), Public Law 111-22, and Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371 et seq.), as amended (hereinafter referred to as the "Acts"), COUNTY has been awarded Emergency Solutions Grant ("ESG") program funds to assist people to quickly regain stability in permanent housing after experiencing a housing crisis or homelessness, and to address the needs of homeless people in emergency or transitional shelters;

WHEREAS, COUNTY is authorized to contract with nonprofit organizations for the use of ESG funds to provide various services for homeless individuals and families;

WHEREAS, SUBRECIPIENT, as a nonprofit corporation, is eligible under the Acts to receive ESG funds to provide those services as described herein;

WHEREAS, SUBRECIPIENT is eligible under the Acts to receive ESG funds to perform those activities described herein; and

WHEREAS, the SUBRECIPIENT has submitted its proposal to the COUNTY for funding the activities described herein.

NOW, THEREFORE, the COUNTY and SUBRECIPIENT mutually agree as follows:

1. **SCOPE OF SERVICES.** SUBRECIPIENT shall provide certain services for homeless persons, or person threatened with homelessness, by utilizing the sum of \$«ESG\_Granted\_Funding», in ESG Program funds (“ESG Grant”), as set forth and in the manner provided in the Scope of Services attached hereto as Exhibit A" and incorporated herein by this reference. SUBRECIPIENT shall also provide homeless individuals with assistance in obtaining (1) appropriate supportive services,

including permanent housing, physical health treatment, mental health treatment, counseling, supervision, and other essential services to achieve independent living; and (2) other federal, state, local, and private assistance available for such individuals. Any and all services provided hereunder shall be in full conformity with the Acts and any amendments thereto and the federal regulation and guidelines now or hereinafter enacted pursuant to the Acts.

2. TERM. The term of this Agreement shall be for a period commencing on July 1, 2024, and terminating on June 30, 2025, unless sooner terminated as provided in Section 5 herein.

3. DISBURSEMENT OF FUNDS. The COUNTY shall pay to the SUBRECIPIENT the ESG Grant as specified in Section 1 above on a reimbursable basis for all approved costs. The SUBRECIPIENT shall submit not more often than monthly to the ESG Administrator of COUNTY a certified statement setting forth in detail the expenditures made for which it is asking reimbursement along with pertinent supporting documentation. The COUNTY shall promptly review the monthly expenditure statement and reimburse the SUBRECIPIENT for the approved costs in accordance with its usual accounting procedures. The COUNTY may require from SUBRECIPIENT such supporting documentation as may be necessary and appropriate for the COUNTY to make its determination as to allowable costs. Each disbursement of ESG Grant funds shall be made within thirty (30) days after SUBRECIPIENT has submitted its statement of expenditure.

4. RECORDS AND INSPECTIONS. The SUBRECIPIENT shall maintain financial, programmatic, statistical, client data, and other supporting records of its operations and financial activities in accordance with 24 Code of Federal Regulations (CFR) 576.500, the *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (2 (CFR) Part 200), and 24 CFR Part 576.

Pursuant to 2 CFR Section 200.333 and CFR Section 200.336, such records shall be open to inspection and audit by the authorized representatives of the COUNTY, the Department of Housing and Urban Development, and the Controller General, during regular working hours.

Said records shall be retained for such time as may be required by the regulations 24 CFR Section 576.500 (y), but in no case shall said records be retained for a period of less than five (5) years from the date that the activity or program funded with the ESG Grant is closed out by the COUNTY and reported as complete in the Comprehensive Annual Performance and Evaluation

Report (CAPER). Exceptions to the five (5) year retention period requirements, pursuant to 2 CFR 200.333 and 24 CFR Section 576.500 (y)(2) and (3) include, but not be limited to, the following:

- i. if any litigation, claim, or audit is started prior to the expiration of the five (5) year period;
- ii. when the SUBRECIPIENT is notified in writing by the COUNTY, HUD, or other Federal agency to extend the retention period;
- iii. records for equipment or real property acquired with ESG funds must be retained for five (5) years after final disposition;
- iv. when the records are transferred by the SUBRECIPIENT to the COUNTY, HUD, or other Federal agency, the five (5) year period is not applicable.
- v. where ESG funds are used for the renovation of an emergency shelter where the ESG funding exceeds seventy-five percent (75%) of the value of the building before renovations, records must be retained for a period of ten (10) years from the date where ESG funds are first obligated for renovation;
- vi. where ESG funds are used to convert a building into an emergency shelter where the ESG funding exceeds seventy-five percent (75%) of the value of the building before conversion, records must be retained for a period of ten (10) years from the date where ESG funds are first obligated for the conversion.

SUBRECIPIENT shall obtain an external audit in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.500). Audits shall usually be performed annually but not less frequently than every two years. Nonprofit institutions and government agencies that expend less than \$750,000 a year in federal awards are exempt from federal audit requirements, but records must be available for review by appropriate officials of the federal grantor agency or subgranting entity. The audit report shall be submitted to the COUNTY within 180 days after the end of the COUNTY'S fiscal year.

SUBRECIPIENT shall maintain a separate account for ESG funds.

5. TERMINATION.

a. SUBRECIPIENT may not terminate this Agreement except upon express written consent of COUNTY, pursuant to 2 CFR Section 200.339 (a)(3). Said notice shall include the effective date thereof.

b. Notwithstanding the provisions of Section 5a above, COUNTY may suspend or terminate this Agreement forthwith for cause upon a ten (10) day written notice to SUBRECIPIENT of the action being taken. Cause shall be established as follows:

(i) In the event SUBRECIPIENT fails to perform the covenants herein contained at such times and in such manner as provided in this Agreement; or

(ii) In the event there is a conflict with any federal, state or local law, ordinance, regulation or rule rendering any of the provisions of this Agreement invalid or untenable; or

(iii) In the event the funding from the United States Department of Housing and Urban Development (HUD), referred to in the recitals herein, is reduced, terminated or otherwise becomes unavailable. COUNTY shall provide written notice to SUBRECIPIENT within five (5) days from the date HUD reduces, suspends, or terminates the ESG funding. This Agreement shall be either terminated or amended to reflect said reduction in funds.

c. This Agreement may be terminated and/or funding suspended, in whole or in part, for cause in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.339). Cause shall be based on the failure of the SUBRECIPIENT to materially comply with either the terms or conditions of this Agreement. Upon suspension of funding, the SUBRECIPIENT agrees not to incur any costs related thereto, or connected with, any area of conflict from which the COUNTY has determined that suspension of funds is necessary. SUBRECIPIENT acknowledges that failure to comply with Federal statutes, regulations, or the terms and conditions of this Agreement may be considered by the COUNTY in evaluating future ESG and non-ESG funding applications submitted by SUBRECIPIENT.

d. Upon termination of this Agreement, SUBRECIPIENT agrees to return any unencumbered funds which it has been provided by COUNTY. In accepting said funds, COUNTY does not waive any claim or cause of action it may have against SUBRECIPIENT for breach of this Agreement.

e. Upon termination of this Agreement, SUBRECIPIENT shall not incur any obligations after the effective date of such termination, unless expressly authorized in writing by COUNTY in the notice of termination.

6. CONDITIONS PRECEDENT. It is expressly understood and agreed by SUBRECIPIENT that there will be no processing and continued funding of this Agreement unless and until the following conditions have been satisfied:

a. Emergency Shelter Operations: SUBRECIPIENT shall, as applicable, provide COUNTY with the following information for ESG Grant funded emergency shelter operations:

(i). Documentation of site control;

(ii). Documentation from the local jurisdiction verifying the status of the property;

(iii). Documentation of compliance with minimum standards for safety, sanitation, and privacy pursuant to 24 CFR Section 576.403; and

(iv). Local map and site plan identifying the location of the office, shelter, and other sites where ESG funded activities will occur; and

(v). SUBRECIPIENT shall employ at least one (1) full-time staff person to operate and coordinate the activities of the shelter and/or drop-in center.

b. Rapid Re-Housing and Homelessness Prevention: SUBRECIPIENT shall, pursuant to 24 CFR 576.403, comply with the minimum habitability standards for permanent housing funded with the ESG Grant for rapid re-housing and homelessness prevention activities.

7. PAYMENT OF FUNDS. The Board of Supervisors of the COUNTY shall determine the final disposition and distribution of all funds received by COUNTY under the Acts. COUNTY, through its Department of Housing and Workforce Solutions ("HWS"), shall make payments of ESG funds to SUBRECIPIENT as designated in the Scope of Services attached hereto as Exhibit "A". COUNTY shall monitor the expenditure of funds and activities of SUBRECIPIENT to ensure compliance with applicable federal regulations and the terms of this Agreement. SUBRECIPIENT shall establish and maintain a separate account for all ESG funds received under this agreement and deposit all such funds in said account.

All disbursements of ESG funds will be made as follows:

a. Payments shall be made to a SUBRECIPIENT upon written request after this Agreement has been fully executed on a reimbursement basis and made within thirty (30) days after the SUBRECIPIENT has submitted written notice identifying payments made and requesting reimbursement. Payments shall be based on actual approved and documented expenses by SUBRECIPIENT.

b. In no event shall COUNTY be held liable for expenses incurred by SUBRECIPIENT in excess of the ESG Grant allocation set forth in Section 1, SCOPE OF SERVICES, above.

c. Payments may be withheld if, on a determination by COUNTY in its sole discretion, SUBRECIPIENT has not complied with the covenants herein contained at such times and in such manner as provided in this Agreement.

d. No later than thirty (30) days prior to the termination of this Agreement, SUBRECIPIENT shall provide COUNTY with its estimate of the amount of funds which will remain unexpended upon such termination. Notwithstanding any provision contained in this Section 7, COUNTY shall, after a thirty (30) day written notice is given SUBRECIPIENT, have the right to (1) reduce the payment of funds hereunder, (2) renegotiate the actual levels of expenditures in the event SUBRECIPIENT's rate of expenditures will result in unexpended funds at the expiration of this Agreement, and (3) reprogram funds associated with a project on which there has been no substantial progress or activity.

8. PERFORMANCE EVALUATION. SUBRECIPIENT shall permit COUNTY, State or Federal officials to monitor, assess, or evaluate SUBRECIPIENT's performance under this Agreement on an as needed basis to be determined by the COUNTY based on monitoring and performance evaluations. Said monitoring, assessment, or evaluation to include, but are not be limited to, audits, inspections within the program area, and interviews with SUBRECIPIENT's employees, agents, independent contractors, and subcontractors providing the services under this Agreement and recipients thereof.

9. BUILDING OR FACILITY.

a. Any building for which ESG Grant funds are used for renovation, conversion, or major rehabilitation, must meet local government safety and sanitation standards and comply with the requirements of 24 CFR Section 576.403.

b. When ESG funds are utilized to provide emergency shelter for the homeless in hotels or motels or other commercial facilities providing transient housing, the following shall be satisfied:

(i) SUBRECIPIENT, at the request of COUNTY, shall execute an agreement with the provider of such housing which provides that comparable living space, in terms of quality, available amenities, and square footage, will be available in the facility for use as emergency shelter for at least the same period of time provided in Section 2 of this Agreement; and

(ii) Leases negotiated between SUBRECIPIENT and the provider of such housing shall make available such living space at substantially less than the daily room rate otherwise charged by the facility; and

(iii) SUBRECIPIENT shall certify in writing to COUNTY that it has considered using other facilities as emergency shelters, and has determined that the use of such living space in the facilities provides the most cost-effective means of providing emergency shelter for the homeless in the COUNTY.

c. SUBRECIPIENT shall ensure that any building or facility is utilized exclusively for secular purposes and is made available to all persons regardless of religion. If ESG funds are used to renovate, rehabilitate, or convert buildings owned by primarily religious organizations or entities, SUBRECIPIENT shall comply with the provisions of 24 CFR 576.406 (e).

d. SUBRECIPIENT shall comply with the Uniform Federal Accessibility Standards (24 CFR Part 40) when activities funded by the ESG Program involve major rehabilitation or conversion.

e. SUBRECIPIENT shall, if applicable, comply with Section 3 of the Housing and Urban Development Act of 1968, as amended.

10. MAINTENANCE AS A HOMELESS FACILITY.

a. SUBRECIPIENT shall maintain any building for which ESG funds are used for not less than a three (3) year period, or for not less than a ten (10) year period if the ESG Grant amounts are used for major rehabilitation or conversion of the building (24 CFR 576.102 (c)).

b. The three or ten year periods begin to run:

(i) On the date of initial occupancy as an emergency shelter for the homeless when the building utilized was not operated as an emergency shelter for the homeless before receiving ESG funds; or

(ii) On the date that ESG funds are first obligated to the shelter when the building was operated as an emergency shelter before receiving ESG funds.

c. When ESG funds are used exclusively to provide essential services including, but not limited to, services concerned with employment, physical or mental health, substance abuse, education or food, the time periods noted above are not applicable.

11. INDEPENDENT CAPACITY. The SUBRECIPIENT is, for purposes relating to this Agreement, an independent contractor and shall not be deemed an employee, officer, or agent of the COUNTY. It is expressly understood and agreed that the SUBRECIPIENT (including its employees, agents and subcontractor's) shall in no event be entitled to any benefits to which the COUNTY employees are entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits, and injury leave or other leave benefits. There shall be no employer-employee relationship between the parties; and the SUBRECIPIENT shall hold the COUNTY harmless from any and all claims that may be made against the COUNTY based upon any contention by a third party that an employer-employee relationship exists by reason of this Agreement. It is further understood and agreed by the Parties that the SUBRECIPIENT in the performance of this Agreement is subject to the control or direction of the COUNTY merely as to the results to be accomplished and not as to the means and methods for accomplishing the results.

12. ASSIGNABILITY. SUBRECIPIENT shall not assign any of its rights, duties, or obligations pursuant to this Agreement to any person or entity without the prior written consent of COUNTY in its sole and absolute discretion, including but not limited to the ability to subcontract all or a portion of its rights, duties, and obligations hereunder.

13. INSURANCE. Without limiting or diminishing the SUBRECIPIENT'S obligation to



indemnify or hold the COUNTY harmless, SUBRECIPIENT shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement.

a. Workers' Compensation:

If the SUBRECIPIENT has employees as defined by the State of California, the SUBRECIPIENT shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of the County of Riverside.

b. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of SUBRECIPIENT'S performance of its obligations hereunder. Policy shall name the County of Riverside as Additional Insured. Policy's limit of liability shall not be less than \$2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit.

b.1 Sexual Abuse or Molestation (SAM) Liability:

If the work will include contact with minors, and the Commercial General Liability policy is not endorsed to include affirmative coverage for sexual abuse or molestation, Vendor/Contractor shall obtain and maintain a policy covering Sexual Abuse and Molestation with a limit no less than \$2,000,000 per occurrence or claim.

c. Vehicle Liability:

If vehicles or mobile equipment are used in the performance of the obligations under this Agreement, then SUBRECIPIENT shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall name the County of Riverside as Additional Insured.

d. General Insurance Provisions - All lines:

- (i). Any insurance carrier providing insurance coverage hereunder shall be admitted

to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by the County Risk Manager. If the County's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

(ii). The SUBRECIPIENT'S insurance carrier(s) must declare its insurance self-insured retentions. If such self-insured retentions exceed \$500,000 per occurrence such retentions shall have the prior written consent of the County Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the County's Risk Manager, SUBRECIPIENT'S carriers shall either; 1) reduce or eliminate such self-insured retention as respects this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

(iii). SUBRECIPIENT shall cause SUBRECIPIENT'S insurance carrier(s) to furnish the County of Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in writing by the County Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance required herein is in full force and effect. *SUBRECIPIENT shall not commence operations until the COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section. An individual authorized by the insurance carrier to do so on its behalf shall sign the original*

*endorsements for each policy and the Certificate of Insurance.*

(iv). It is understood and agreed to by the parties hereto that the SUBRECIPIENT'S insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

(v). If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services; or, there is a material change in the equipment to be used in the performance of the scope of or, the term of this Agreement, including any extensions thereof, exceeds five (5) years, the COUNTY reserves the right to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverage's currently required herein, if, in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the SUBRECIPIENT has become inadequate.

(vi). SUBRECIPIENT shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.

(vii). The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to the COUNTY.

(viii). SUBRECIPIENT agrees to notify COUNTY of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

14. HOLD HARMLESS AND INDEMNIFICATION. SUBRECIPIENT shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives individually and collectively hereinafter referred to as "Indemnitees" from any liability whatsoever, based or asserted upon any acts or services of SUBRECIPIENT, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever arising from the performance of SUBRECIPIENT, its officers, agents, employees, subcontractors, or representatives from this Agreement. SUBRECIPIENT shall defend, at its sole expense, all costs and fees including, but not limited, to attorney fees, cost of investigation, defense and settlements or awards, the Indemnitees in any claim or action based upon such alleged acts or omissions.

With respect to any action or claim subject to indemnification herein by SUBRECIPIENT,

SUBRECIPIENT shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes SUBRECIPIENT'S indemnification to Indemnitees as set forth herein.

SUBRECIPIENT'S obligation hereunder shall be satisfied when SUBRECIPIENT has provided to COUNTY the appropriate form of dismissal relieving COUNTY as Indemnitees from any liability for the action or claim involved.

The specified insurance limits required in this Agreement shall in no way limit or circumscribe SUBRECIPIENT'S obligations to indemnify and hold harmless the Indemnitees herein from third party claims. The hold harmless and indemnification obligation set forth herein shall survive the termination and expiration of this Agreement.

15. FEDERAL REQUIREMENTS. SUBRECIPIENT shall comply with the provisions of the Acts and any applicable amendments thereto and the federal regulations and guidelines now or hereafter enacted pursuant to the Acts. More particularly, SUBRECIPIENT shall comply with those regulations found in 24 CFR 576 and shall comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200), and 24 CFR 570.502. SUBRECIPIENT shall abide by the provisions of the COUNTY's ESG program policies.

16. ENVIRONMENTAL REVIEW. SUBRECIPIENT does not assume the COUNTY'S Federal environmental responsibilities described at 24 CFR 570.604. Pursuant to Section 15051 (d) of the Title 14 of the California Administrative Code, COUNTY is designated as the lead agency for the project that is the subject matter of this Agreement.

17. FIVE-YEAR CONSOLIDATED PLAN. SUBRECIPIENT shall cooperate and assist COUNTY in implementing and undertaking the goals and strategies identified in the 2024-2029 Five Year Consolidated Plan, pursuant to 24 CFR Part 91, in undertaking ESG Grant activities to prevent homelessness and enable homeless individuals and families to move toward independent living and shall act in conformity therewith.

18. COMPLIANCE WITH LAWS, REGULATIONS, NONDISCRIMINATION, AND EQUAL OPPORTUNITY. SUBRECIPIENT shall comply with all applicable federal, state, and local laws, regulations, and ordinances pertinent to its operations and services to be performed hereunder,

and shall keep in effect any and all licenses, permits, notices and certificates as are required thereby. SUBRECIPIENT shall further comply with all laws applicable to wages and hours of employment, occupational safety and to fire safety, health and sanitation. By executing this Agreement, the SUBRECIPIENT hereby certifies that it shall adhere to and comply with the following as they may be applicable to a subrecipient of funds granted pursuant to the Housing and Community Development Act of 1974, as amended:

a. The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), Public Law 111-22, Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371 et seq.), and the Housing and Community Development Act of 1974, as amended, and the regulations issued thereto;

b. Uniform Administration Requirements pursuant to 24 CFR 570.502;

c. Compliance with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity", as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor Regulations (41 CFR chapter 60). The SUBRECIPIENT will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. SUBRECIPIENT will ensure that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity or national origin. The SUBRECIPIENT will take affirmative action to ensure that applicants are employed and the employees are treated during employment, without regard to their race color, religion, sex, sexual orientation, gender identity or national origin. Such actions shall include, but are not limited to, the following: employment, up-grading, demotion, or transfer; recruitment or recruitment advertising; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The SUBRECIPIENT agrees to post in a conspicuous place, available to employees and applicants for employment, notices to be provided by the County setting forth the provisions of this non-discrimination clause;

d. Executive Order 11063, as amended by Executive Order 12259, and implementing regulations at 24 CFR Part 107;

e. Section 504 of the Rehabilitation Act of 1973 (Pub. L. 93-112), as amended, and implementing regulations;

- f. The Age Discrimination Act of 1975 (Pub. L. 94-135), as amended, and implementing regulations;
- g. The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and the implementing regulations at 24 CFR Part 42;
- h. The labor standard requirements as set forth in 24 CFR 570, Subpart K and HUD regulations issued to implement such requirements;
- i. Title VI and Title VII of the Civil Rights Act of 1964 (42 U.S.C. 200d et seq.), as amended to the Equal Opportunity Act of March 24, 1972 (Pub. L. 92-261);
- j. Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601-3619) and implementing regulations issued pursuant thereto (24 CFR Part 1);
- k. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C.A. 1701u);
- l. Executive Orders 11625, 12432 and 12138. Consistent with HUD's responsibilities under these Orders, the SUBRECIPIENT must make efforts to encourage the use of minority and women's business enterprises in connection with ESG activities;
- m. SUBRECIPIENT shall establish and maintain a procedure through which homeless individuals will be informed that use of the facilities and services is available to all on a nondiscriminatory basis.
- n. SUBRECIPIENT agrees to abide by and include in any subcontracts to perform work under this Agreement, the following clause:

"During the performance of this Agreement SUBRECIPIENT and its subcontractors shall not unlawfully discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical handicap, medical condition, marital status, age (over 40), sex, sexual orientation, or gender identity. SUBRECIPIENT and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. SUBRECIPIENT and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code, Section 12900 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing

Government Code, Section 12990, set forth in Chapter 5 of Division 4 of Title 2 of the California Administrative Code are incorporated into this Agreement by reference and made a part hereof as if set forth in full. SUBRECIPIENT and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement."

o. During the term of this Agreement, SUBRECIPIENT and its subcontractors, if any, shall not deny the benefits rendered hereunder to any person on the basis of religion, color, ethnic group identification, sex, sexual orientation, gender identity, age, or physical or mental disability.

p. *Copeland "Anti-Kickback" Act (18 U.S.C. Section 874 and 40 U.S.C. Section 3145)*: All contracts and subgrants in excess of \$2,000 for construction or repair awarded by recipients and subrecipients shall include a provision for compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. Section 874), as supplemented by Department of Labor Regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States") ("Anti-Kickback Act"). The Anti-Kickback Act provides that each contractor or subrecipient shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled. The recipient shall report all suspected or reported violations to HUD.

q. *Davis-Bacon Act, as amended (40 U.S.C.A. Section 3141)*: When required by Federal program legislation, all construction contracts awarded by the recipients and subrecipients of more than \$2,000 shall include a provision for compliance with the Davis-Bacon Act (40 U.S.C.A. Section 3148) and as supplemented by Department of Labor Regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). Under the Davis Bacon Act, contractors shall be required to pay wages to laborers and mechanics at a rate not less than the minimum wages specified in a wage determination made by the U.S. Secretary of Labor. In addition, contractors shall be required to pay wages not less than once a week. The recipient shall place a copy of the current prevailing wage determination issued by the U.S. Department of Labor in each solicitation and the award of a contract shall be conditioned upon the acceptance of the wage determination. The recipient shall report all suspected or reported violations to HUD.

Subrecipient agrees and acknowledges that it is the responsibility of Subrecipient to obtain a legal determination at Subrecipient's sole cost and expense, as to whether prevailing wages must be paid during repairs and/or construction of the Project. If the Project is subject to prevailing wages, then Subrecipient shall be solely responsible to pay its contractors and subcontractors the required prevailing wage rate. Subrecipient agrees to indemnify, defend, and hold County harmless from and against any liability arising out of and related to Subrecipient's failure to comply with any and all Davis Bacon and or prevailing wage requirements.

r. *Contract Work Hours and Safety Standards (40 U.S.C.A. 3701-3708)*: Where applicable, all contracts awarded by SUBRECIPEINT in excess of \$2,000 for construction contracts and in excess of \$2,500 for other contracts that involve the employment of mechanics or laborers shall include a provision for compliance with the Contract Work Hours and Safety Standards (40 U.S.C.A. 3701-3708), as supplemented by Department of Labor Regulations (29 CFR Part 5). Under Section 40 U.S.C.A. 3702, each contractor shall be required to compute the wages of every mechanic and laborer on the basis of a standard workweek of 40 hours. Work in excess of the standard workweek is permissible provided that the worker is compensated at a rate of not less than 1 1/2 times the basic rate of pay for all hours worked in excess of 40 hours in the workweek. 40 U.S.C.A. 3704 is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

s. *Rights to Inventions Made Under a Contract or Agreement*: Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by HUD.

t. *Rights to Data and Copyrights*: Contractors and consultants agree to comply with all applicable provisions pertaining to the use of data and copyrights pursuant to 48 CFR Part 27.4,



Federal Acquisition Regulations (FAR).

u. *Air Pollution Prevention and Control* (formally known as the *Clean Air Act*) (42 U.S.C.A. 7401 *et seq.*) and the *Federal Water Pollution Control Act* (33 U.S.C.A. Section 1251 *et seq.*), as amended: Contracts and subgrants of amounts in excess of \$100,000 shall contain a provision that requires the recipient to agree to comply with all applicable standards, orders or regulations issued pursuant to the *Clean Air Act* (42 U.S.C.A. 7401 *et seq.*) and the *Federal Water Pollution Control Act* as amended (33 U.S.C.A. Section 1251 *et seq.*). Violations shall be reported to HUD and the Regional Office of the Environmental Protection Agency (EPA).

v. *Anti-Lobbying Certification* (31 U.S.C. 1352): The language of the certification set forth in this paragraph v. below shall be required in all contracts or subcontracts entered into in connection with this grant activity and all SUBRECIPIENTS shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who files to file the required certification shall be subject to a civil penalty of not less than \$10,000 and no more than \$100,000 for such failure.

“The undersigned certifies, to the best of his or her knowledge or belief, that:

No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant loan or cooperative agreement, he/she will complete and submit Standard Form – LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.”

SUBRECIPIENT shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into.

w. *Debarment and Suspension (Executive Orders (E.O.) 12549 and 12689)*: No contract shall be made to parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Nonprocurement Programs in accordance with E.O.s 12549 and 12689, "Debarment and Suspension," as set forth at 2 CFR Part 2424. This list contains the names of parties debarred, suspended, or otherwise excluded by agencies, and contractors declared ineligible under statutory or regulatory authority other than E.O. 12549. Contractors with awards that exceed the small purchase threshold shall provide the required certification regarding its exclusion status and that of its principal employees.

x. *Drug-Free Workplace Requirements*: The Anti-Drug Abuse Act of 1988 (41 U.S.C. Section 8103) requires grantees (including individuals) of federal agencies, as a prior condition of being awarded a grant, to certify that they will provide drug-free workplaces. Each potential recipient must certify that it will comply with drug-free workplace requirements in accordance with the Act and with HUD's rules at 2 CFR Part 2425.

y. *Access to Records and Records Retention*: The Consultant or Contractor, and any sub-consultants or sub-contractors, shall allow all duly authorized Federal, State, and/or County officials or authorized representatives access to the work area, as well as all books, documents, materials, papers, and records of the Consultant or Contractor, and any sub-consultants or sub-contractors, that are directly pertinent to a specific program for the purpose of making audits, examinations, excerpts, and transcriptions. The Consultant or Contractor, and any sub-consultants or sub-contractors, further agree to maintain and keep such books, documents, materials, papers, and records, on a current basis, recording all transactions pertaining to this agreement in a form in accordance with generally acceptable accounting principles. All such books and records shall be retained for such periods of time as required by law, provided, however, notwithstanding any shorter periods of retention, all

books, records, and supporting detail shall be retained for a period of at least four (4) years after the expiration of the term of this Agreement.

z. *Federal Employee Benefit Clause*: No member of or delegate to the Congress of the United States, and no Resident Commissioner shall be admitted to any share or part of this agreement or to any benefit to arise from the same.

aa. *Energy Efficiency*: Mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94 - 163, 89 Stat. 871).

bb. *Procurement of Recovered Materials (2 CFR 200.323.)*: A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with 42 U.S.C. Section 6962 of the Solid Waste Disposal Act (42 U.S.C. Section 6901, et seq.), as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

cc. *Build America, Buy America (BABA) Act*: The Grantee must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.

dd. *Violence Against Women Act (VAWA)*: VAWA provides housing protections for survivors of domestic and dating violence, sexual assault and stalking ("domestic violence"). VAWA 2022 reauthorizes, amends, and strengthens the VAWA of 1994, as amended (Pub. L. 103-322, tit. IV, sec. 40001-40703; 34 U.S.C. 12291 et seq.) HUD's implementing regulations for VAWA'S protections,

rights, and responsibilities are codified in 24 CFR part 5, subpart L, and related provisions in HUD's program regulations (HUD's VAWA regulations). VAWA 2022 amendments took effect on October 1, 2022 and 2022 VAWA's reauthorization includes new implementation requirements. Grantees, subrecipients and developers shall ensure compliance with all requirements of VAWA including but not limited to: (a) Assure domestic violence survivors are not denied assistance as an applicant, or evicted, or have assistance terminated as a tenant because applicant or tenant is or has been a victim of domestic violence; (b) Implement an emergency transfer plan allowing domestic violence survivor to move to another safe and available unit; (c) Provide protections against denial, terminations, and evictions that directly result from being a victim of domestic violence; (d) Implement a low barrier certification process and allow self-certification of domestic violence.

19. SUBRECIPIENT MONITORING. SUBRECIPIENT shall comply with all COUNTY ESG program subrecipient monitoring requirements as required by 24 CFR Part 576, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200), as amended.

20. AFFIRMATIVE ACTION COMPLIANCE. Each SUBRECIPIENT or subcontractor with less than fifty (50) employees shall comply with Section 202 of Part II of Executive Order 11246, as amended. SUBRECIPIENT shall insure that subcontractors, if any, falling within the scope of this provision shall comply in full with the requirements thereof. The equal opportunity clause contained in section 202 of Executive Order 11246, as amended, is hereby incorporated into this Agreement by reference.

21. PROHIBITION AGAINST CONFLICTS OF INTEREST.

a. SUBRECIPIENT and its assigns, employees, agents, consultants, officers and elected and appointed officials shall become familiar with and shall comply with the ESG Conflict of Interest regulations (24 CFR Section 576.404), the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200), and the HUD regulations prohibiting conflicts of interest contained in 24 CFR 570.611.

b. The Subrecipient shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

c. No employee, officer or agent of the Subrecipient shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

d. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Subrecipient, or any designated public agency.

e. SUBRECIPIENT understands and agrees that no waiver or exception can be granted to the prohibition against conflict of interest except upon written approval of HUD pursuant to 24 CFR 576.404 and 570.611(d). Any request by SUBRECIPIENT for an exception shall first be reviewed by COUNTY to determine whether such request is appropriate for submission to HUD. In determining whether such request is appropriate for submission to HUD, COUNTY will consider the factors listed in 24 CFR 576.404 and 570.611(e).

f. Prior to receiving any funding under this Agreement, SUBRECIPIENT shall provide COUNTY with a list of all employees, agents, consultants, officers and elected and appointed officials who are in a position to participate in a decision-making process, exercise any functions or responsibilities, or gain inside information with respect to the ESG activities funded under this Agreement. SUBRECIPIENT shall also promptly provide written disclosure to COUNTY of any potential conflict, including even the appearance of conflict that may arise with respect to the ESG activities funded under this Agreement.

g. Any violation of this section shall be deemed a material breach of this Agreement, and the Agreement shall be immediately terminated by the COUNTY.

22. RELIGIOUS ACTIVITIES. SUBRECIPIENT shall adhere to the set forth in Exhibit "R", attached hereto and by this reference is incorporated herein.

23. ELIGIBILITY OF CONTRACTORS AND SUBCONTRACTORS. No ESG Grant funds allocated to SUBRECIPIENT through this Agreement may be used, directly or indirectly, to employ, award contracts to, or otherwise engage the services of, or fund any contractor or subcontractor during any period of debarment, suspension, or placement in ineligibility status under the provision of 24 CFR 24.

24. LEAD-BASED PAINT SUBRECIPIENT and all subcontractors, if any, shall comply with the requirements, as applicable, of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) and implementing regulations issued pursuant thereto (24 CFR 35).

25. FLOOD INSURANCE. No site proposed on which renovation, major rehabilitation, or conversion of a building is to be assisted under this part, other than by grant amounts allocated to the State, may be located in an area that has been identified by the Federal Emergency Management Agency as having special flood hazards, unless the community in which the area is situated is participating in the National Flood Insurance Program and the regulations issued thereunder (44 CFR Parts 59 through 79) or less than a year has passed since the Federal Emergency Management Agency notification regarding such hazards, and the SUBRECIPIENT will ensure that flood insurance on the structure is obtained in compliance with Section 102(a) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001 et seq.).

26. NOTICES. Any notices required or desired to be served by either party upon the other shall be addressed to respective parties as set out below or to such other addresses as from time-to-time shall be designated by the respective parties and are deemed received two days after their deposit in the United States mail, postage prepaid:

<u>COUNTY</u>	<u>SUBRECIPIENT</u>
<u>Heidi Marshall</u>	<u>«ContactFirstName» «ContactLastName»</u>
<u>Riverside County HWS Director</u>	<u>«ContactTitle»</u>
<u>P.O. Box 1528</u>	<u>«Address»</u>
<u>Riverside, CA 92502</u>	<u>«City» «State» «Zip»</u>

27. BINDING ON SUCCESSORS. SUBRECIPIENT, its heirs, assigns and successors in interest shall be bound by all the provisions contained in this Agreement, and all of the parties thereto shall be jointly and severally liable hereunder.

28. HOUSING CHOICE VOUCHER PROGRAM. SUBRECIPIENT shall participate with the COUNTY in the Housing Choice Voucher Program for Homeless families and adhere to all its regulations issued there under (24 CFR Part 982).

29. ASSURANCES AND WARRANTIES. SUBRECIPIENT represents and warrants (1) that it has access to professional advice and support to the extent necessary to enable SUBRECIPIENT to fully comply with the terms of the Agreement and to otherwise carry out the Project, (2) that it is duly organized, validly existing and in good standing under the laws of the State of California, (3) that it has the full power and authority to undertake the Project and to execute this Agreement, (4) that the persons executing and delivering this Agreement are authorized to execute and deliver such documents on behalf of SUBRECIPIENT and (5) that neither SUBRECIPIENT nor any of its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in connection with the transaction contemplated by this Agreement.

30. ASSISTANCE TERMINATION. SUBRECIPIENT may, in accordance with 42 U.S.C. 11375 (e) and 24 CFR 576.402, terminate assistance provided through the ESG program to an individual or family that violate program requirements. SUBRECIPIENT shall have in place COUNTY approved policies and procedures that govern the termination and grievance process. The procedures must describe the SUBRECIPIENT's program requirements and the termination process, as well as the grievance procedure that outlines participant's rights to request a hearing or other recourse regarding the termination of their assistance.

31. HOMELESS PREVENTION ACTIVITIES. SUBRECIPIENT shall comply with the requirements of 24 CFR 576.103 pertaining to the limitations on the funding of homeless prevention assistance.

32. PARTICIPATION OF HOMELESS. SUBRECIPIENT shall, to the maximum extent practicable, provide for the involvement of homeless individuals and families in the policymaking, renovation, maintaining, and operating of facilities assisted under the ESG program as provided by 24 CFR 576.405.

33. JURISDICTION AND VENUE. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the

validity of any provision of this Agreement shall be filed only in the Superior Court of the State of California, located in Riverside, California, and the parties hereto waive any provisions of law providing for a change of venue to another location.

34. SEVERABILITY. In the event any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in anyway.

35. WAIVER. Any waiver by COUNTY of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term of this Agreement. Failure on the part of COUNTY to require exact, full and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms or preventing COUNTY from enforcement of the terms of the Agreement.

36. ENTIRE AGREEMENT. This Agreement, including any attachments or exhibits hereto constitutes the entire Agreement of the parties with respect to its subject matter and supersedes all prior and contemporaneous representations, proposals, discussions and communications, whether oral or in writing. No oral understanding or agreement not incorporated herein shall be binding on any of the parties hereto. Each of the attachments and exhibits attached hereto is incorporated herein by this reference.

37. ADMINISTRATION/CONTRACT LIASON; MINISTERIAL ACTS. The Director of HWS or designee(s) are authorized to administer this Agreement and take such ministerial actions as may be necessary or appropriate to implement the terms, provisions, and conditions of this Agreement as it may be amended from time to time by COUNTY.

38. INTERPRETATION AND GOVERNING LAW. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

39. AUTHORITY TO EXECUTE. The persons executing this Agreement or exhibits attached hereto on behalf of the parties to this Agreement hereby warrant and represent that they have



the authority to execute this Agreement and warrant and represent that they have the authority to bind the respective parties to this Agreement and to the performance of its obligations hereunder.

40. EFFECTIVE DATE. The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

41. COUNTERPARTS. This Agreement may be signed by the different parties hereto in counterparts, each of which shall be an original but all of which together shall constitute one and the same agreement.

42. LETTER TO PROCEED. SUBRECIPIENT shall not initiate nor incur expenses for the ESG Grant-funded project/activity covered under the terms of this Agreement prior to receiving written authorization to proceed from COUNTY.

43. REPROGRAMMING OF FUNDS. If COUNTY determines that substantial progress toward completion of a project is not made during the term of this Agreement, the entitlement funds associated with the project may be reprogrammed by COUNTY after a thirty (30) day written notice is provide to SUBRECIPIENT.

44. EMPLOYMENT OPPORTUNITIES TO BE CAUSED BY PROJECT. SUBRECIPIENT agrees to, and will require any lessee or assignee to notify Riverside County Workforce Development Center of any and all job openings that are caused by this project.

45. SOURCE OF FEDERAL FUNDING. SUBRECIPIENT acknowledges that the source of funding pursuant to this Agreement is Emergency Solutions Grant (ESG) funds (CFDA 14.231), and the Grant Award Number is: E-24-UC-06-0506.

46. ASSIGNMENT. The SUBRECIPIENT shall not delegate or make any assignment or transfer in any form with respect to this Agreement, without prior written approval of the COUNTY

47. MODIFICATION OF AGREEMENT. This Agreement can be modified or modified or amended only by a writing signed by the duly authorized and empowered representatives of COUNTY and SUBRECIPIENT, respectively.

48. CONFIDENTIALITY AND VICTIMS OF DOMESTIC VIOLENCE

a. SUBRECIPIENT shall comply with the recordkeeping requirements of 24 CFR Part 576.500 including the development and implementation of written client confidentiality procedures to ensure:

(i) All records containing personally identifying information (as defined in HUD's standards for participation, data collection, and reporting in a local HMIS) of any individual or family who applies for and/or receives ESG assistance will be kept secure and confidential;

(ii) The address or location of any domestic violence, dating violence, sexual assault, or stalking shelter project assisted under the ESG will not be made public, except with written authorization of the person responsible for the operation of the shelter; and

(iii) The address or location of any housing of a program participant will not be made public, except as provided under a preexisting privacy policy of the recipient or subrecipient and consistent with state and local laws regarding privacy and obligations of confidentiality.

b. SUBRECIPIENT must implement procedures to ensure confidentiality of records pertaining to any individual or family that is provided family violence prevention or treatment services.

(i) Victim information cannot be disclosed to any third party without consent of the victim.

(ii) To protect clients, victim services providers must enter required client-level data into a database that complies with HMIS requirements, but does not share information with ServicePoint directly. Victim services providers are still required to aggregate data for ESG reporting purposes.

(iii) SUBRECIPIENT must instruct all staff that the address of a domestic violence provider's shelter location will not be made public without permission of the provider.

49. DIGITAL AND ELECTRONIC SIGNATURES. The parties agree to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17). The parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to CUETA as amended from time to time. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

**Remainder of Page Intentionally Blank**

**[Signatures on Following Page]**

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below.

COUNTY OF RIVERSIDE,  
a political subdivision of the  
State of California

«Sponsor»,  
a California Nonprofit Corporation

BY: FORM COPY - DO NOT SIGN  
Juan Garcia,  
Deputy Director

BY: FORM COPY - DO NOT SIGN  
Name: \_\_\_\_\_


Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED AS TO FORM:

MINH C. TRAN  
COUNTY COUNSEL

By:   
Paula S. Salcido,,  
Deputy County Counsel

## EXHIBIT "R"

### 24 C.F.R. § 5.109

#### Equal participation of faith-based organizations in HUD programs and activities.

Effective: May 4, 2016

(a) Purpose.

Consistent with Executive Order 13279 (issued on December 12, 2002, 67 FR 77141), entitled "Equal Protection of the Laws for Faith-Based and Community Organizations," as amended by Executive Order 13559 (issued on November 17, 2010, 75 FR 71319), entitled "Fundamental Principles and Policymaking Criteria for Partnerships With Faith-Based and Other Neighborhood Organizations," and further amended by Executive Order 13831 (issued on May 3, 2018, 83 FR 20715) entitled "Establishment of a White House Faith and Opportunity Initiative," this section describes requirements for ensuring the equal participation of faith-based organizations in HUD programs and activities. These requirements apply to all HUD programs and activities, including all of HUD's Native American Programs, except as may be otherwise noted in the respective program regulations in title 24 of the Code of Federal Regulations (CFR), or unless inconsistent with certain HUD program authorizing statutes.

b) Definitions. The following definitions apply to this section:

Direct Federal financial assistance means Federal financial assistance provided when a Federal Government agency or an intermediary, as defined in this section, selects the provider and either purchases services from that provider (i.e., via a contract) or awards funds to that provider to carry out an activity (e.g., via grant, sub-grant, sub-award, or cooperative agreement). The recipients of sub-grants or sub-awards that receive Federal financial assistance through State-administered programs (e.g., flow-through programs) are considered recipients of direct Federal financial assistance. In general, Federal financial assistance shall be treated as direct, unless it meets the definition of indirect Federal financial assistance.

Federal financial assistance means assistance that non-Federal entities receive or administer in the forms of grants, contracts, loans, loan guarantees, property, cooperative agreements, food commodities, direct appropriations, or other assistance, but does not include a tax credit, deduction, or exemption.

Indirect Federal financial assistance means Federal financial assistance provided when the choice of the provider is placed in the hands of the beneficiary, and the cost of that service is paid through a voucher, certificate, or other similar means of Government-funded payment. Federal financial assistance provided to an organization is considered indirect when the Government program through which the beneficiary receives the voucher, certificate, or other similar means of Government-funded payment is neutral toward religion meaning that it is available to providers without regard to the religious or non-religious nature of the institution and there are no program incentives that deliberately skew for or against religious or secular providers; and the organization receives the assistance as a result of a genuine, independent choice of the beneficiary.

Intermediary means an entity, including a nongovernmental organization, acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that accepts Federal financial assistance and distributes that assistance to other entities that, in turn, carry out activities under HUD programs.

(c) Equal participation of faith-based organizations in HUD programs and activities.

Faith-based organizations are eligible, on the same basis as any other organization, to participate in any HUD program or activity, considering any permissible accommodations, particularly under the Religious Freedom Restoration Act. Neither the Federal Government, nor a State, tribal or local government, nor any other entity that administers any HUD program or activity, shall discriminate against an organization on the basis of the organization's religious character, affiliation, or lack thereof, or on the basis of the organization's religious exercise. For purposes of this part, to discriminate against an organization on the basis of the organization's religious exercise means to disfavor an organization, including by failing to select an organization, disqualifying an organization, or imposing any condition or selection criterion that otherwise disfavors or penalizes an organization in the selection process or has such an effect:

- (1) Because of conduct that would not be considered grounds to disfavor a secular organization;
- (2) Because of conduct that must or could be granted an appropriate accommodation in a manner consistent with RFRA (42 U.S.C. 2000bb through 2000bb-4) or the Religion Clauses of the First Amendment to the Constitution; or
- (3) Because of the actual or suspected religious motivation of the organization's religious exercise.
- (4) In addition, decisions about awards of Federal financial assistance must be free from political interference or even the appearance of such interference and must be made on the basis of merit, not based on the organization's religious character, affiliation, or lack thereof, or based on the organization's religious exercise. Notices of funding availability, grant agreements, and cooperative agreements shall include language substantially similar to that in appendix A to this subpart, where faith-based organizations are eligible for such opportunities.

(d) Independence and identity of faith-based organizations.

(1) A faith-based organization that applies for, or participates in, a HUD program or activity supported with Federal financial assistance retains its autonomy, right of expression, religious character, authority over its governance, and independence, and may continue to carry out its mission, including the definition, development, practice, and expression of its religious beliefs. A faith-based organization that receives Federal financial assistance from HUD does not lose the protections of law.

(2) A faith-based organization that receives direct Federal financial assistance may use space (including a sanctuary, chapel, prayer hall, or other space) in its facilities (including a temple, synagogue, church, mosque, or other place of worship) to carry out activities under a HUD program without concealing, altering, or removing religious art, icons, scriptures, or other religious symbols. In addition, a faith-based organization participating in a HUD program or activity retains its authority over its internal governance, and may retain religious terms in its organization's name, select its board members and employees on the basis of their acceptance of or adherence to the religious tenets of the organization consistent with paragraph (i) of this section), and include religious references in its organization's mission statements and other governing documents.

(e) Explicitly religious activities.

If an organization engages in explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), the explicitly religious activities must be offered separately, in time or location, from the programs or activities supported by direct Federal financial assistance and participation must be voluntary for the beneficiaries of the programs or activities that receive direct Federal financial assistance. The use of indirect Federal financial assistance is not subject to this restriction. Nothing in this part restricts HUD's authority under applicable Federal law to fund activities, that can be directly funded by the Government consistent with the Establishment Clause of the U.S. Constitution.

(f) Intermediary responsibilities to ensure equal participation of faith-based organizations in HUD programs.

If an intermediary - acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that is administering a program supported by Federal financial assistance - is

given the authority to select a nongovernmental organization to receive Federal financial assistance under a contract, grant, sub-grant, sub-award, or cooperative agreement, the intermediary must ensure that such organization complies with the requirements of this section. If the intermediary is a nongovernmental organization, it retains all other rights of a nongovernmental organization under the program's statutory and regulatory provisions.

(g) Nondiscrimination requirements.

Any organization that receives Federal financial assistance under a HUD program or activity shall not, in providing services with such assistance or carrying out activities with such assistance, discriminate against a beneficiary or prospective beneficiary on the basis of religion, religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice. However, an organization that participates in a program funded by indirect Federal financial assistance need not modify its program or activities to accommodate a beneficiary who chooses to expend the indirect aid on the organization's program and may require attendance at all activities that are fundamental to the program.

(h) No additional assurances from faith-based organizations.

A faith-based organization is not rendered ineligible by its religious nature to access and participate in HUD programs. Absent regulatory or statutory authority, no notice of funding availability, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering Federal financial assistance from HUD shall require otherwise eligible faith-based organizations to provide assurances or notices where they are not required of similarly situated secular organizations. All organizations that participate in HUD programs or activities, including organizations with religious character or affiliations, must carry out eligible activities in accordance with all program requirements, subject to any required or appropriate accommodation, particularly under the Religious Freedom Restoration Act, and other applicable requirements governing the conduct of HUD-funded activities, including those prohibiting the use of direct financial assistance to engage in explicitly religious activities. No notice of funding availability, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering financial assistance from HUD shall disqualify otherwise eligible faith-based organizations from participating in HUD's programs or activities because such organization is motivated or influenced by religious faith to provide such programs and activities, or because of its religious character or affiliation, or on grounds that discriminate against an organization on the basis of the organization's religious exercise, as defined in this part.

(i) Exemption from Title VII employment discrimination requirements.

A religious organization's exemption from the Federal prohibition on employment discrimination on the basis of religion, set forth in section 702(a) of the Civil Rights Act of 1964 (42 U.S.C. 2000e-1), is not forfeited when the organization participates in a HUD program. Some HUD programs, however, contain independent statutory provisions that impose certain nondiscrimination requirements on all grantees. Accordingly, grantees should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(j) Acquisition, construction, and rehabilitation of structures.

Direct Federal financial assistance may be used for the acquisition, construction, or rehabilitation of structures only to the extent that those structures are used for conducting eligible activities under a HUD program or activity. Where a structure is used for both eligible and explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), direct Federal financial assistance may not exceed the cost of the share of acquisition, construction, or rehabilitation attributable to eligible activities in accordance with the cost accounting requirements applicable to the HUD program or activity. However, acquisition, construction, or rehabilitation of sanctuaries, chapels, or other rooms that a HUD-funded faith-based

organization uses as its principal place of worship, may not be paid with direct Federal financial assistance. Disposition of real property by a faith-based organization after its use for an authorized purpose, or any change in use of the property from an authorized purpose, is subject to Government-wide regulations governing real property disposition (2 CFR part 200, subpart D) and the HUD program regulations, as directed by HUD.

(k) **Commingling of Federal and State, tribal, and local funds.**

If a State, tribal, or local government voluntarily contributes its own funds to supplement direct Federal financial assistance for an activity, the State, tribal or local government has the option to segregate those funds or commingle them with the direct Federal financial assistance. However, if the funds are commingled, the requirements of this section apply to all of the commingled funds. Further, if a State, tribal, or local government is required to contribute matching funds to supplement direct Federal financial assistance for an activity, the matching funds are considered commingled with the direct Federal financial assistance and, therefore, subject to the requirements of this section. Some HUD programs' requirements govern any activity assisted under those programs. Accordingly, recipients should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(l) **Tax exempt organizations.**

In general, HUD does not require that a recipient, including a faith-based organization, obtain tax-exempt status under section 501(c)(3) of the Internal Revenue Code to be eligible for funding under HUD programs. Many grant programs, however, do require an organization to be a nonprofit organization in order to be eligible for funding. Notices of funding availability that require organizations to have nonprofit status will specifically so indicate in the eligibility section of the notice of funding availability. In addition, if any notice of funding availability requires an organization to maintain tax-exempt status, it will expressly state the statutory authority for requiring such status. Applicants should consult with the appropriate HUD program office to determine the scope of any applicable requirements. In HUD programs in which an applicant must show that it is a nonprofit organization but this is not statutorily defined, the applicant may do so by any of the following means:

- (1) Proof that the Internal Revenue Service currently recognizes the applicant as an organization to which contributions are tax deductible under section 501(c)(3) of the Internal Revenue Code;
- (2) A statement from a State or other governmental taxing body or the State secretary of State certifying that -
  - (i) The organization is a nonprofit organization operating within the State; and
  - (ii) No part of its net earnings may benefit any private shareholder or individual;
- (3) A certified copy of the applicant's certificate of incorporation or similar document that clearly establishes the nonprofit status of the applicant;
- (4) Any item described in paragraphs (1)(1) through (3) of this section, if that item applies to a State of national parents organization, together with a statement by the State of parent organization that the applicant is a local nonprofit affiliate; or
- (5) For an entity that holds a sincerely held religious belief that it cannot apply for a determination as an entity that is tax-exempt under section 501(c)(3) of the Internal Revenue Code, evidence sufficient to establish that the entity would otherwise qualify as a nonprofit organization under paragraphs (1)(1) through (4) of this section.

(m) **Rule of construction.**

Neither HUD nor any recipient or other intermediary receiving funds under any HUD program or activity shall construe these provisions in such a way as to advantage or disadvantage faith-based organizations affiliated with historic or well-established religions or sects in comparison with other religions or sects.

**Credits**



[69 FR 41717, July 9, 2004; 80 FR 75934, Dec. 7, 2015; 81 FR 19416, April 4, 2016; 85 FR 82315, Dec 17, 2020]

SOURCE: 61 FR 5202, Feb. 9, 1996; 61 FR 9041, March 6, 1996; 61 FR 9537, March 8, 1996; 61 FR 11113, March 18, 1996; 61 FR 13616, March 27, 1996; 61 FR 54498, Oct. 18, 1996; 70 FR 77743, Dec. 30, 2005; 73 FR 72340, Nov. 28, 2008; 75 FR 66258, Oct. 27, 2010; 77 FR 5674, Feb. 3, 2012; 80 FR 42352, July 16, 2015; 81 FR 19416, April 4, 2016; 81 FR 80798, Nov. 16, 2016; 81 FR 90657, Dec. 14, 2016, unless otherwise noted.

AUTHORITY: 12 U.S.C. 1701x; 42 U.S.C. 1437a, 1437c, 1437d, 1437f, 1437n, 3535(d); Sec. 327, Pub.L. 109–115, 119 Stat. 2936; Sec. 607, Pub.L. 109–162, 119 Stat. 3051 (42 U.S.C. 14043e et seq.); E.O. 13279, 67 FR 77141, 3 CFR, 2002 Comp., p. 258; and E.O. 13559, 75 FR 71319, 3 CFR, 2010 Comp., p. 273.; 29 U.S.C. 794, 42 U.S.C. 1437a, 1437c, 1437c–1(d), 1437d, 1437f, 1437n, 3535(d), and Sec. 327, Pub.L. 109–115, 119 Stat. 2936; 42 U.S.C. 3600–3620; 42 U.S.C. 5304(b); 42 U.S.C. 12101 et seq.; 42 U.S.C. 12704–12708; E.O. 11063, 27 FR 11527, 3 CFR, 1958–1963 Comp., p. 652; E.O. 12892, 59 FR 2939, 3 CFR, 1994 Comp., p. 849.

**HOME- FTHB  
BORROWER INFORMATION PACKET**

**RIVERSIDE COUNTY  
HOUSING AND WORKFORCE SOLUTIONS**

**FIRST TIME HOME BUYER (H.O.M.E.)**

**Down Payment Assistance Program**

GENERAL INFORMATION



This brochure is intended to provide a general overview of the Riverside County First Time Home Buyer Down Payment Assistance Program for prospective first-time home buyers, real estate agents and other interested persons. After reviewing this material, if you feel that you qualify for the program, please contact a participating lender. A list of participating lenders is included with this information packet.

**July 1, 2023 – June 30, 2024**

*This information does not constitute full program guidelines and is subject to change without notice.*

**For more information.** If you would like to apply for the FTHB HOME Program, please contact one of the participating lenders. They will review your qualifications and assist in applying for the program.

If you have any questions or need additional information about the FTHB HOME Program, please contact:

**Riverside County**  
**Housing and Workforce Solutions**  
First Time Home Buyer Program (HOME)  
PH: (951) 955-0784  
FAX: (951) 374-3098

Located at:  
3403 Tenth Street, Suite 300  
Riverside, California 92501

<https://rivcohws.org/community-and-housing-development/housing-programs/down-payment-assistance-programs>

**RIVERSIDE COUNTY DEPARTMENT OF HOUSING AND WORKFORCE  
SOLUTIONS  
FIRST TIME HOME BUYER PROGRAM (HOME)  
INFORMATION PACKET**

**What is the First Time Home Buyer Down Payment Assistance Program (FTHB HOME)?**

The Riverside County FTHB HOME Program is designed to provide assistance to lower income persons in the purchase of their first home. Assistance may be provided for the down payment in the purchase of a home. The amount of assistance available depends upon the buyer's qualifications and the price of the home. In general, a buyer may only receive what they need, up to 20% of the purchase price of the home. The maximum down payment cannot exceed \$75,000.

**Who qualifies for the FTHB HOME Program?** The four basic qualifications for the FTHB HOME Program are (1) the buyer must be a first time homebuyer; (2) the buyer's annual income must be eighty percent (80%) or less of the area median income as determined by HUD; (3) the home being purchased must be located in a qualifying location and the purchase price must be within the program price limit; and (4) all household members must be either a US Citizen or a qualified alien as per Section 431 of the Personal Responsibility and Work Opportunity reconciliation Act (PRWORA). All household members must provide documentation of a valid social security number. Priority is given to Housing Authority Section 8 Voucher Program participants who participate in the Family Self Sufficiency (FSS) Program.

**What is a first-time homebuyer?** In order to qualify as a first-time home buyer, the purchaser and purchaser's spouse cannot have had ownership interest in improved-upon, residential real property nor claimed mortgage or real estate related tax deductions for the previous three years from the date of application to the FTHB HOME program. The purchaser and their spouse must attest that they have not owned improved-upon, residential real property during the past 3 years and provide the last three years tax returns for review for any mortgage or real estate related deductions. If tax returns show evidence of mortgage or real estate related deductions, documentation must be provided evidencing that the deductions are not related to improved-upon, residential real property and acceptable documentation must also be provided establishing the value of the property. Asset "income" from the property must be imputed using the HUD passbook rate and added into the household's total qualifying income. Also, the household's total assets (including property) must be equal to or less than FTHB HOME annual income limit based on household size for the current fiscal year. If the total assets exceed the program's annual income limit for their household size, the assets must be spent down accordingly. Assets (including property) disposed of for less than fair market value during the most recent 2-year period are counted as if the household still owned the asset. Displaced homemakers and single parents, as defined by Appendix D, must also meet the first-time buyer requirement. For the purposes of determining home ownership, a dwelling unit that was not permanently affixed to a permanent foundation (i.e., a mobile home) shall be not included in the three-year requirement.

**What are the qualifying incomes?** In order to be eligible for this program, the buyers' annual income shall not exceed 80% of the area median income, as determined by HUD, adjusted for family size. In addition, assets shall not exceed these limits. Currently, the income limits are as follows:

Maximum Annual Household Income Adjusted for Family Size Effective July 1, 2023	
Household Size	Maximum Annual Income
1	\$ 52,200
2	\$ 59,650
3	\$ 67,100
4	\$ 74,550
5	\$ 80,550
6	\$ 86,500
7	\$ 92,450
8	\$ 98,450

**What are the other buyer requirements?** The buyer must have enough income and creditworthiness to qualify for a first mortgage through one of the participating lenders. In addition, the buyer must accept the highest loan-to-value ratio first loan for which they qualify. In order to be eligible for participation in the FTHB HOME Program, prospective purchasers must complete eight hours of education in a Home Buyer's Seminar through a HUD approved homebuyer education provider. Online homebuyer education is not accepted.

**What is the maximum home price?** Note that the appraised value of the property cannot exceed these limits. The down payment assistance will be based on a percentage of the home sales price which shall be justified by an appraisal. The maximum home purchase price under this program is currently:

Maximum Property Purchase Price Limits Effective July 1, 2023	
New Construction Single-Family	\$521,550
Existing Single-Family Residence	\$521,550
New/Existing Condominium or Townhouse	\$467,875
New Manufactured Home	\$313,500

**What are the qualifying locations?** This Program may be utilized to purchase a home in the following locations: (1) all unincorporated areas of Riverside County (areas outside of a city limit), such as Cabazon, Glen Avon, Highgrove, Mira Loma, Mead Valley, Mecca, North Shore, Nuevo, Pedley, Quail Valley, Romoland, Thermal, Thousand Palms, Valle Vista or (2) within the City Limits of the following jurisdictions: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, Indian Wells, La Quinta, Norco, San Jacinto and Wildomar.

Please note that the following cities are **not eligible** for the FTHB Program and assistance **cannot** be given to purchasers of homes located within the City Limits of these cities: Cathedral City, Corona, Hemet, Indio, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Palm Desert, Palm Springs, Perris, Rancho Mirage, Riverside and Temecula.

**What kinds of properties are eligible?** The FTHB HOME program may be used to purchase

any new or resale home that is: (1) permanently fixed to a permanent foundation, (2) has a minimum of two bedrooms, and (3) is currently occupied by the Seller or vacant (tenant occupied homes are not eligible unless the tenant is the purchaser of that property). Homes with in-ground pools or spas are not eligible. The home must be in sound condition and meet the Housing Quality Standard as determined by HWS. The purchaser must reside in the home as his or her principal residence within sixty (60) days of purchase and the home shall not be used as a business nor as a vacation (second) home.

A home shall not be eligible for purchase under this program unless it is in standard condition and suitable for occupancy upon purchase. The County will require that a Home Inspection be performed for all existing homes, and repairs may be required. The County will not make nor pay for repairs to homes at any time. The borrower shall agree to maintain the home in standard condition for the term of the HWS assistance. To this end, the purchaser shall be required to obtain a one-year home warranty as part of the home purchase.

### **What is the process to apply for the FTHB HOME Program?**

- (1) If you are a first-time homebuyer and/or Section 8 Family Self Sufficiency Program participant whose income is within the Program limits, the first step is to contact a participating lender for eligibility screening. The lender will take a loan application and simultaneously pre-qualify you for a first loan and the FTHB HOME Program. The lender will determine the maximum home price that you can afford and will also determine whether you are eligible for assistance under the County of Riverside FTHB HOME Program.
- (2) After the lender has determined if you are eligible for the program, you will need to attend an eight-hour Homebuyer Education class by a HUD approved provider. The lender will provide the names and phone numbers of approved homebuyer education providers, and you will need to call one of the providers to schedule a class. There may be a minimal charge to attend this class, please inquire with providers for details.
- (3) Once you are pre-qualified for the program and have a maximum home price, you may locate a home to purchase. If you are interested in an existing home, it is recommended that you contact a Realtor to assist you in locating a home to purchase. Note: homes must be located in FTHB HOME eligible locations.
- (4) Once you have located a home, you will need to make a purchase offer and start escrow. Your real estate representative or new home salesperson and your lender can assist in this process. You must provide a Homeownership Notice (FTHB-3) to the sellers as an addendum to the purchase contract (your lender can provide you with a copy of this Notice). Once your purchase offer is accepted and escrow begins, your lender will assist you in completing the application materials for the FTHB HOME Program.
- (5) During escrow your lender will process your loan application for the first mortgage and FTHB HOME Second mortgage. You will be required to sign

forms authorizing the lender to submit a FTHB HOME Reservation on your behalf and disclosing your current income from all sources. Prior to the close of escrow, you will sign loan documents and both the first and second mortgages will be funded.

- (6) When escrow closes, you will become a homeowner and will be responsible for maintaining the property in sound condition. You will begin making monthly payments on your first mortgage. The FTHB HOME Second Mortgage will not require payments until you sell your property or a cash out refinance on the first mortgage. After the 15-year affordability period, the FTHB HOME assistance is converted to a grant with no repayment of funds.

**What are the first loan terms?** The purchaser shall apply for a first mortgage from a participating lender. The first loan must be a fully amortized, fixed rate, thirty-year mortgage and the HWS Down Payment Assistance will be a deed recorded in second position to the first mortgage. The purchaser must accept the highest first mortgage amount (principal amount at going interest rate) for which they can qualify. Loan terms and qualifications (interest rate, creditworthiness, etc.) in addition to those specified above will be determined by the participating lender.

**What costs can be paid by FTHB HOME Program?** The FTHB HOME financial assistance can be provided as down payment assistance. The amount of assistance available depends upon the buyer's qualifications. The FTHB HOME assistance absolute maximum is the lesser of \$75,000 or 20% of the home's sales price.

Closing cost assistance is not available currently.

**What are the terms of the Down Payment Assistance?** The minimum amount of assistance that may be provided is \$1,500 per home purchase. The maximum amount of assistance is 20% of the purchase price of the home not to exceed \$75,000. However, this assistance amount may be further reduced if the buyer does not need the full amount to purchase a home. The FTHB HOME assistance is recorded as a second mortgage on your home. This deferred second mortgage does not require any monthly payments and is not interest bearing. In exchange for receiving funds to assist in the purchase of a home, the purchaser must agree to a fifteen (15) year affordability period. If the home is sold during the term of the affordability period, the full amount of the assistance must be repaid.

**Is there a deadline to apply for this program?** The County will accept Reservations as long as funds are available. It is anticipated that additional funds will be allocated to the Program in the future, depending upon fund availability.

**Who are the Approved Lenders?** There are participating lenders, with multiple branches throughout the County and elsewhere in Southern California, who participate in the First Time Home Buyer (FTHB HOME) Program. The current list of participating lenders and branch offices may be found at [www.rchomelink.com](http://www.rchomelink.com). **Purchasers must use one of these lenders and are encouraged to compare prices and loan terms among these lenders.**



**How were the Approved Lenders selected for the FTHB HOME Program?** The County of Riverside Housing and Workforce Solutions published a Request for Qualifications (RFQ) for qualified lenders. The RFQ was published in a newspaper of general circulation, and invitations were sent to lenders participating in other homebuyer assistance programs administered by HWS as well as lenders requesting to be placed on the mailing list. All lenders were invited to submit materials detailing their qualifications for the program. All submittals that were received prior to the deadline were evaluated and ranked according to the criteria in the RFQ. Lenders that demonstrated in their submittals that they met all the program requirements were selected as participating lenders.

**HOME- FTHB  
HOMEBUYER & LENDER  
PARTICIPATION AGREEMENTS**



**County of Riverside – HOME FTHB Program**

**Homebuyer Written Agreement – Recapture Model**

**NOTICE TO HOMEBUYER:** *This Agreement explains the terms of the purchase assistance you are receiving through the HOME Investment Partnerships Program. This Agreement is separately enforceable from the Note and Subordinate Deed of Trust for the Term in Section 2, unless you sell and repay the balance specified in Section 7. Read each paragraph carefully and ask questions regarding any sections you do not fully understand before you sign.*

**THIS AGREEMENT** is entered into this **XX** day of **MONTH, YEAR** by and between the County of Riverside, a public agency (“the County”) , and **BUYERNAME(S)**, (the “Homebuyer”).

**WITNESSETH**

**WHEREAS**, County of Riverside is a Participating Jurisdiction under the HOME Investment Partnerships Program (“HOME” or “HOME Program”) administered by the United States Department of Housing and Urban Development (“HUD”) and is authorized by HUD to provide homebuyer assistance through its Consolidated Plan; and

**WHEREAS**, HOME regulations at 24 CFR 92 govern the County’s implementation of the HOME Program and are made a part this Agreement; and

**WHEREAS**, the County has determined that the Homebuyer meets the HOME Program eligibility requirements to purchase the dwelling located at **PROPERTY ADDRESS** (the “Property”) at the price of **\$PURCHASE PRICE** (the “Purchase Price”) and will assume fee simple ownership upon closing.

**NOW, THEREFORE**, in accordance with the mutual understanding and agreements set forth herein, County and the Homebuyer agree as follows:

**SECTION 1. FORM, AMOUNT, AND USE OF ASSISTANCE**

The County will provide the Homebuyer an amount not to exceed **\$DIRECT ASSISTANCE TOTAL** (“Loan”) to assist the Homebuyer with a down payment of the Property, which is considered the direct HOME Assistance to the Homebuyer.



The Homebuyer agrees that the HOME Assistance will be used at closing as gap financing to cover portions of the down payment of the Property. This will reduce the total amount the Homebuyer will be required to borrow from a County approved lender in order to purchase the Property.

The amount of HOME Assistance will not be final until the County has updated all necessary underwriting and subsidy layering requirements based on final Purchase Price and/or closing cost adjustment

The assistance will be provided in the form of a deferred loan. At closing, the Loan will be evidenced by a promissory note executed by the Homebuyer in favor of County (“**Note**”) and secured by a subordinate deed of trust securing the promissory note to be filed in the official real property records of the county in which the Property is located (“**Deed of Trust**”). The terms and duration of the Loan are specified in the Note and Subordinate Deed of Trust, and the Note and Subordinate Deed of Trust will be released upon repayment of the Loan under the terms set forth therein. The Homebuyer may, but is not required to, prepay the Loan, in whole or in part, at any time.

## **SECTION 2. AGREEMENT TERM.**

This Agreement will automatically terminate if the Homebuyer does not close and take title to the Property on or before **ABSOLUTE CLOSING DEADLINE**.

Otherwise, this Agreement will expire upon expiration of the Affordability Period as defined in Section 3 or satisfaction of the Subordinate Deed of Trust, whichever is later.

This Agreement shall survive any prepayment of the Loan and/or any release of the Subordinate Deed of Trust that does not include a transfer of the Property and shall continue for the full Affordability Period, as defined in Section 3.

## **SECTION 3. AFFORDABILITY PERIOD**

The Affordability Period for the Property will begin on the Completion date as determined by the County (“**Completion Date**”) and shall end fifteen (15) years after the Completion Date (the “**Affordability Period**”). As required by the HOME Program, the Completion Date which is the date the activity is shown as completed in HUD’s Integrated Disbursement and Information System (IDIS). The County will provide a formal written notice to the Homebuyer of the Completion Date and the resulting expiration date of this Affordability Period and this



Agreement. Upon issuance of such notice, this Agreement shall be deemed amended to reflect the expiration date of the Affordability Period.

If the Homebuyer sells or transfers ownership of the Property voluntarily or involuntarily, including via foreclosure or deed in lieu of foreclosure, the Affordability Period will end upon the recapture of the full amount of the direct HOME Assistance by County as described in Section 6 below.

#### **SECTION 4. HOMEBUYER REPRESENTATIONS**

By signing this Agreement, the Homebuyer attests to the following:

- The Homebuyer warrants that all information and documentation provided to the County is true and correct. The Homebuyer has fully disclosed all income and assets to the County and warrants that the Homebuyer's household or financial situation has not changed materially since the application for HOME Assistance was made. The Homebuyer acknowledges that any material discrepancies or misstatements may result in the Homebuyer's disqualification from participation in the program and shall be deemed a breach of this Agreement and the Loan, and the Homebuyer will be required to repay the entire HOME investment amount.
- The Homebuyer has completed homeownership counseling as required by the County.
- The Homebuyer has agreed to purchase a dwelling unit that meets County HOME Program requirements, and that the dwelling unit must meet Program property standards prior to purchase.
- The Homebuyer understands and agrees to the requirements stated in this Agreement for the Agreement Term.

#### **SECTION 5. HOMEBUYER RESPONSIBILITIES**

The Homebuyer agrees to the following to meet the requirements of this assistance:

- The Homebuyer will provide at least the following buyer funds required for closing: \$0.00 in their own funds toward the purchase price and/or accompanying closing costs.
- The Homebuyer will occupy the property as the principal residence for the Affordability Period as described in Section 6.
- The Homebuyer will maintain the property, maintain hazard insurance, and pay all required taxes during the term of this Agreement as described in Section 8.
- The Homebuyer will provide information as required by the County to monitor compliance with Program requirements.
- The Homebuyer will comply with the refinancing policy stated in Section 9.



- In the event of sale of the property during the Agreement Term, the Homebuyer will notify the County and comply with Recapture requirements in Section 7.

#### **SECTION 6. PRINCIPAL RESIDENCE**

During the Affordability Period, barring a sale or transfer of title to the Property which shall be governed by Section 7 below, the Homebuyer shall at all times maintain the Property as their principal residence. Should the Homebuyer cease to maintain the Property as their principal residence, rent the residence to another party, or convert the Property to a non-residential use, the Homebuyer will be in breach of this Agreement and subject to the Default and Enforcement provisions under Section 10.

#### **SECTION 7. RECAPTURE OF DIRECT HOME ASSISTANCE**

In compliance with the HOME Rule at 24 CFR 92.254(a)(5), if the Homebuyer sells or otherwise voluntarily or involuntarily transfers title to the Property during the Agreement Term, including transfer as a result of foreclosure or deed in lieu of foreclosure, then the outstanding direct HOME Assistance to the Homebuyer will be subject to recapture by the County.

The "Recapture Amount" will be determined as follows:

If there are no net proceeds of sale or the net proceeds are insufficient to repay the Recapture Amount, then the entire net proceeds, if any, will be recaptured and retained by County to satisfy both this Agreement and the Loan. The term "net proceeds" is defined as the sale price less the balance due on superior secured debt and closing costs incurred by the Homebuyer at sale or transfer. In the event the net proceeds are less than the outstanding Loan balance, the County reserves the right to determine whether the sales price is comparable to the sales price in an arms-length transaction for a similar unit and to evaluate the closing costs being charged to the Homebuyer to ensure they are reasonable and customary.

Net proceeds of sale in excess of the outstanding direct HOME Assistance will be retained by the Homebuyer.

To facilitate the expeditious administration of this Section, the Homebuyer shall provide notice to the County of any anticipated transfer of title, including but not limited to a sale or foreclosure.

If the Homebuyer is determined to be in violation of this Agreement, the full amount of the Loan shall be due and payable as stated in Section 10.



## **SECTION 8. INSURANCE AND TAXES**

At all times during the term of this Agreement, the Homebuyer shall maintain a valid and current hazard insurance policy on the Property for the current appraised value of the Property and naming the County as an additional loss payee in primary coverage. Failure to maintain a valid and current insurance policy will be considered a breach of this Agreement, and the County will have the right to secure insurance for the Property and charge such costs to the Homebuyer or to foreclose on its Subordinate Deed of Trust, if necessary, to protect the HOME program investment. If the Property is in a 100-year floodplain, the Homebuyer shall maintain a current and valid flood insurance policy on the Property. Evidence of insurance must be provided at closing of the Loan and annually thereafter upon request of the County.

At all times during the term of this Agreement, the Homebuyer shall pay property taxes and other assessments due to local taxing authorities, including but not limited to the County of Riverside.

## **SECTION 9. REFINANCING**

During the Agreement Term, the Homebuyer will notify the County of the intent to refinance any loan that is senior to the HOME Subordinate Deed of Trust. The County will only approve subordination of the HOME debt to a new loan in compliance with its then current refinancing policy.

## **SECTION 10. COUNTY RESPONSIBILITIES**

As the HOME Participating Jurisdiction, the County is ultimately responsible to HUD for compliance with all HOME requirements, including the ongoing enforcement of this Agreement regarding principal residency and recapture.

- The County has determined the Homebuyer to be eligible according to the HOME Program's income limits and other eligibility requirements and will review any changes to eligibility on or before time of closing.
- The County has determined the property to be eligible under the HOME Program's requirements, including Program purchase price limits and property standards.
- The County has completed the environmental review required by 24 CFR Part 58 and determined that the property and assistance meet federal requirements.
- The County has determined the amount of Homebuyer's assistance to be reasonable and in compliance with Program requirements and its underwriting policy and may adjust the assistance based on final price, costs, and underwriting.
- The County will provide any HOME funds required at closing that have not already been advanced to the project.



- The County will record the Subordinate Deed of Trust and retain this Agreement and the Note for the Agreement Term.
- The County will review, monitor, or seek to confirm the Homebuyer's ongoing compliance with the terms of this Agreement and the Loan, including but not limited to principal residency. The County will enforce the other provisions of this Agreement and the recorded documents.

The County may issue notices of violation, require corrective actions, or seek performance using any and all legal remedies available.

#### **SECTION 10. DEFAULT AND ENFORCEMENT**

In the event the Homebuyer violates any terms of this Agreement or any other agreement between the Homebuyer and the County, the County shall issue a notice of violation to the Homebuyer. Upon receipt of such a notice, the Homebuyer agrees to remedy the violation within 30 days or, in the case of violations requiring longer cure periods, the County may allow for a period of up to 90 days to correct the violation. In such cases, the Homebuyer must take action to begin corrections within 30 days of the date of the County's notice of violation. Upon the Homebuyer's failure to correct the violation within the allotted time, the City may take additional corrective action including suing for specific performance, declaring a default in the Loan and initiating foreclosure proceedings, and seeking any other available legal remedies.

In the event of the Homebuyer's uncured violation of the principal residency provisions of Section 5, the Homebuyer will be required to repay the entire HOME investment in the Property.

#### **SECTION 11. MISCELLANEOUS**

This Agreement shall be construed and interpreted in accordance with California law. In the event of legal action resulting from a dispute hereunder, the parties agree that the State and federal courts of the State of California shall have jurisdiction and that the proper forum for such action shall be Riverside County, California.

None of the rights and remedies conferred upon or reserved to the County under this Agreement is intended to be exclusive of any other rights, and each and every right shall be cumulative and concurrent, and may be enforced separately, successively, or together, and may be exercised from time to time as often as may be deemed necessary by the County.

Each party has participated in negotiating and drafting this Agreement, so if an ambiguity or a question of interpretation arises, this Agreement is to be construed as if the parties had drafted it jointly. Any rules of





construction relating to interpretation against the drafter of an agreement shall not apply to this Agreement and are expressly waived.

The paragraph headings contained herein are for convenience in reference to this Agreement and are not intended to define or to limit the scope of any provision of this Agreement. Where appropriate, all personal pronouns used herein, whether used in the masculine, feminine or neutral gender, shall include all other genders and singular nouns used herein shall include the plural and vice versa.

Executed and effective as of the day and year first above written and for the purposes herein expressed, by the Homebuyer.

FORM COPY - DO NOT SIGN

INSERT BORROWERS FULL NAME

DATE

FORM COPY - DO NOT SIGN

INSERT BORROWERS FULL NAME

DATE

Approved as to form:  
Minh C. Tran  
County Counsel

By:  
Paula S. Salcido  
Deputy County Counsel

**FIRST TIME HOME BUYER PROGRAM  
LENDER PARTICIPATION AGREEMENT  
For Certification period July 1, 2023 -June 30, 2036**

This FIRST TIME HOME BUYER PROGRAM LENDER PARTICIPATION AGREEMENT (“Agreement”) is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between COUNTY OF RIVERSIDE, a political subdivision of the State of California, (hereinafter referred to as the "County"), and \_\_\_\_\_ (hereinafter referred to as the "Lender").

**W I T N E S S E T H:**

WHEREAS, the County was qualified by the United States Department of Housing and Urban Development (“HUD”) as an “Urban County” and an approved participating jurisdiction that has received funds from HUD pursuant to the HOME Investment Partnerships Program, authorized by the Cranston-Gonzalez National Affordable Housing Act of 1990 (P.L. 101-625) (“HOME Program”). The HOME Program provides funding to the County to be used exclusively for affordable housing activities to benefit low-income households, including, funding to assist qualified first-time homebuyers in the County of Riverside;

WHEREAS, the Board of Supervisors of the County of Riverside established a First Time Home Buyer Program on March 14, 1995 (“County FTHB Program”);

WHEREAS, the Board of Supervisors of the County of Riverside has authorized the County, by and through its Housing and Workforce Solutions department ("HWS"), to administer the County FTHB Program pursuant to applicable federal, state, and local laws, and to enter into those Agreements necessary for efficient administration of the County FTHB Program;

WHEREAS, the County FTHB Program is implemented pursuant to the County of Riverside First Time Home Buyer Programs Lender’s Manuals;

WHEREAS, the County annually receives an allocation of HOME Program funds from HUD for the County FTHB Program;

WHEREAS, the Lender is licensed to do business in the state of California as a direct lender;

WHEREAS, the Lender is a duly organized and existing corporation currently in good standing under the laws of the State under which it was formed, and is fully registered with the Secretary of the State for the State of California and allowed to do business within the State of California; and

WHEREAS, the Lender wishes to participate in the County FTHB Program administered by the HWS in connection with mortgage loans it will make available for the acquisition of new and existing single-family homes in the County of Riverside for qualified first-time homebuyers.

NOW, THEREFORE, in consideration of the promises set forth herein, the parties agree as follows:

#### **I. LENDER'S RESPONSIBILITIES**

1. The County hereby designates the Lender as its non-exclusive agent for the receipt and processing of applications for first time home buyers under the County First Time Home Buyer Programs ("County FTHB Programs"). Lender shall have the ability to originate and service loans, have staff capable of underwriting loans, and a valid contract with the Federal National Mortgage Association (Fannie Mae) or The Federal Home Loan Mortgage Corporation (Freddie Mac), allowing for the sale of mortgages pursuant to an existing community partnership program.
2. The Lender has received instructions and documents regarding the County FTHB Programs and shall become familiar with the unique underwriting requirements of said County FTHB Programs as administered by HWS, and the policies and guidelines set forth in the County of Riverside First Time Home Buyer Program Lender's Manuals. The County of Riverside First Time Home Buyer Program Lender's Manuals can be accessed at <https://rivcoeda.org/First-Time-Home-Buyer-Program/Lender-Information/FTHB-Guidelines-and-updates> .
3. The Lender acknowledges that funding for the County FTHB Programs can only be used in conjunction with a fully amortized, fixed rate, at least 30-year first mortgage, for acquisition of homes to be occupied by first-time home buyers as their primary residence,

and that said County FTHB Program applicants must accept the highest ratio fixed rate loan for which they qualify.

4. The Lender will make information regarding the County FTHB Programs available to all potential applicants who qualify for the County FTHB Programs. The Lender will process and review the County FTHB Program applications for any applicant in order to determine eligibility for the County FTHB Program. All applicants are to be treated fairly, receiving a full and accurate explanation about the County FTHB Program and the potential for recapture of any financial assistance provided.
5. The Lender acknowledges that HWS will not reserve exclusively for the Lender any portion of the County FTHB Program's appropriation from HUD, and that the HWS shall have no liability or responsibility for any expenses incurred by the Lender in connection with the Lender's participation in the County FTHB Program.
6. The Lender will obtain from the applicant all documents and information required for the County FTHB Program application as directed by the HWS.
7. The Lender will perform all investigation and verification that it would normally perform for underwriting a mortgage not provided in connection with the County FTHB Program.
8. The Lender agrees that prior to requesting a reservation of County FTHB Program funds, that sufficient investigation will have been performed to determine the eligibility of the applicant to qualify, participate in the County FTHB Program and meet the County's eligibility requirements as specified in the County of Riverside First Time Home Buyer Program Lender's Manual.
9. Lender is aware that a reservation of County FTHB Program funds does not constitute a loan approval or guarantee by the HWS to disburse funds; but only reserves said funds to be used in conjunction with the approval and funding of the subject mortgage.
10. The Lender acknowledges that a true and correct copy of the Fannie Mae (FNMA) Transmittal Summary Form 1008, or a true and correct copy of the Federal Housing Agency Loan Underwriting Transmittal Summary, Form HUD-92900-LT, must be submitted to the HWS, with the document entitled "Lender's Certification of Applicant Eligibility", before the HWS will take action on any loan. The approval or denial of a

County FTHB Program loan application will be at the sole discretion of HWS.

11. The Lender will charge an applicant applying for the County FTHB Program only those reasonable fees as would be charged an applicant applying for a mortgage not provided in conjunction with the County FTHB Program.
12. Notwithstanding the provisions of Section 11 above, the Lender shall not charge any application fee for processing the County FTHB Program applications.
13. The Lender hereby agrees that it will forward, within five (5) business days, to the HWS, any information which it may receive during the term of the mortgage loan that indicates that an applicant made a misrepresentation in applying for the County FTHB Program or that may affect the applicant's continued eligibility for the County FTHB Program.
14. The Lender agrees that after County FTHB Program funds are reserved for an applicant, that Lender will advise HWS in writing, within five (5) business days, in the event that the applicant is determined to be ineligible for participation in the County FTHB Program or fails to qualify for a first mortgage loan.
15. The Lender hereby agrees that it will notify HWS in writing, within five (5) business days of a cancellation or rejection of a loan or determination of ineligibility for any applicant who has applied to the County for the County FTHB Program and has received a commitment from the County to issue a County FTHB Program loan. In the event of a cancellation or rejection as discussed in the preceding sentence, the County FTHB Program funding reservation shall be canceled by the HWS.
16. The Lender shall notify all applicants in writing of the availability of the County FTHB Program regardless of whether the applicant needs the County FTHB Program to qualify for a loan.
17. The Lender is responsible for assuring that all its loan processing personnel understand the parameters of the County FTHB Program and are aware of the Lender's responsibilities under this Agreement.
18. The Lender and its participating branches shall cause their Agent's (as defined in Part III, section 9.a. below) to actively participate in the County FTHB Programs in order to maintain active status in the program. The terms "actively participate" and "active

participation” as used herein shall mean a minimum of one (1) County FTHB Program loan issued during the six (6) month period following the Effective Date of this Agreement. An Agent that fails to meet active participation will be put on notice and removed from the HWS’s participating lender’s list if a County FTHB Program loan is not issued during the following six (6) month period from the date of the written notice. The inactive Agent will be excluded from further participation in the County FTHB Program for a period of six (6) months from the date of removal from the HWS’s participating lender’s list (“Suspension Period”). An Agent that wishes to further participate after the Suspension Period must re-submit all documentations and sign a new Lender Participation Agreement. Any Agent that has been suspended more than two (2) times during a consecutive two (2) year period will be disallowed to participate in any County homebuyer assistance program including, but not limited to, the County FTHB Programs, Mortgage Credit Certificate (MCC) Program or other programs for a period of five (5) years.

19. The Lender and all its participating branches agree to uphold the quality standards of the County FTHB Programs and to meet its obligation as a signatory to the Statement of Homeownership Quality Commitment attached hereto as Exhibit “A” and incorporated herein by this reference.
20. The Lender acknowledges and agrees the Lender, its officers, and agents, shall not discriminate against or segregate any person, or group of persons, based on race, color, religion, sex, national origin, familial status, disability, age, marital status, ancestry, source of income, sexual orientation, genetic information, or any other arbitrary factors for participation in the County FTHB Programs.
21. The Lender acknowledges and agrees that the County FTHB Program is subject to the rules of the HOME Program and that HOME Program requires compliance with all of the following federal laws, executive orders, and regulations pertaining to fair housing and equal opportunity: Title VI of the Civil Rights Act of 1964, as Amended ( 42 U.S.C. 2000d); Title VIII of the Civil Rights Act of 1968, As Amended “the Fair Housing Act” (42 U.S.C 3601); Equal Opportunity in Housing ( Executive Order 11063, As Amended

by Executive Order 12259); Architectural Barriers Act of 1968, As Amended (42 U.S.C 4151); Age Discrimination Act of 1975, As Amended (42 U.S.C. 6101); and Equal Employment Opportunity ( Executive Order 11246, As Amended). The Lender agrees to comply with all local, state, and federal laws, rules, and regulations relating to fair housing and equal opportunity.

22. The Lender agrees to participate in affirmative marketing outreach to encourage the participation of low income and minority persons in the County FTHB Programs.
23. The HWS may, in its sole discretion, suspend or remove Lender from the County FTHB Programs, in the event of the following:
  - a. Failure to comply with the County of Riverside First Time Home Buyer Program Lender's Manuals and periodic Lender Bulletins issued by the County;
  - b. Failure to submit all outstanding documentation within ten (10) days of loan closing;
  - c. Withholding information that would result in applicant or property disqualification from the County FTHB Program;
  - d. Negligent or fraudulent misstatements or actions regarding the County FTHB Program;
  - e. Failure to conduct reasonable verification of applicant qualifications for the County FTHB Programs;
  - f. Failure to maintain complete applicant records for minimum of (7) years after loan closing; and/or
  - g. Uncured breach of this Agreement.
24. The Lender agrees to participate in the American Chamber of Commerce Researchers Association (ACCRA) Cost of Living Index survey efforts directed quarterly by the HWS by providing the following information to HWS, (i) mortgage interest rates, (ii) home purchase prices of first-time home buyers within the County, and (iii) home purchase prices of non-first-time home buyer within the County. Lenders may credit the participation as community involvement.

25. Lender shall not delegate or assign any interest in this Agreement, whether by operation of law or otherwise, without the prior written consent of County.

## **II. CONDUCT OF LENDER**

1. Lender covenants, represents, and warrants that it presently has no interest, including, but not limited to, other projects or contracts, and shall not acquire any such interest, direct or indirect, which would conflict in any manner or degree with Lender's performance under this Agreement. Lender further covenants, represents and warrants that no person or subcontractor having any such interest shall be employed or retained by Lender under this Agreement. Lender agrees to inform the County in writing of all Lenders' interests, if any, which are or may be perceived as incompatible with the County's interests.
2. Lender shall not, under circumstances which could be interpreted as an attempt to influence the recipient in the conduct of his/her duties, accept any gratuity or special favor from individuals or firms with whom Lender is doing business or proposing to do business, in accomplishing the work under this Agreement.
3. Lender and its employees shall not offer gifts, gratuity, favors, and entertainment directly or indirectly to County employees.

## **III. GENERAL TERMS**

1. TERM OF AGREEMENT. The term of this Agreement shall commence on the Effective Date and terminate on **June 30, 2036**, unless terminated sooner in accordance with Section 3. below.
2. EFFECTIVE DATE. The effective date of this Agreement is the date the parties sign this Agreement ("Effective Date"). If the parties sign this Agreement on more than one date, then the last date the Agreement is signed by a party shall be the Effective Date.
3. TERMINATION
  - a. County may terminate this Agreement without cause upon 30 days written notice delivered to Lender stating the extent and effective date of such termination.
  - b. County may, upon five (5) days written notice, terminate this Agreement for



Lender's default, if Lender refuses or fails to comply with the terms of this Agreement or fails to make progress to endanger performance and does not immediately cure such failure. In the event of such termination, the County may proceed with the work in any manner deemed proper by County.

- c. After receipt of the notice of termination, Lender shall:
  - i. Stop all work under this Agreement on the date specified in the notice of termination; and
  - ii. Transfer to County and deliver in the manner as directed by County, any materials, reports, or other products which, if the Agreement had been completed or continued, would have been required to be furnished to County.
- d. Lender's rights under this Agreement shall terminate upon dishonesty or a willful or material breach of this Agreement by Lender; or in the event of Lender's unwillingness or inability for any reason whatsoever to perform the terms of this Agreement.
- e. The rights and remedies of the County provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, in equity, or this Agreement.

4. RECORDS, REPORTS, ACCESS

- a. The Lender shall maintain complete files for each County FTHB Programs applicant for at least seven (7) years.
- b. Authorized County representatives shall have the right to monitor, assess and evaluate the Lender's performance under this Agreement.
- c. Lender shall make available, upon written request by any duly authorized federal, state, or local agency, a copy of this Agreement and such books, documents, and records as are necessary to certify the nature and extent of Lender's costs related to this Agreement. All such books, documents and records shall be maintained by Lender for at least five years following termination of this Agreement and be available for audit by the County. Lender shall provide to the County reports and

information related to this Agreement as requested by County.

5. COMPLIANCE WITH LAWS AND REGULATIONS

- a. The Lender warrants that it is familiar with the rules and regulations of the HOME Program, as published in 24 CFR Part 92, as may be amended from time to time, and the requirements established by the County, including, but not limited to, the County of Riverside First Time Home Buyer Program Lender's Manual.
- b. The Lender hereby agrees to comply with all provisions of applicable federal, state, and local law, regulations and guidelines including, but not limited to, the Housing and Economic Recovery Act of 2008.

6. HOLD HARMLESS AND INDEMNIFICATION. Lender shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as Indemnitees) from an liability whatsoever, based or asserted upon any services of Lender, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever arising from the performance of Lender, its officers, employees, subcontractors , agents or representatives Indemnitors from this Agreement. Lender shall defend, at its sole expense, all costs and fees including, but not limited, to attorney fees, cost of investigation, defense and settlements or awards, the Indemnitees in any claim or action based upon such alleged acts or omissions.

With respect to any action or claim subject to indemnification herein by Lender, Lender shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of County; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes Lender's indemnification to Indemnities as set forth herein.

Lender's obligation hereunder shall be satisfied when Lender has provided to County the appropriate form of dismissal relieving County from any liability for the action or claim involved.

The specified insurance limits required in this Agreement shall in no way limit or circumscribe Lender's obligations to indemnify and hold harmless the Indemnities herein from third party claims.

In the event there is conflict between this clause and California Civil Code section 2782, this clause shall be interpreted to comply with Civil Code section 2782. Such interpretation shall not relieve the Lender from indemnifying the Indemnities herein from third party claims.

The obligations of Lender required herein to indemnify and hold harmless the Indemnitees shall survive the expiration and termination of this Agreement.

7. NOTICES AND CONTACT PERSON

- a. Any notice required or desired to be served by either party upon the other shall be addressed to the respective parties as set forth in Section 7.c. below. In the event that the Lender, including branch offices corresponding to the various agents (identified in writing to HWS pursuant to section 9 below), moves or changes its address or telephone number, the Lender shall notify HWS in writing, within 15 calendar days of the new information.
- b. The Lender shall designate one person to serve as the Lender's contact person for the County FTHB Program.
- c. The Lender contact person's responsibilities include:
  - i. Updating information provided to all County FTHB Program related personnel in a timely manner; and
  - ii. Notifying HWS in writing, within 15 calendar days of any reassignment regarding their role as contact person.

Contact Person for the Lender shall be:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

FAX: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Contact Person for HWS shall be:

Name: JUAN GARCIA, HWS Deputy Director

Address: 3403 Tenth Street, Suite 300, Riverside, CA 92501

Telephone: (951) 955-0784

FAX: (951) 374-3098

E-Mail Address: [jugarcia@rivco.org](mailto:jugarcia@rivco.org)

8. ADMINISTRATION/CONTRACT LIASON. The Development Manger of the Housing and Workforce Solutions Department, or designee, shall administer this Agreement on behalf of the County.

9. LENDER'S AUTHORIZED AGENT

a. In addition to the Lender's contact person, for each of the Lender's branch offices, the Lender shall designate one employee ("County FTHB Programs Lender officer") who will be responsible for submitting the names of Lender's authorized agents (collectively hereinafter referred to as "Agent") as described below as well as the supervisor of such agents and their subordinates.

i. Submitting Agent's Name.

1. The County FTHB Programs Lender officer for the Lender participating branch, who is identified in Exhibit A, shall submit the name of the Agent to HWS after the Agent completes the required HWS training session. The County FTHB Program Lender officer shall complete the Statement of Homeownership

Programs Quality Commitment, attached hereto as Exhibit A, and return to the County no later than fourteen (14) days after the Effective Date.

2. Once the County receives the completed Statement of Homeownership Programs Quality Commitment, County will place the Agent on HWS's Participating Lender's list, which is made available to the public and provided on HWS's website.
3. The Agent's name shall be submitted to HWS at the address identified for HWS in Section 7.c. above.

b. Agent's Responsibilities. The Agent will be responsible for the following:

1. Submitting complete County FTHB Program applications to HWS.
2. Attending the HWS required training sessions.
3. Submitting complete closing documents to HWS within the time specified in the County of Riverside First Time Home Buyer Program Lender's Manuals.
4. Maintaining "active participation" status as defined in Part I. section 18, above.

c. Agent's Active Participation.

- i) To maintain compliance with the Statement of Homeownership Programs Quality Commitment, attached hereto as Exhibit A and incorporated herein by this reference, within six (6) months of the County FTHB Programs Lender officer submitting the Agent's name to HWS, the Agent shall submit one complete loan application to HWS resulting in HWS successfully funding any County FTHB Program loan. The aforementioned shall constitute "active participation" as defined in Part I, section 18. above.
- ii) An Agent who fails to achieve active participation, will be put on notice, and removed from the HWS's Participating Lender's List if a County FTHB Program loan is not issued during the following six (6) month period from the date of the notice. The inactive Agent will be excluded from further

participation in the County FTHB Program for a period of six (6) months from date of removal.

iii) After the above-mentioned six-month suspension period, Agent may participate after repeating the HWS required training session, if its corresponding Lender is still determined to have “active participation” status as defined in Part I Section 18 of this Agreement.

10. ENTIRE AGREEMENT. This Agreement, including any attachment or exhibits, constitutes the entire Agreement of the parties with respect to its subject matter and supersedes all prior and contemporaneous representations, proposals, discussions, and communications, whether oral or in writing. This Agreement may be changed or modified only by a written amendment signed by authorized representatives of both parties.
11. SECTION AND PARAGRAPH HEADINGS. Captions of the sections and paragraphs of this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction or meaning of the provisions of this Agreement.
12. AUTHORITY TO EXECUTE
  - a. The undersigned certifies that, under penalty of perjury, he or she is authorized to sign this Agreement on behalf of the Lender. This Agreement shall not be effective unless and until the Lender provides a corporate resolution or other documentation satisfactory to the County showing that \_\_\_\_\_ (the person signing this Agreement) has the authority to sign this Agreement on behalf of the Lender.
  - b. This Agreement shall have no force or affect whatsoever unless and until it is signed by all Parties to this Agreement. Once signed by all Parties, this Agreement shall authorize and be binding upon the branch offices of Lender that are located in or serving the County of Riverside.
13. NO AGENCY RELATIONSHIP. Nothing contained in this Agreement shall be deemed or construed by the parties or by any third person to create the relationship of principal

and agent or of partnership or of joint venture or of association between County and Lender.

14. AMENDMENTS OR MODIFICATIONS. No amendments or modifications of any of the provisions of this Agreement shall be binding unless in writing and signed by both County and Lender.
15. ASSIGNMENT. Lender shall not assign any interest in this Agreement, and shall not transfer any interest in the same, whether by assignment, novation, or operations of law without the prior written consent of the County.
16. WAIVER. Any waiver by County of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term of this Agreement. Failure on the part of County to require exact, full, and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms or preventing County from enforcement of the terms of this Agreement.
17. GOVERNING LAW. This Agreement shall be governed by the laws of the State of California. Any legal action related to the performance or interpretation of this Agreement shall be filed only in the Superior Court of the State of California located in Riverside, California, and the parties waive any provision of law providing for a change of venue to another location.
18. SEVERABILITY. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force and effect without being impaired or invalidated in any way.
19. COUNTERPARTS. This Agreement may be signed by the different parties hereto in counterparts, each of which shall be an original but all of which together shall constitute one and the same Agreement.

IN WITNESSETH WHEREOF, this Agreement has been executed by and between the undersigned parties on the dates set forth below.

**LENDER**

Dated: \_\_\_\_\_ By: Company Name: \_\_\_\_\_

\_\_\_\_\_  
Signature of Authorized Person

FORM COPY - DO NOT SIGN

\_\_\_\_\_  
Typed Name of Authorized Person

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address

\_\_\_\_\_  
City and Zip Code

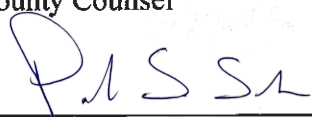
**COUNTY OF RIVERSIDE, a political  
subdivision of the State of California**

Dated: \_\_\_\_\_ By: FORM COPY - DO NOT SIGN

\_\_\_\_\_  
JUAN GARCIA, HWS Deputy Director  
3403 Tenth Street, Suite 300  
Riverside, CA 92501

APPROVED AS TO FORM:

Minh C. Tran  
County Counsel

By:   
\_\_\_\_\_  
Paula S. Salcido, Deputy County Counsel

**NOTE: A photocopy of your STATE OF CALIFORNIA, DEPARTMENT OF CORPORATIONS LICENSE CERTIFICATE, AND a Corporate Resolution or other documentation referenced in Section 40 of this Agreement must be attached to this Agreement. If the Lender is using a "Doing Business As" (DBA) name, it must also submit a copy of the DBA statement or assumed name certificate filed with the State or County.**



## **FTHB EXHIBIT "A"**

### **Statement of Homeownership Programs Quality Commitment**

**July 1, 2023 to June 30, 2036**

As a loan officer of this company, I realize that the Riverside County Department of Housing and Workforce Solutions ("HWS") has the right to set minimum quality standards for lender participation in the Homeownership Programs, and that failure to meet these standards may result in cessation of the company's participation. This company will make every effort to prepare its personnel to participate in the Homeownership Programs successfully, and to meet the following Homeownership Programs Quality Work Standards:

1. Lending company personnel receive training in the Homeownership Programs before being assigned to prepare and submit Homeownership Programs packages.
2. Homeownership Programs packages submitted to HWS have less than four errors per package. A "correction package" which repeats the errors of the original package will not receive a second opportunity for correction.
3. Each Lender enrolled in the Homeownership Programs designates a Homeownership Programs Officer for each participating branch. The responsibilities include: (1) making HWS's Homeownership Programs updates through regular issuance of Bulletin or Alert available to all Homeownership Programs-related personnel in a timely manner; (2) notifying HWS of any re-assignment regarding their role as Homeownership Programs Officer.
4. Lender is aware that a reservation of Homeownership Program funds does not constitute a loan approval or guarantee by the HWS to disburse funds; but only reserves said funds to be used in conjunction with the approval and funding of the mortgage as indicated in the escrow instructions.
5. Lender must notify HWS of any Homeownership Programs funding reservations which should be cancelled and provide a written reason for cancellation within five (5) days of such cancellation.
6. If the Closing Lender is different than the Originating Lender, it is the Originating Lender's responsibility and obligations under the Homeownership Programs to submit all necessary closing documentation to HWS.
7. Lender shall submit all closing documentation within five (5) business days of Loan Closing.
8. Buyers shall be treated fairly, receiving a full and accurate explanation about the Homeownership Programs. For questions which the Lender cannot answer, the buyer shall be referred to HWS.
9. The Homeownership Programs designated officer identified in this exhibit for the participating branch must submit name of authorized lender's agent submitting the Homeownership Programs application to HWS after the agent's completion of the required HWS training session. Upon receipt of such request the names of the authorized agent will be placed in the HWS participating Lender's List made available to the public and in the HWS website. In order to ensure the Statement of Quality Commitment of this Agreement, each of the authorized Lender's agent will be subjected to the active participation. The authorized agent will be required to have successfully submit one complete Homeownership Programs package to HWS resulting in HWS issuing a Homeownership Loan within six (6) months from the date the Homeownership Programs officer submitting the agent names to HWS. This active participation applies to the Homeownership Programs Officer as well if the Homeownership Programs Officer is acting as the agent. Failure to achieve this will cause the agent's name to be removed from the HWS

**FTHB EXHIBIT "A"**

participating Lender's List and will be excluded from further participation in the Homeownership Programs for a period of six months from that date. Lender's agent that wishes to further participate after that six-month suspension period must re-take the training as long as the Lender is still in the active participation status.

10. The Homeownership Programs Officer(s) designated below have been informed of their responsibility to provide all company employees with any new information pertaining to the Homeownership Programs. The Lender will notify County immediately, should there be a change in this assignment.

Lender Name: \_\_\_\_\_

Homeownership Programs Lender Participating Branch: \_\_\_\_\_

Homeownership Programs Officer (**Branch Manager**) Name and Title: \_\_\_\_\_

**Branch Manager's Original "Wet Signature" Required**

Homeownership Programs Officer (**Branch Manager**) Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Mailing Address of the Branch: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email Address: \_\_\_\_\_

I authorize the following agent to submit a Homeownership Programs application to HWS and further authorize their names and information below be placed on HWS's Participating Lender's List. I further acknowledge that the agent has completed HWS's required training session.

1. Agent (**Loan Officer**) Name: \_\_\_\_\_

Lender Participating Branch: \_\_\_\_\_

Agent's Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email Address: \_\_\_\_\_

<b>For Office Use Only:</b>
<input type="checkbox"/> FTHB
<input type="checkbox"/> NEEDS TRAINING

Mail to:

Riverside County Department of Housing and Workforce Solutions, Attention Housing,  
3403 Tenth Street, Suite 300, Riverside, CA 92501

**OFFICIAL BUSINESS**  
**No fee for Recording per**  
California Government  
Code Section 27383

Recording Requested by and  
When Recorded Return to:

COUNTY of Riverside  
Housing & Workforce Solutions  
3403 Tenth Street, Suite 300  
Riverside, CA 92501  
Attention: **DS name**

APN: **Assessor Parcel #**

File #: **RivCo FTHB file/loan #**

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **COVENANT AGREEMENT**

This Covenant Agreement ("Covenant Agreement") is made this **INSERT DAY** of **INSERT MONTH**, 20**23** by and between COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY") and **HOMEOWNER(S) Name(s), Vesting** (collectively "HOMEOWNER(S)"). COUNTY and HOMEOWNER(S) are collectively referred to herein as the "Parties" and individually as a "Party".

### **RECITALS**

- I. **WHEREAS**, in connection with the COUNTY's HOME First Time Home Buyers Assistance Program ("HOME") and the COUNTY's administration of the HOME Investment Partnerships Program (Title II of the Cranston-Gonzales National Affordable Housing Act, Public Law No. 101-625, 104 State 4079 (1990), as amended, and 24 CFR Part 92) ("Home Program");
- II. **WHEREAS**, these HOME funds may be used to provide down payment assistance to eligible low-income households to directly assist in the purchase of a residential property, such as a single-family home, condominium or new manufactured home located within COUNTY of Riverside's thirteen (13) cooperating cities and unincorporated areas;
- III. **WHEREAS**, in connection with COUNTY's HOME First Time Home Buyer Program ("Program"), qualified low-income household may receive up to twenty percent (20%) of the sales price, not to exceed \$75,000.00 for down payment assistance in the purchase of a residential property, such as a single-family home, condominium or new

manufactured home located within COUNTY of Riverside's thirteen (13) cooperating cities and unincorporated areas;

- IV. **WHEREAS**, HOMEOWNER(S) has purchased the property located at **Street Number and Name, City, State and Zip Code** ("Property") as specifically identified and described by the following legal description: **LEGAL DESCRIPTION & APN**
- V. **WHEREAS**, COUNTY provided financial assistance to HOMEOWNER(S) in the amount of **SPELL OUT AMOUNT** Dollar (**\$X.XXX.00**) ("COUNTY Loan") evidenced by that certain HOME First Time Home Buyer Program Disclosure Statement dated **INSERT LOAN DOCS DATE** ("Loan Disclosure") and recorded concurrently in the Official Records of the Recorder's Office of Riverside COUNTY ("Official Records"), that certain Deed of Trust, Security Covenant Agreement and Fixture Filing With Assignment of Rent in favor of COUNTY dated **INSERT LOAN DOCS DATE** and recorded concurrently in the Official Records ("COUNTY Deed of Trust"), and that certain Promissory Note executed by HOMEOWNER(S) in favor of COUNTY dated **INSERT LOAN DOCS DATE** ("COUNTY Note") used to pay towards down payment to purchase said Property;
- VI. **WHEREAS**, the Loan Disclosure, the COUNTY Promissory Note, and COUNTY Deed of Trust, and this Covenant Agreement are referred collectively as the "COUNTY Loan Documents";
- VII. **WHEREAS**, pursuant to the COUNTY Loan Documents, the Property shall be owned and occupied by a qualified Low-Income Household (defined below) for a period of fifteen (15) years from the date this Covenant Agreement is recorded in Official Records, without regard to a transfer of ownership; and
- VIII. **WHEREAS**, the Parties desire to memorialize HOMEOWNER(S)'s obligation to maintain the affordability restrictions of the Property pursuant to the COUNTY Loan Documents, the Program, and this Covenant Agreement, as more specifically set forth below.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained in this Covenant Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, COUNTY and HOMEOWNER(S), on behalf of itself and its successors and assigns, and each successor in interest to the Property, or any portion thereof, hereby declare and restrict the Property as follows:

#### **ARTICLE 1 – TERMS OF AFFORDABILITY**

- a. **Occupancy.** HOMEOWNER(S) covenants and agrees that he/she or they will occupy the Property as his/her or their principal place of residence throughout his/her or their ownership of the Property during the "Affordability Period" (as defined in Section 1(b) below). The HOMEOWNER(S) shall be considered as occupying the Property as a principal place of residence if the HOMEOWNER(S) is living on the Property for a least eleven (11) months out of each calendar year. HOMEOWNER(S) shall not lease or rent the Property during the

Affordability Period.

**b. Affordability**

For a period of no less fifteen (15) years from the date this Covenant Agreement is recorded in the Official Record of the COUNTY of Riverside (“Affordability Period”), the Property shall be owned and occupied by a qualified Low-Income Purchaser/HOMEOWNER(S) (as defined in (e) and (f) below. In addition, during the Affordability Period , any transfer of the Property by the HOMEOWNER(S) or any subsequent HOMEOWNER(S) shall be subject to the provisions of this Covenant Agreement. All subsequent HOMEOWNER(S) shall qualify as an Eligible Purchaser as the term is defined in section (f) below.

**c. Non-Permitted Transfer Defined.** “Non-Permitted Transfer” shall mean any sale, assignment, conveyance, lease or transfer, voluntary or involuntary, of any interest in the Property, including unpermitted financing or refinancing of the Property. Without limited the generality of the foregoing, non-permitted transfers shall include:

- i. A transfer by devise, inheritance or intestacy to a party who does not meet the definition of Low-Income Household (defined below);
- ii. A life estate;
- iii. Creation of a joint tenancy interest;
- iv. A gift of all or any portion of the Property;
- v. Any voluntary conveyance of the Property; or
- vi. A refinance or any mortgage loan encumbering the Property not approved in writing by the COUNTY.

**d. Permitted Transfer Defined.** “Permitted Transfer” shall mean the following transfers of title or interest therein:

- i. A transfer resulting from the death of HOMEOWNER(S) where the transfer is to the spouse who is also a HOMEOWNER(S);
- ii. A transfer by the HOMEOWNER(S) to his/her spouse where the spouse becomes the co-owner of the Property and enters into an assumption Loan Agreement relating to any existing mortgage loan and this Covenant Agreement;
- iii. A transfer resulting from a decree of dissolution of the marriage or legal separation or from a settlement Agreement incidental to such a decree which requires the Homeowners to continue to make loan payments by which a spouse who is an obligor becomes the sole Homeowner of the Property; or
- iv. A transfer into an inter vivos trust which the HOMEOWNER(S) or HOMEOWNER(S)s are beneficiaries.

**e. Low Income Defined.** “Low-Income” shall mean a household having an income equal to or less than eighty percent (80%) Median Income Limit for Riverside COUNTY, established by HUD, with adjustments for smaller and larger families except that HUD may establish income ceilings higher or lower than eighty percent (80%) of the median for the area on the basis of HUD findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. pursuant to HOME regulations.

- f. **Eligible Purchaser.** “Eligible Purchaser” shall mean a household that meets all of the following qualifications:
- i. A household who intends to occupy the Property as its principal place of residence;
  - ii. A household with an income equal to or less than eighty percent (80%) Median Income Limit for Riverside COUNTY, established by HUD pursuant to HOME regulations; Income is subject to verification by COUNTY.
  - iii. A household that pledges not to lease or rent the Property during the fifteen (15) year Affordability Period.

## ARTICLE 2 - MAINTENANCE REQUIREMENTS

- a) **Maintenance of Property.** HOMEOWNER(S) shall, for the term of this Covenant Agreement, at its sole cost and expense, maintain the PROPERTY and the improvements thereon, including, without limitation, the buildings, fencing, parkways, landscaping, driveways, garages, carports, and lighting, in first class condition, and in decent, safe, and sanitary condition.
- b) **Interior Maintenance.** HOMEOWNER(S) shall, for the term of this Covenant Agreement, maintain the interior of the dwelling unit(s) located on the PROPERTY in a decent, safe, and sanitary condition and shall immediately correct any health and safety code violations identified by staff of the COUNTY of Riverside.
- c) **Exterior Maintenance.** HOMEOWNER(S) shall, for the term of this Covenant Agreement, keep the Property free from the accumulation of debris and waste materials. All exterior, and painted surfaces shall be maintained at all times in a clean and presentable manner, free from chipping, cracking, peeling, and defacing marks. No building, patio, balcony, wall, fence, or yard area, including parkways, shall be left in an unmaintained condition so that any of the following exist:
- (i) Buildings abandoned, boarded up, partially destroyed, or left unreasonably in a state of partial construction;
  - (ii) Abandoned or non-operational vehicles;
  - (iii) Unpainted buildings or buildings with peeling paint;
  - (iv) Cause dry rot, warping, and termite infestation;
  - (v) Constitute an unsightly appearance that detracts from the aesthetic or property values of neighboring properties;
  - (vi) Broken windows, constituting hazardous conditions and/or inviting trespassers and malicious mischief;
  - (vii) Broken or discarded furniture, appliances, and other household equipment stored for periods exceeding one (1) week;
  - (viii) Packing boxes, lumber, trash, dirt, and other debris stored for periods exceeding one (1) week; and
  - (ix) Unscreened trashcans, bins, or containers stored for periods exceeding fifteen (15) days in areas visible from public streets and common areas.

- d) **Graffiti Removal.** All graffiti, and defacement of any type, including marks, words, and pictures, shall be removed and any necessary painting or enhancement completed within the earlier of seventy-two (72) hours of their creation or within forty-eight (48) hours after notice to HOMEOWNER(S) from COUNTY.
- e) **Trash.** All trash shall, for the term of this Covenant Agreement, be collected and placed in appropriate areas for pick-up by refuse haulers on normal trash pick-up days or hauled away, in a timely manner, by HOMEOWNER(S) to an appropriate COUNTY-approved dump site if trash service is not available.
- f) **Landscaping.** All exterior areas of the PROPERTY that are not buildings, driveways, or walkways shall, for the term of this Covenant Agreement, be adequately and appropriately landscaped and maintained. The landscaping shall meet the minimum standards set from time to time by the COUNTY. Landscaping on the PROPERTY, including front, back, and side yards and parkways shall be absent of the following:
- (i) Lawns with grasses in excess of six (6) inches in height;
  - (ii) Untrimmed hedges causing a nuisance to the public right of way;
  - (iii) Trees, shrubbery, lawns, and other plant life dying from lack of water or other necessary maintenance;
  - (iv) Trees and shrubbery grew uncontrolled without proper pruning;
  - (v) Vegetation so overgrown as to be likely to harbor rats or vermin;
  - (vi) Dead, decayed, or diseased trees, weeds, and other vegetation;
  - (vii) Inoperative irrigation system(s), if any; and
  - (viii) Parkway with ground cover in excess of eighteen (18) inches in height.

### ARTICLE 3 –INSURANCE AND TAXES.

- a. HOMEOWNER(S) shall maintain property insurance and flood insurance, if applicable listing the COUNTY as additional insured for the Term of this Covenant Agreement. HOMEOWNER(S) shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included withing the term “extended coverage,” and such hazards, including floods and flooding. In addition to the insurance requirements set forth in this paragraph, this insurance shall be maintained in the amount of the replacement value of the improvements located on the Property.
- b. The insurance carrier providing the insurance shall be chosen by the HOMEOWNER(S). All insurance policies and renewals thereof shall include a standard mortgage clause in favor of and in a form acceptable to COUNTY. COUNTY shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security Covenant Agreement with a lien, which has priority over this Covenant Agreement. COUNTY shall be named as a loss payee as its interest shall appear and be named as an additional insured. If COUNTY requires, HOMEOWNER(S) shall promptly give to COUNTY copies of all receipts of paid premiums and renewal notices. In the event of a loss, HOMEOWNER(S) shall give prompt notice to the insurance carrier, any senior lender, and the COUNTY. COUNTY may make proof of loss if not made promptly by any senior lender or the HOMEOWNER(S).

- c. Unless COUNTY and HOMEOWNER(S) otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible, or COUNTY Loan would be lessened, the insurance proceeds shall be applied to the sums set forth in this Covenant Agreement, whether or not then due, with any excess paid to the HOMEOWNER(S).
- d. If the Property is abandoned by HOMEOWNER(S), or if the HOMEOWNER(S) fails to respond to COUNTY within thirty (30) days from the date notice is mailed by COUNTY to HOMEOWNER(S) that the insurance carrier offers to settle a claim for insurance benefits, COUNTY is authorized to collect and apply the insurance proceeds at COUNTY's option either to restoration or repair of the Property or to the COUNTY Loan amount.
- e. HOMEOWNER(S) shall pay before delinquency all taxes and assessments affecting said property, when due, and all encumbrances, charges, and liens, with interest, on said property or any part thereof.
- f. Should HOMEOWNER(S) fail to make any payment or to do any act herein provided, then COUNTY, but without obligation to do so and upon written notice to or demand upon HOMEOWNER(S) and without releasing HOMEOWNER(S) from any obligation hereof, may make or do the same in such manner and to such extent as COUNTY may deem necessary to satisfy such delinquency. The costs borne by COUNTY from such payment shall become a charge, which HOMEOWNER(S) shall promptly pay upon demand and, if unpaid after fifteen (15) days, shall be assessed as a lien against the PROPERTY with interest at the highest rate permitted by law.

#### ARTICLE 4-TRANSFER

- a) **Notice of Transfer.** In the event the HOMEOWNER(S) intends to Transfer the Property, the HOMEOWNER(S) shall promptly notify the COUNTY in writing within thirty (30) days of such intent. Prior to executing any documents affecting such a transfer, the HOMEOWNER(S) shall send the notice (hereinafter referred to as the "Notice of Intent to Transfer,") by certified mail return receipt requested, to Housing and Workforce Solutions, 3403 10<sup>th</sup> St. Suite 300, Riverside, California 92501, Attention: Deputy Director, or such other address as the COUNTY may designate. The HOMEOWNER(S) has the right to withdraw the Notice of Intent to Transfer prior to the opening of escrow to purchase the Property.
- b) **COUNTY's Options to Designate an Eligible Purchaser.** In the event the HOMEOWNER(S) wishes to sell the Property within the Term of this Covenant Agreement period, HOMEOWNER(S) shall use best efforts and shall have the right to sell the Property to an Eligible Purchaser. In the event the HOMEOWNER(S) proposes to Transfer the Property to a purchaser or a transferee who is not an Eligible Purchaser, the COUNTY shall have the right to terminate the Covenant Agreement and demand **Repayment of Loan upon Default** as defined in Article 8, paragraph b, The COUNTY shall have the right but not the obligation to exercise the rights contained herein in its sole and absolute discretion.



- c) **Designation of Eligible Purchaser.** Upon receipt of the Notice of Intent to Transfer, the COUNTY shall have the right, but not the obligation, to designate an Eligible Purchaser to purchase the Property in the manner set forth hereunder, if the HOMEOWNER(S) proposed transferee is not an Eligible Purchaser. The notification to HOMEOWNER(S) regarding the option to designate an Eligible Purchaser shall be sent by certified mail, return receipt requested.
- d) **Receipt of Notice of Intent to Transfer.** Within thirty (30) days of receipt by the COUNTY of the Notice of Intent to Transfer, the COUNTY shall: (1) determine whether the proposed transferee is an Eligible Purchaser; (2) inspect the Property during reasonable hours, upon five (5) days advance notice to HOMEOWNER(S), HOMEOWNER(S) shall permit the COUNTY access to the Property for such purposes; and (3) notify the HOMEOWNER(S) regarding whether or not the COUNTY intends to exercise its right to demand **Repayment of Loan upon Default** as defined in Article 8, section b.

## ARTICLE 5 - NON-DISCRIMINATION

- a) HOMEOWNER(S) covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof or interest therein, that HOMEOWNER(S) shall not discriminate in the provision of services, allocation of benefits, accommodation in facilities, or employment of personnel on the basis of ethnic group identification, race, religious creed, color, national origin, ancestry, physical disability, medical condition, marital status or sex in the performance of this Covenant Agreement; and, to the extent they shall be found to be applicable hereto, shall comply with the provisions of the California Fair Employment Practices Act (commencing with Section 1410 of the Labor Code), the Federal Civil Rights Act of 1964 (P.L. 88-352), the Americans with Disabilities Act of 1990 (42 U.S.C. S12101 et seq.) and all other applicable laws or regulations. [Title VI of the Civil Rights Act of 1964 and OMB Approval 2535-0113.]
- b) In addition, HOMEOWNER(S) covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof or interest therein, there shall be no discrimination against or segregation of any person, or group of persons, on account of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, source of income, veteran or military status, or national origin in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property nor shall HOMEOWNER(S), itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Property. All deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:
  - (i) In deeds: “The Loanee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of

any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the Loanee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.”

(ii) In leases: “The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.”

(iii) In contracts: “There shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor shall the transferee itself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the land.”

## ARTICLE 6 – TERM

- a) **First Recording Position.** Notwithstanding anything to the contrary, this Covenant Agreement shall be recorded in the Official Records in First Priority.
- b) **Term.** The term of this Covenant Agreement shall be for fifteen (15) years from the date of recordation of this Covenant Agreement in the Official Records of Recorder’s Office of the COUNTY of Riverside (“Term”), at which time this Covenant Agreement shall expire by its

own terms. That notwithstanding, the covenants against discrimination set forth in Article 5 shall run in perpetuity. Advanced payment in full or in part of the COUNTY Loan owing to the COUNTY, does not solely release this Covenant Agreement and the HOMEOWNER(S)s obligations thereunder. Once affordability period has passed, COUNTY shall draw release notice documents (the "Notice of Release"). The COUNTY shall record the Notice to Release in the Official Records.

- c) **Non-liability of the COUNTY.** In no event shall the COUNTY become in any way liable or obligated to the HOMEOWNER(S) or to any successor-in-interest of the HOMEOWNER(S) by reason of its rights set forth in this Covenant Agreement to the HOMEOWNER(S) or any successor-in-interest of the HOMEOWNER(S) for the COUNTY's failure to exercise any such rights set forth herein.
- d) **Binding on Successor and Assigns.** This Covenant Agreement shall bind, and the benefit hereof shall inure to the HOMEOWNER(S), and to his/her or their respective heirs, legal representative executors, successors in interest and assigns, and to the COUNTY and its successors except as provided in Article 4 paragraph (d)(3). Provided, however, upon a release of this Covenant Agreement pursuant to Article 8 paragraph (b), this Covenant Agreement shall not thereafter reattach.
- e) **Invalid Provisions.** If any one or more of the provisions contained in this Covenant Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect then such provision or provisions shall be deemed severable from the remaining provisions contained in this Covenant Agreement, and this Covenant Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- f) **Controlling Law.** The terms of this Covenant Agreement shall be interpreted under the laws of the State of California.
- g) **Interpretation of Restrictive Covenants.** The terms of this Covenant Agreement shall be interpreted to encourage to the extent possible that the maximum sale price of and mortgage payments for the Property remain affordable to households having an income equal to or less than the eighty percent (80%) Median-Income limit for Riverside COUNTY, established by HUD, pursuant to HOME Investment Partnership Program.

#### **ARTICLE 7 - SUCCESSORS AND ASSIGNS**

- a) HOMEOWNER(S) hereby declares the express intent that the covenants and restrictions set forth in this Covenant Agreement shall run with the land, and shall bind HOMEOWNER(S), its executors, administrators and assigns, and all persons claiming under or through HOMEOWNER(S) and all successors in title to the PROPERTY for the Term of this Covenant Agreement. Each and every contract, deed, or other instruments hereafter executed covering or conveying the PROPERTY or any portion thereof shall be held conclusively to have been executed, delivered, and accepted subject to such covenants and restrictions, regardless of whether such covenants or restrictions are set forth in such contract, deed, or other instruments.

- b) At the point of initial occupancy, of each and every successor or assign in interest, the household occupying the housing unit shall be Low Income as defined in Article 1, paragraph e) above.

## **ARTICLE 8 - DEFAULT AND REMEDIES**

- a) **Event of Default and Remedies.** Failure or delay by HOMEOWNER(S) to perform any covenant, condition, or provision of this Covenant Agreement constitutes a default under this Covenant Agreement. In such event, COUNTY shall give written notice of default to HOMEOWNER(S), specifying the default complained of by COUNTY. Failure or delay by the COUNTY in giving such notice or asserting any of its rights or remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or change the time of default, or deprive COUNTY of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any such rights or remedies.

In the Event of Default or breach of any of the terms or conditions of this Covenant Agreement by HOMEOWNER(S), or HOMEOWNER(S)'s heirs, executors, administrators, or assigns, COUNTY may pursue the remedy thereof by any and all means of enforcement, both in equity and at law, as provided by the laws of the State of California.

- b) **Notice and Cure.** Prior to executing any remedies hereunder, COUNTY shall give HOMEOWNER(S) notice of such default. Any monetary default shall be cured within ten (10) days of such written notice. Except as otherwise set forth herein, if a non-monetary default is reasonably capable of being cured within thirty (30) days, HOMEOWNER(S) shall have such period to effect a cure prior to exercise of remedies by COUNTY. If the non-monetary default is such that it is not reasonably capable of being cured within thirty (30) days, and HOMEOWNER(S): (a) initiate corrective action within said period, and (b) diligently, continually and in good faith work to effect a cure as soon as possible, then HOMEOWNER(S) shall have such additional time as is reasonably necessary to cure the default prior to exercise of any remedies by the COUNTY; but in no event later than sixty (60) days.
- c) **Repayment of Loan upon Default.** In the event of default, HOMEOWNER(S) shall be required to pay to COUNTY the entire amount of a Loan herein disbursed as downpayment for Property on behalf of the HOMEOWNER(S) referred to herein as ("Repayment of Loan upon Default"). Such payment shall be delivered to the COUNTY no later than fifteen (15) days after the notice is mailed to HOMEOWNER(S) and any outstanding amounts shall be a lien against the Property until repaid, with interest at the highest rate permitted by law. Upon payment in full of the amounts owing to the COUNTY, COUNTY shall release this Covenant Agreement and the Loan Agreement from the Property (the "Notice of Release"). The COUNTY shall record the Notice to Release with the COUNTY Recorder of the COUNTY of Riverside.
- d) **Nuisance.** The result of every act or omission whereby any of the covenants contained in this Covenant Agreement are violated in whole or in part, is hereby declared to be and constitutes a nuisance, and every remedy allowable at law or equity, against a nuisance,

either public or private, shall be applicable against every such result and may be exercised by any HOMEOWNER(S) or its successors in interest, without derogation of COUNTY's rights under law.

- e) **Costs of Enhancement.** The costs borne by COUNTY from such acts and work of protection, maintenance, and enhancement pursuant to Article 8, paragraph f, including a reasonable administrative charge, shall become a charge, which HOMEOWNER(S) shall promptly pay upon demand and, if unpaid after fifteen (15) days, shall be assessed as a lien against the PROPERTY with interest at the highest rate permitted by law.
- f) **Cumulative Remedies.** The remedies herein provided for breach of the covenants contained in this Covenant Agreement shall be deemed cumulative, and none of such remedies shall be deemed exclusive.
- g) **Failure to Enforce.** The failure to enforce any of the covenants contained in this Covenant Agreement shall be not constituted a waiver of the right to enforce the same thereafter and HOMEOWNER(S) hereby waives and releases any statute of limitations defense in connection with any COUNTY action or proceedings to protect, assert or enforce any rights or remedy contained herein and in the Loan Covenant Agreement.

**ARTICLE 9 – GENERAL PROVISIONS**

- a) **Notice.** All notices and demands will be given in writing by certified or registered mail, postage prepaid, and return receipt requested, or by overnight carrier. Notices will be considered given upon the earlier of (a) two (2) business days following deposit in the United States mail, postage prepaid, certified, or registered, return receipt requested, or (b) one (1) business day following deposit with an overnight carrier service. The Parties will address such notices as provided below or as may be amended by written notice:

COUNTY	HOMEOWNER(S)
HWS – Deputy Director	
3403 Tenth Street, Ste. 300	
Riverside, CA 92501	

- b) **Request for Notice of Default and Sale.** The COUNTY shall cause a Request for Notice for Default and Sale to be recorded on the Property subsequent to the recordation of any First Lien deed of trust or mortgage requesting a statutory notice of any notice of default and any notice of sale as set forth in California Civil Code Section 2924b. The recordation of the Request for Notice for Default and Sale shall not be deemed to waive the COUNTY's right to receive any other notices required by statute or otherwise.
- c) **Additional Encumbrances.** The initial HOMEOWNER(S) and any subsequent HOMEOWNER(S) subject to these Covenant Agreements may not encumber the Property without the prior written consent of the COUNTY.

- d) **Monitoring.** During each fiscal year for the next fifteen (15) years, the HOMEOWNER(S) can be selected for a random compliance review. The annual reporting period is from July 1<sup>st</sup> to June 30<sup>th</sup>. If selected, the HOMEOWNER(S) shall report to the COUNTY, in writing, confirm that they continue to reside in the Property, have not leased or rented the Property, provide evidence of insurance, evidence of the payment of taxes, if not impounded, and provide any and all other information reasonably requested by the COUNTY to assure compliance with the terms of the Covenant Agreement on a form or forms prepared by the COUNTY. Within fifteen (15) days of a written request from the COUNTY to the HOMEOWNER(S), HOMEOWNER(S) shall respond with all information requested to allow the COUNTY to complete its monitoring responsibilities under the terms of the Covenant Agreement. Failure to completely and timely comply with requests shall be deemed a material default under the terms of the Covenant Agreement.
- e) **Enforcement.** If a violation of any of the covenants or provisions of this Covenant Agreement remains uncured after the respective time period set forth in Article 8, COUNTY and its successors and assigns, without regard to whether the COUNTY or its successors and assigns is a HOMEOWNER(S) of any land or interest therein to which these covenants relate, may institute and prosecute any proceedings at law or in equity to abate, prevent or enjoin any such violation or attempted violation or to compel specific performance by HOMEOWNER(S) of its obligations hereunder. No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage, or waive the right of any party entitled to enforce the provisions hereof or to obtain relief against or recover for the continuation or repetition of such breach or violations or any similar breach or violation hereof at any later time.
- f) **Covenants Running with the Land.** All conditions, covenants, and restrictions contained in this Covenant Agreement shall be covenants running with the land for the Term of this Covenant Agreement, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and in favor of, and enforceable by COUNTY, its successors and assigns, against HOMEOWNER(S), its successors, and assigns, to or of HOMEOWNER(S)'s interest in the Property, or any portion thereof or any interest therein, and any party in possession or occupancy of said Property or portion thereof. The COUNTY shall be deemed the beneficiary of the covenants, conditions, and restrictions of this Covenant Agreement both for and in its own right and for the purposes of protecting the interests of the community. The covenants, conditions, and restrictions shall run in favor of the COUNTY, without regard to whether the COUNTY has been, remains, or is a HOMEOWNER(S) of any land or interest therein in the Property. Except as provided in the preceding sentence, the covenants, conditions, and restrictions contained in this Covenant Agreement shall not benefit nor be enforceable by any other HOMEOWNER(S) of real property except the COUNTY.

[Remainder of the Page Intentionally Blank]

[Signatures of the Following Page]

IN WITNESS WHEREOF, COUNTY and HOMEOWNER(S) have executed this  
Covenant Agreement as of the dates set forth below.

**COUNTY:**

**HOMEOWNER(S):**

**COUNTY OF RIVERSIDE**, a political  
subdivision of the State of California

**HOMEOWNER(S) Name(s), Vesting**

By: \_\_\_\_\_  
Juan Garcia  
Deputy Director

By: \_\_\_\_\_  
**HOMEOWNER(S) #1 Name**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_  
**HOMEOWNER(S) #2 Name**

Date: \_\_\_\_\_

**(Signatures on this page must be notarized)**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF \_\_\_\_\_ }

On \_\_\_\_\_, before me, \_\_\_\_\_  
Date Here Insert Name and Title of the Officer

personally appeared \_\_\_\_\_  
Name(s) of Signer(s)

\_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature \_\_\_\_\_  
Signature of Notary Public



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

CIVIL CODE § 1189

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STATE OF CALIFORNIA }

COUNTY OF \_\_\_\_\_ }

On \_\_\_\_\_, before me, \_\_\_\_\_  
Date Here Insert Name and Title of the Officer

personally appeared \_\_\_\_\_  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature \_\_\_\_\_  
Signature of Notary Public

# NOTICE OF EXEMPTION



## Certification of Exemption for HUD funded projects

Determination of activities not subject to 24 CFR 58.34(a)  
 May be subject to provisions of Sec 58.6, as applicable

**Project Title:** Approval and adoption of the 2024-2029 Five Year Consolidated Plan, 2024-2025 One Year Action Plan, Citizen Participation Plan, and the Riverside County Assessment of Fair Housing Report.

**Project Description:** Pursuant to 24 CFR Part 570, 24 CFR Part 91, and the Citizen Participation Plan, the Board of Supervisors is authorized to approve and adopt the 2024-2029 Five Year Consolidated Plan, the 2024-2025 One Year Action Plan, Citizen Participation Plan, and the Riverside County Assessment of Fair Housing Report for the HUD CPD-funded CDBG, ESG, and HOME programs.

**Address:** 3403 10<sup>th</sup> Street, Suite 300, Riverside CA, 92501

**Funding Source:** CDBG HOME ESG HOPWA EDI Other:

I hereby certify that the abovementioned project has been reviewed and determined an Exempt activity per 24 CFR 58.34(a) as follows:

	1. Environmental and other studies, resource identification and the development of plans and strategies;
	2. Information and financial services;
✓	3. Administrative and management activities;
	4. Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, child-care, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs;
	5. Inspections and testing of properties for hazards or defects;
	6. Purchase of insurance;
	7. Purchase of tools;
	8. Engineering or design costs;
	9. Technical assistance and training;
	10. Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair, or restoration activities necessary only to control or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration;
	11. Payment of principal and interest on loans made or obligations guaranteed by HUD;
	12. Any of the categorical exclusions listed in Sec. 58.35(a) provided that there are no circumstances that require compliance with any other Federal laws and authorities cited in Sec. 58.5.

If your project falls into any of the above categories, you do not have to submit a Request for Release of Funds (RROF), and no further approval from HUD will be needed by the recipient for the draw-down of funds to carry out exempt activities and projects. However, the responsible entity must still document in writing its compliance with and/or applicability of "other requirements" per 24CFR58.6 (included with this document).

By signing below the Responsible Entity certifies in writing that each activity or project is exempt and meets the conditions specified for such exemption under section 24 CFR 58.34(a). Please keep a copy of this determination in your project files.

Susana Orozco, Principal DS  
 Preparer Name & Title (please print)

Juan Garcia, Deputy Director Community & Housing Development  
 Responsible Entity Name & Title

 7/1/2024  
 Preparer Signature Date

 7/1/24  
 Responsible Entity Signature Date

**ENVIRONMENTAL  
EXEMPTION DOCUMENTATION**

**To:** County Clerk and Recorder's Office  
County of Riverside  
2720 Gateway Drive  
Riverside, CA 92507

**From:** Housing and Workforce Solutions (CDBG)  
County of Riverside  
10<sup>th</sup> Street, Suite 300,  
Riverside, CA 92501

**Project Title:** Approval and adoption of the 2024-2029 Five Year Consolidated Plan, the 2024-2025 One Year Action Plan, Citizen Participation Plan, and the Assessment of Fair Housing Report

**Grant No.:** B-24-UC-06-0506; E-24-06-0506; and M-24-UC-06-0530

**Description of Project:** Pursuant to 24 CFR Part 570, 24 CFR Part 91, and the Citizen Participation Plan, the Board of Supervisors is authorized to approve and adopt the 2024-2029 Five Year Consolidated Plan, the 2024-2025 One Year Action Plan, Citizen Participation Plan, and the Assessment of Fair Housing Report for the HUD CPD-funded CDBG , ESG, and HOME programs.

**Project Location:** Throughout Riverside County

**Project Proponent:** Housing and Workforce Solutions for the County of Riverside


**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**Project Description:** The project - approval and adoption of the 2024-2029 Five Year Consolidated Plan, the 2024-2025 One Year Action Plan, Citizen Participation Plan, and Assessment of Fair Housing Report, for the HUD CPD-funded CDBG , ESG, and HOME programs is an administrative planning action that will only have financial effect. It can be seen with certainty that there is no possibility that the action will have a significant effect on the environment and will not lead to any direct or reasonably indirect physical impacts.

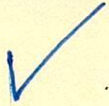
**Exempt Status: (Check one)**

- Ministerial (Section 21080 (b) (1); Section 15268);
- Declared Emergency [Section 21080 (b) (3); Section 15239(a)];
- Emergency Project [Section 21080 (b) (4); Section 15269 (b) (c)];
- Statutory Exemption (Section Number: \_\_\_\_\_)
- Categorical Exemption:      Class 1 (Section Number: \_\_\_\_\_)
- These activities are not subject to CEQA [pursuant to Section 15061 (b) (3)]**
- Other

Environmental Specialist:  Date: **July 1, 2024**  
Susana Orozco, Principal Development Specialist

Certifying Officer:  Date: **July 1, 2024**  
Juan Garcia, HWS Deputy Director – CDBG/HOME/ESG Programs

Phone: 951-955-8126



Riverside County Board of Supervisors  
Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Ryan Serna

Address: \_\_\_\_\_  
(Only if follow-up mail response requested)

City: Corona Zip: 92878

Phone #: 310 283 1265

Date: 7/30 Agenda # 19.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

I give my 3 minutes to: Ryan Serna

Parking validations available for speakers only – see Clerk of the Board.

## BOARD RULES

### Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

### Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. **Speakers are prohibited from bringing signs, placards, or posters into the hearing room.**

### Individual Speaker Limits:

**Individual speakers are limited to a maximum of three (3) minutes.** The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.



Riverside County Board of Supervisors  
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SPEAKER'S NAME: LAMONDO GREEER - CORONA NORCO FAMILY YMCA

Address: \_\_\_\_\_  
(Only if follow-up mail response requested)

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: 951-289-5098

Date: 7/30/24 Agenda # 19.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

I give my 3 minutes to: LAMONDO GREEER

Parking validations available for speakers only – see Clerk of the Board.

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