

City of Riverside Five Year Consolidated Plan



Camp Anza



CITY OF
RIVERSIDE

FY 2015-2019

Adopted April 28, 2015

Executive Summary

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

1. Introduction

This Consolidated Plan provides a basis and strategy for the use of federal funds granted to the City of Riverside by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. This Consolidated Plan covers the period beginning July 1, 2015 through June 30, 2020, including five program years. Programs and activities described in this plan are intended to primarily benefit low- and moderate-income residents of the city of Riverside, neighborhoods with high concentration of low- and moderate-income residents, and the City as a whole. HOPWA funds will be distributed to eligible activities throughout Riverside and San Bernardino counties. The City also uses this plan to coordinate with other federal and state grant programs and local initiatives.

This plan is the product of extensive public outreach, community meetings, multiple public hearings, and consultation with multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. A complete draft of this plan has been made available for public review and comment for a 30-day period beginning March 27, 2015. The availability of the plan is advertised in the local newspaper and the complete documents are available on the City's website (<http://www.riversideca.gov/>) and in print form at the City of Riverside Community Development Department, Main Library, and the Office of the City Clerk.

Purpose of the Consolidated Plan

The 2015-2020 Consolidated Plan for the City of Riverside is the comprehensive five-year planning document identifying the needs and respective resource investments in satisfying the City's housing, homeless population, non-homeless special needs population, community development and economic development needs.

Goals of the Consolidated Plan

The goals of the City's Consolidated Plan are to provide decent housing, a suitable living environment, and expanded economic opportunities for its low- and moderate-income residents. The City and its participating agencies strive to accomplish these goals by effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents and communities of Riverside. By addressing needs and creating opportunities at the individual and neighborhood levels, the City and the participating agencies hope to improve the quality of life for all residents of the City. The goals are outlined as follows:

- **Provide Decent Housing** – Help homeless individuals secure appropriate housing and assist those at risk of becoming homeless, preserve the affordable housing stock, increase the availability of permanent housing that is affordable to low- and moderate-income persons without discrimination, and increase the supply of supportive housing.
- **Provide a Suitable Living Environment** – Improve the safety and livability of neighborhoods, increase access to quality facilities and services, and reduce the isolation of income groups within an area through integration of low-income housing opportunities.
- **Expand Economic Opportunities** – Create jobs that are accessible to low- and moderate-income persons, stimulate business investment, and increase job development to build vibrant, self-sustaining communities.

Available Funds

The priorities and accomplishment goals outlined in this document are based on assumptions about future funding levels for the Consolidated Plan programs. In all cases, the City of Riverside has used the presumption of level-funding of each program at Federal Fiscal Year 2015 levels as outlined in **Table I-1** below. Because these programs are subject to annual Congressional appropriations as well as potential changes in funding distribution formulas or the number of communities eligible to receive entitlement grants, the accomplishment projections and planned activities are subject to change with availability of funding.

**Table I-1:
Estimated Available Funds**

	CDBG	HOME	ESG	HOPWA	Total
Estimated Annual Entitlement	\$2,995,747	\$788,793	\$265,718	\$1,977,833	\$6,028,091
Estimated Program Income	\$0	\$0	\$0	\$0	
Estimated Annual Funds Available	\$2,995,747	\$788,793	\$265,718	\$1,977,833	\$6,028,091
Five-Year Total Estimated Funds Available	\$14,978,735	\$3,943,965	\$1,328,590	\$9,889,165	\$30,140,455

Table I-1

PROGRAMS ADMINISTERED

CDBG Program

The Housing and Community Development Act of 1974 ("Act") initiated the CDBG Program. Although the Act has been amended in recent years, the primary objective continues to be the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income.

Regulations governing the Program require that each activity undertaken with CDBG funds meet one of three broad national objectives as follows:

- Benefit low- and moderate-income persons.
- Aid in the prevention or elimination of slums and blight.
- Meet other community development needs having a particular urgency.

As part of the submittal of each Annual Action Plan, the City certifies that it has given maximum feasible priority to activities, which meet the first and second objectives above. Additionally, the City certifies that no less than 70% of the CDBG funds received, over a one-year certification period, will be designed to benefit low- and moderate-income persons.

As noted in **Table I-1**, the City anticipates receiving an annual CDBG Program allocation of approximately \$2,995,747 for the next five years.

HOME Program

On November 28, 1990, the Cranston-Gonzalez National Affordable Housing Act was enacted (P.L. 101-625). The HOME Program was created as a result of this legislation. It affords states and local governments the flexibility to fund a wide range of low-income housing activities through housing partnerships among states, localities, private industry, and nonprofit organizations. This program provides federal funds for the development and rehabilitation of affordable rental and homeownership housing, replacing a series of programs previously funded by HUD. HUD allocates funds to qualifying "Participating Jurisdictions" (PJs) based upon a variety of demographic and housing factors. With the exception of a waiver granted for disaster-related funding, HOME funds are subject to a 25% match of non-federal funds or in-kind contributions.

HOME regulations require grantees to allocate at least 15% of its annual HOME award to activities sponsored, managed or owned by a Community Housing Development Organization (CHDO). A CHDO is a special designation for nonprofits that provide a variety of housing activities including affordable housing development, management and homeless housing programs. HUD encourages partnerships between grantees and CHDOs to maintain and expand affordable housing. The City certifies that its Annual Action Plan will incorporate allocation of HOME funds to vital community partners such as CHDOs.

As noted in **Table I-1**, the City anticipates receiving an annual HOME Program allocation of approximately \$788,793 for the next five years.

ESG Program

The ESG Program began on November 7, 1989, as part of the Stewart B. McKinney Homeless Assistance Act. The program is designed to improve the quality of existing emergency shelters, make available additional emergency shelters, help meet the cost of operating emergency shelters, and provide essential social services to homeless individuals. The ESG Program ensures that the homeless have access not only to safe and sanitary shelter but also to supportive services and other kinds of assistance needed to improve their situations. The program is also intended to reduce homelessness through the funding of preventive programs and activities. ESG funds further the objectives of the Riverside County Continuum of Care.

Riverside County's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers. County agencies provide direct services for the homeless and/or significant resources for agencies serving the homeless. The region's municipalities, including the City of Riverside, also provide substantial resources for services that assist the homeless and those at risk of becoming homeless. The County's non-profit community is a critical player in the current Continuum of Care system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women. The County's non-profit community also serves special needs populations, such as victims of domestic violence, veterans, the disabled and youth.

As noted in **Table I-1**, the City anticipates receiving an annual ESG Program allocation of approximately \$265,718 for the next five years.

HOPWA Program

The HOPWA Program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families. Riverside is designated as the responsible jurisdiction for dispersing HOPWA funds throughout Riverside and San Bernardino counties. The City's project sponsors are the Riverside County Housing Authority and Foothill Aids Project. The City receives approximately \$1.97 million annually.

As noted in **Table I-1**, the City anticipates receiving an annual HOPWA Program allocation of approximately \$1,977,833 for the next five years.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Priority Needs

The City of Riverside has identified seven priority development areas to meet the greatest needs of residents in the City. Priorities are based on responses to the 2015 Community Survey conducted in the City, information gathered in specific focus groups, interviews with various organizations and service providers in the housing and community development field, and data obtained from the 2010 Census, the American Community Surveys, Comprehensive Housing Affordability Strategy, and the PIC Information Center. It will invest its CDBG funding to address needs in the priority areas listed below:

1. Community Services (Public Services)
2. Infrastructure
3. Community Facilities (Public Facilities)
4. Neighborhood Services
5. Special Needs Services
6. Housing
7. Business and Jobs (Economic Development)

More detailed priorities and accomplishment projections for Housing, Community Development, Homeless and Special Needs populations, as well as HOPWA Program activities and anticipated accomplishments are presented in the appropriate narrative sections and tables within this document.

The City must also ensure that its HUD-funded activities carried out under the Consolidated Plan meet its priority needs. Priority need rankings were rather consistent throughout the City. A uniform system of ranking was assigned according to the following HUD categories: No Need, Low Need, Medium Need and High Need, to describe the relative need for assistance in each category. All priority needs were found to be High based on the Consolidated Plan's need assessments and resources available to address these needs.

Table I-2 shows the City's 2015-2020 Priority Needs along with the priority level, population served, and goals addressed by each.

Table I-2 Priority Needs 2015-2020				
Priority Need	Definition	Priority	Population	Goals
Community Services	An activity that provides services to individuals and/or households, including specific clientele such as Senior Services, and Youth Programs.	High	Extremely Low-Income Low-Income Moderate-Income Elderly Families Elderly Frail Elderly	Public Services- Accessibility Public Services- Sustainability Senior Services Youth Services
Infrastructure	Public Improvements that support existing or future community development which benefits an entire area or site.	High	Extremely Low-Income Low-Income Moderate-Income	Infrastructure
Community Facilities	The construction or rehabilitation of a structure or facility that houses a public use.	High	Extremely Low-Income Low-Income Moderate-Income	Public Facilities and Improvements
Neighborhood Services	An activity designed to help low income neighborhoods build the capacity and resources needed to ensure residents experience better results around education, employment, safety and other key areas.	High	Extremely Low-Income Low-Income Moderate-Income	Neighborhood Capacity Building Programs
Special Needs Services	A non-housing activity or facility which provides services exclusively to individuals with special.	High	Extremely Low-Income Low-Income Moderate-Income Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental	Special Needs Services and ADA Improvements

Table I-2 - Part 1

			Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-Housing Community Development Other	
Housing	An activity that creates or improves residential units (single- or multi-family housing), including activities in support of housing such as code enforcement as well as infrastructure development specifically to support housing development.	High	Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly Families 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	Housing-Affordability Housing-Sustainability (Code Enforcement) Housing-Accessibility (Fair Housing)
Business and Jobs	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.	High	Extremely Low-Income Low-Income Moderate-Income Non-Housing Community Development	Economic Development-Sustainability Economic Development-Accessibility

Geographic – Demographic Characteristics

Riverside is the largest city in the Inland Empire metropolitan area of Southern California, and is approximately 60 miles east of Los Angeles, and 12 miles southwest of San Bernardino. Riverside is the county seat of Riverside County, and is named for its location beside the Santa Ana River. Riverside is the birthplace of the California Citrus industry, home of the Mission Inn Hotel, the largest Mission Revival Style building in the United States, and home of the Riverside National Cemetery.

As of 2013, Riverside had an estimated population of 316,619. Founded in 1870 by John North and a group of Easterners who wished to establish a colony dedicated to furthering education and culture, Riverside was built on land that was once a Spanish rancho. Investors from England and Canada transplanted traditions and activities adopted by prosperous citizens: the first golf course and polo field in Southern California were built in Riverside.

The first orange trees were planted in 1871, but the citrus industry in Riverside began two years later when Eliza Tibbets received two Brazilian navel orange trees sent to her by a friend at the Department of Agriculture in Washington. The trees thrived in the Southern California climate and the navel orange industry grew rapidly. Within a few years, the successful cultivation of the newly discovered navel orange led to a California Gold Rush of a different kind: the establishment of the citrus industry, which is commemorated in the landscapes and exhibits of the California Citrus State Historic Park and the restored packing houses in the Downtown's Marketplace District. By 1882, there were more than half a million citrus trees in California, almost half of which were in Riverside. The development of refrigerated railroad cars and innovative irrigation systems established Riverside as the wealthiest city per capita by 1895.

As the city prospered, a small guest hotel designed in the popular Mission Revival style grew to become the world famous Mission Inn, favored by presidents, royalty and movie stars. Postcards of lush orange groves, swimming pools, and magnificent homes have attracted vacationers and entrepreneurs throughout the years. Many relocated to the warm, dry climate for reasons of health and to escape Eastern winters. Victoria Avenue with its landmark homes serves as a reminder of European investors who settled here.

Riverside's citizens are proud of the city's unique character born from a tradition of careful planning, from its carefully laid out historic Mile Square to its 1924 Civic Center designed by the same planner responsible for San Francisco's, Charles Cheney. Through the City's Office of Historic Preservation, it is committed to preserving the past as a firm foundation for the future. Over 125 City Landmarks, 20 National Register Sites and 2 National Landmarks have been designated by the City Council, all offering enjoyment and education to city residents and visitors.

Riverside is fortunate to have a wealth of sites and buildings that provide a link to the city's past and a strong sense of place. This is the result of the hard work and careful planning of the city's Historic Preservation Program. Created by the City Council in 1969, it identifies and advances the preservation of Riverside's historic neighborhoods and civic and commercial resources.

Examples include the Mission Inn, the Chinatown site, the National Packing House, Citrus Experiment Station and engineering feats like the Gage Canal. Many of these landmarks are found in the Downtown's Mission Inn Historic District. California's Mission Revival style, born in California, can be seen throughout the City, most notably in the Mission Inn, the Municipal Auditorium, First Church of Christ Scientist, and the Fox Performing Arts Center.

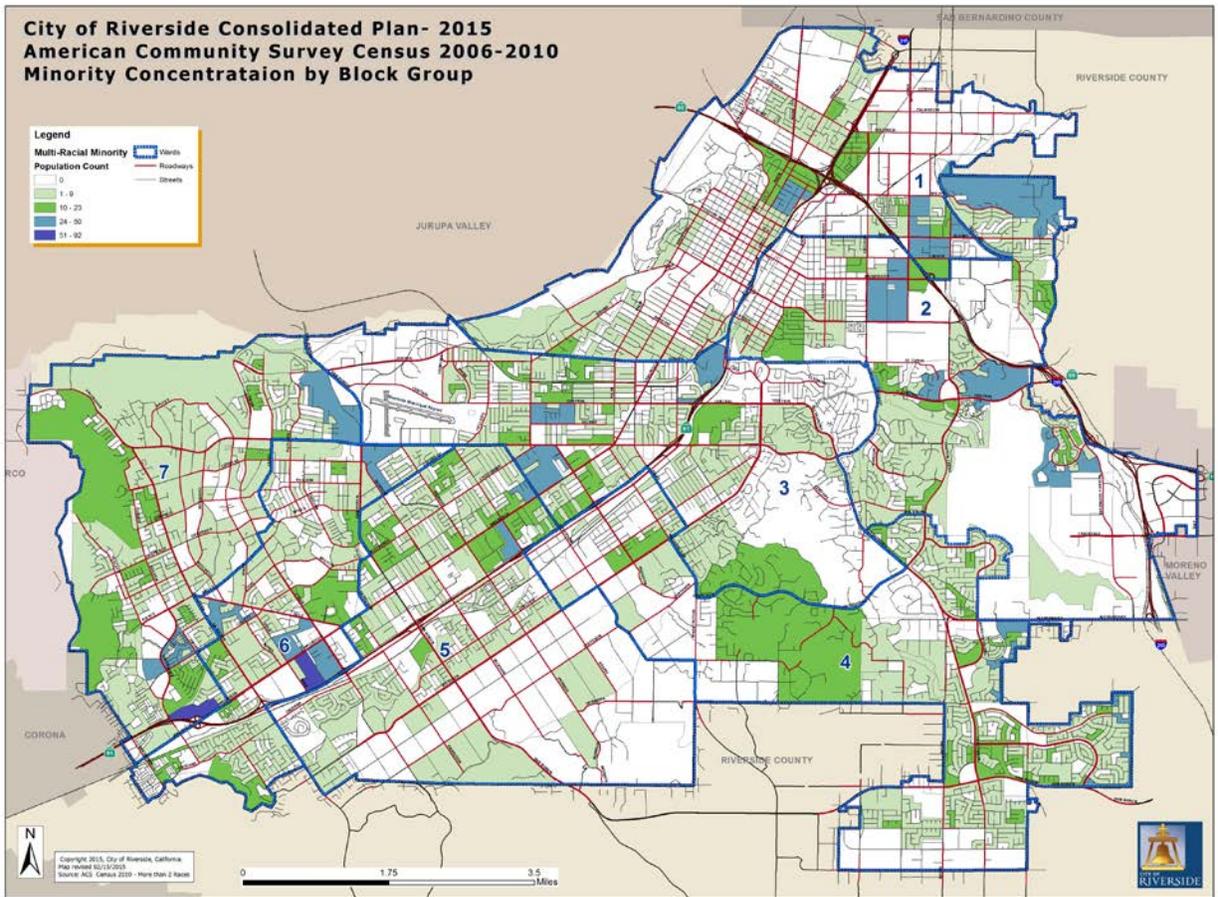
The Mission Inn was developed from the Glenwood Tavern, owned by Captain Christopher Columbus Miller, who moved to Riverside in 1874 to survey land for the Gage Canal, which brought water to Riverside. His son Frank developed a lasting interest in culture and the arts and took over the expansion of the Inn. Over the years he embellished and expanded it into a unique resort known all over the world. It has played host to numerous movie stars, musicians and heads of state. Ronald and Nancy Reagan honeymooned there, and Richard and Pat Nixon were married on its grounds. Teddy Roosevelt planted a tree in its courtyard, and a special chair, built for President William Howard Taft when he visited, is still in the Inn's collection.

Many of Riverside's historic buildings are open to the public including the Catherine Bettner home, restored and renamed the Heritage House, which is open for tours. The Riverside Art Museum was designed by America's most successful woman architect, Julia Morgan, famous for William Randolph Hearst's Castle in San Simeon. It was originally constructed for the YWCA on land donated by Frank Miller. Benedict Castle was built as a private residence by Henry Jekel and is now occupied by Teen Challenge. It is available for special events and filming as are many of Riverside's historic homes and neighborhoods.

According to the 2010 ACS U.S. Census, Riverside was home to 303,871 people. The U.S. Census 2013 estimates that the City's current population has increased to 316,619 people. The 2010 U.S. Census indicates that 132,184 (43.5%) of the residents of Riverside were members of minority group and 148,897 (49.0%) of the residents were Hispanic or Latino. Since 1980, Riverside has been experiencing significant growth in its minority populations. The largest Riverside racial/ethnic groups are White (56.5%), followed by Hispanic (49.0%), Asian (7.4%) and Black (7.0%). The following Table (Table I-3) illustrates the population by race and ethnicity. Areas of minority concentration are shown on the following map (Map I-1).

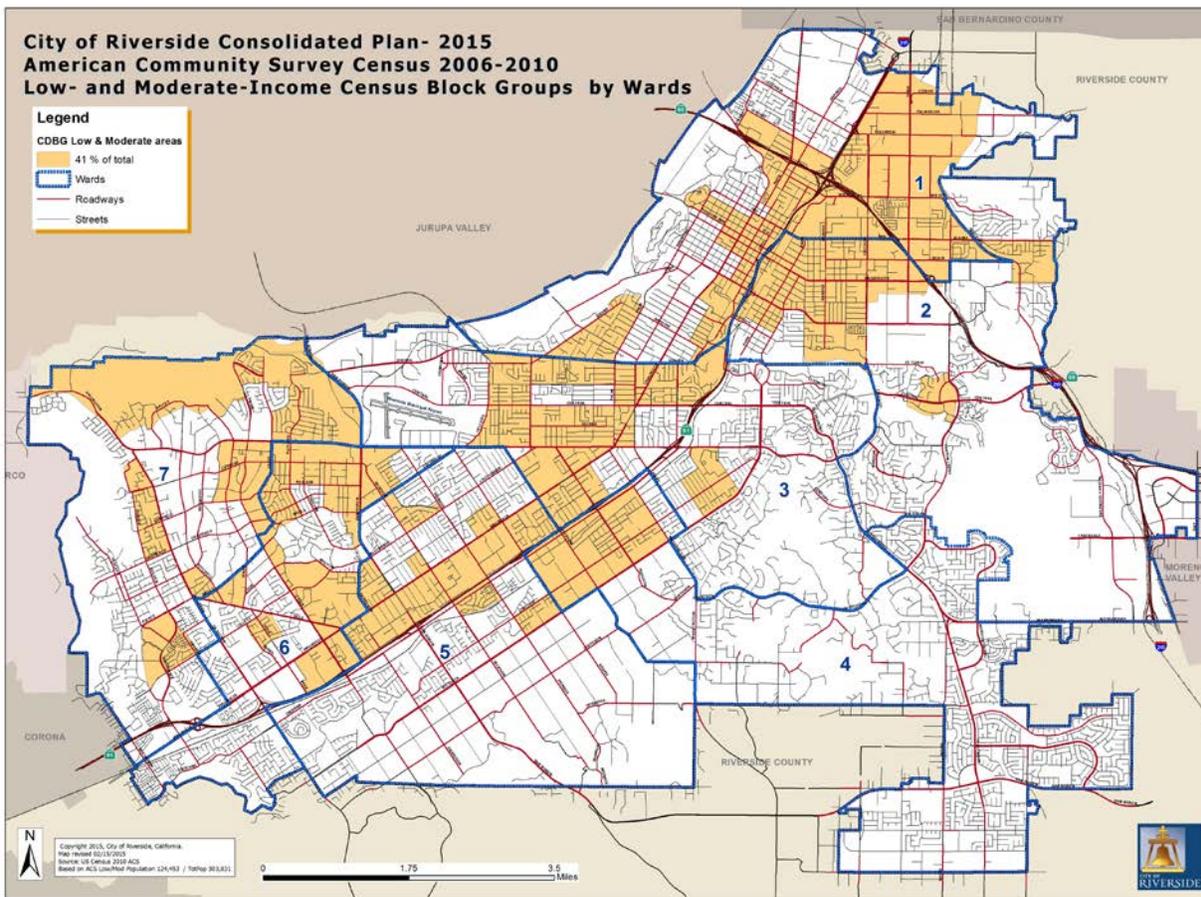
A	B	C
Race	2010 ACS Census	
	<i>Population count</i>	<i>Percentage</i>
White	171,687	56.5%
Black or African American	21,271	7.0%
Native American	3,343	1.1%
Asian	22,486	7.4%
Pacific Islander	1,215	0.4%
Multi-racial	15,497	5.1%
Other Races	68,371	22.5%
Total:	303,871	100.0%
Ethnicity	2010 Population	
	<i>Population count</i>	<i>Percentage</i>
Hispanic or Latino	148,897	49.0%
Not Hispanic or Latino:	154,974	51.0%
<i>Source: ACS Census April 1, 2010</i>		

Table I-3 Population by Race and Ethnicity



Map I-1 Minority Concentration by Block Group

As of the 2010 ACS, Riverside was home to 124,453 residents who earned less than 80% of the area median income (AMI) and are therefore classified as low- or moderate-income by HUD. This represents 41% of the city-wide population for whom household income could be determined. The following map (Map I-2) illustrates the block groups with the heaviest concentrations of low- and moderate-income residents in Riverside. Consolidated Plan funds (except HOPWA) will generally be targeted toward these low- and moderate-income neighborhoods or toward activities that benefit the low- and moderate-income residents of the City.



Map I-2 Low and Moderate-Income Census Blocks

Because Riverside is the most populous city in Riverside County, CA, HUD has designated the City as a Grantee jurisdiction for administering the HOPWA funding designated for the Eligible Metropolitan Service Area (EMSA) encompassing Riverside and San Bernardino Counties. This block grant is designated to serve persons in the County of Riverside and the County of San Bernardino who are living with HIV/AIDS and their families. For this program, funds will be allocated to eligible recipients county-wide whose programs serve this population. It is anticipated that the funds will be targeted to organizations whose service areas include the urban centers within the Counties, where the greatest percentage with HIV/AIDS reside.

3. Evaluation of past performance

At the end of each program year, as required by HUD, a CAPER must be submitted to HUD by September 30th. The CAPER gives an actual account of activities, which occurred during the previous program year, and how the City maintained and expended funds, which were outlined in the Annual Action Plan for that program year.

Upon completion of the CAPER, and at least 15 days prior to its submission to HUD, the City will make the report available to the general public for a 15-day review and comment period. Any comments received from the general public will be included in the CAPER submitted to HUD.

The City will provide a notice in the local newspaper for the availability of the CAPER, which will begin a 15-day review and comment period. A public notice will be advertised prior to the review period. The notice and the draft CAPER will also be made available to the public via the City's website (www.riversideca.gov).

The City of Riverside is in the fifth year of its current Consolidated Plan period (2010-2015) and has met or exceeded most of the goals set forth to ensure decent housing, a suitable living environment and economic opportunities.

The City continues to carry out its programs as identified in its 2010-2015 Consolidated Plan and implemented through the approved Annual Action Plans. The City has provided all requested certifications as required by HUD, and has been fair and impartial to entities applying for federal funds to assist in program implementation. The City has not hindered implementation of the Consolidated Plan through action or willful inaction.

Projects funded include public facilities, public services, acquisition of a homeless facility, housing rehabilitation and a micro-loan program.

Table I-4 shows the City's 2010-2014 Accomplished Priority Needs along with funds expended.

Priority Need	Priority Need Level	2010-2014 Goals	Dollars to Address Need	2010-2014 CDBG Program Entities	2010-2014 Accom. Count	2010-2014 Program Funds Expended
Public Facilities						
01 Acquisition of Real Property	Medium	0	-	1	0	\$412,313
10C Micro-Enterprise Assistance	High	4	300K	3	1	\$48,936
13 Direct Homeownership Assistance	Medium	20	400K	1	0	\$0
03 Public Facilities General	High	3	100K	3	0	\$57,744
03A Senior Centers	High	2	100K	10	2	\$1,718,955
03B Handicap Centers				1	1	\$22,877
03C Homeless Facilities	High	8	400K	9	50	\$116,112
03D Youth Centers	High	4	400K	2	1	\$24,928
03E Neighborhood Facilities	Medium	0	-	6	0	\$252,330
03F Parks, Recreational Facilities	High	12	2.0M	33	3	\$1,701,058
03G Parking Facilities	Medium	0	-	1	0	\$437,556
03K Street Improvements	High	20	2.0M	35	4,676	\$2,598,969
03L Side Walks	High	4	400K	3	1	\$89,636
03P Health Facilities	Medium	2	150K	2	1	\$30,000
SUB-TOTAL				110	4,736	\$7,511,414
Public Service						
03T Homeless/AIDS Facilities Operating	High	-	-	5	2,981	\$135,740
05 Public Services (General)	High	4000	750K	79	56,894	\$78,104
05A Senior Services	High	600	60K	24	2,319	\$22,379
05C Legal Services				2	143	\$2,000
05D Youth Services	High	5000	500K	38	6,539	\$84,939
05F Substance Abuse Services	Medium	150	40K	4	1,128	\$13,500
05H Employment Training	High	60	80K	2	77	\$0
05G Battered and Abused Spouses	High	2000	80K	15	773	\$29,380
05J Fair Housing Activities	High	4000	300K	4	13,134	\$65,500
05L Child Care Services	Medium	0	-	3	40	\$0
05M Health Services	Medium	250	80K	4	153	\$0
05N Abused and Neglected Children	High	200	60K	2	12	\$6,500
05S Rental Housing Subsidies	High	200	400K	1	0	\$0
05Q Rental Assistance	High			1	12	\$0
14A Rehab-Single Unit Residential	Medium	0	0	1	26	\$21,240
14F Energy Efficient Improvements	Medium	0		1	0	\$0
14I Lead Based/Lead Hazard Test	Medium	0		1	0	\$0
18A ED Direct Financial Assistance to For-Profits	Low	0		3	1	\$38,056
21D Fair Housing Administration		0	-	0	0	\$0
21A General Program Administration	Medium	0	-	7	1	\$527,032
19F Planned Repayment of Section 108 Loans	High	0	-	4	1	\$200,000
SUB-TOTAL				201	84,234	\$1,224,370
TOTAL				311	88,970	\$8,735,784

2010-2014 CDBG Accomplishments

4. Summary of citizen participation process and consultation process

As the entitlement grantee for the CDBG, HOME, ESG, and HOPWA programs, the City of Riverside Community Development Department (CDD) is the lead agency for the development of this five-year consolidated plan as well as the Annual Action Plans that outline the proposed activities and expenditures under these programs. The CDD will also act as one of several public and private agencies that will administer programs and activities under the plan. During this Consolidated Plan period, the CDD will also work with other agencies and organizations that will assist in the administration of the Consolidated Plan programs.

The City of Riverside has embraced a process for the development of this five-year Consolidated Plan that included broad participation from the community. At each step in the process care has been taken to ensure that low- and moderate-income 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 supported by the Consolidated Plan programs have been actively involved. The Community Development Department staff conducted extensive outreach to engage a wide range of agencies, groups, organizations, and residents in the process of developing the 2015-2020 Five-Year Consolidated Plan and the 2015-2016 One-Year Action Plan. This process included:

- Notices being sent to every household in the City inviting participation in the Consolidated Plan process to include attendance at the Community Meetings (7 meetings, one in each Ward);
 - Surveys available to participants at each Community Meeting, including Community Centers; surveys distributed to a number of agencies and groups; and surveys available on the City of Riverside's website;
 - Letters sent to community based organizations and groups inviting participation in the process;
 - Public notices and advertisements published in the local newspaper inviting public participation in the process;
 - A public application process for the community based organizations to apply for project funding in program year 2015-2016;
 - Discussions with several City departments to help identify priority needs for the next five years;
 - Consultation with local and regional governmental agencies to help identify priority needs for the next five years; and
 - Consultation with City Council members regarding constituent and citywide priorities.

In order to identify priority needs in the City, a Priority Needs Survey was prepared and made available to all residents of the City (see Grantee Unique Appendices in back Admin Section). The survey was designed to identify and prioritize needs related to community services, community facilities, infrastructure, neighborhood services; special needs services, businesses and jobs, and housing. The surveys were also made available at various public facilities. The surveys were also distributed to community based organizations and stakeholders in the City. Although the sample size of completed surveys (159) was relatively small, the findings are nevertheless relevant (see Appendix "C."). Residents who responded noted the need for the following:

- Anti-Crime Programs
- Educational Services
- Youth Services
- Street Improvements
- Parks and Recreation Facilities
- Youth Centers
- Code Enforcement
- Graffiti Removal
- Homeless Shelters and Services
- Mental Health Services
- Neglected/Abused Children Centers and Services
- Create Jobs for Low-Income Persons
- Job Training Programs
- Retention of Companies that Provide Jobs
- Small Business Assistance
- Store Front Improvements

In developing this five-year Consolidated Plan, the CDD, acting as the lead plan development agency, has consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. In addition to the surveys, focus groups, hearings, and other outreach efforts described above, CDD staff and/or its Analysis of Impediments

consultant contacted representatives, staff, and members of the Housing Authority of the County of Riverside (HACR), and the Riverside County Continuum of Care. A copy of the final plan was also made available to adjacent cities for review and comment.

Summary of Citizen Participation Continued - Public Hearings

Public Hearings, Community Meetings, and Comment Periods

In addition to the targeted data collection efforts outlined above, the City of Riverside Community Development Department conducted seven advertised community meetings to obtain feedback and solicit input into the needs of the community and this Consolidated Plan. Community meetings were held in each of the seven City Council Wards. The meetings included an introduction and explanation of the Consolidated Plan's purpose and the process and schedule for its completion as well as an opportunity for interested persons to comment on past activities of the Consolidated Plan programs, identify needs, and propose strategies for addressing those needs. Minimal public comment was received at the community meetings. The public comments can be seen in the Executive Summary and Citizen Participation section of this document.

A draft of the Consolidated Plan was prepared in March 2015 and made available for public review and comment from March 27, 2015 through April 27, 2015. A summary of comments received and the City's responses can be found in the Citizen Participation section of this document. Notice of the availability of the draft plans and the opportunity to comment on them was advertised in The Press-Enterprise as required under the City's Citizen Participation Plan.

A public hearing was held on April 28, 2015 at the Riverside City Council Chamber regarding the Consolidated Plan, the Citizen Participation Plan, the Analysis of Impediments to Fair Housing Choice (AI), and the Annual Action Plan project/programs selection for the 2015-2016 program year.

In developing this five-year Consolidated Plan, the CDD, acting as the lead plan development agency, has consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. In addition to the surveys, focus groups, hearings, and other outreach efforts described above, CDD staff and/or its Analysis of Impediments consultant contacted representatives, staff, and members of the Housing Authority of the County of Riverside (HACR), and the Community Action Partnership of Riverside (Continuum of Care) during January and February of 2015. A copy of the final plan was also made available to adjacent cities for review and comment via an email which identified the city's link for the above mentioned plans.

5. Summary of public comments

Comments received at the April 28, 2015 Public Hearing:

Erroll Koschewitz – Riverside resident: Requested clarification as to where he could find information on how federal funds are being spent;

Phyllis Purcell – Riverside resident: While she did not comment specifically on the Consolidated Plan, Phyllis commented on the financial hardship of seniors;

Gina Baker – Voices for Children: Provided the City Council with an overview of her organization's program and requested that the City Council consider funding their program;

Karen Wright – Riverside resident: Expressed concern about housing prices in Riverside, specifically for seniors and low- and moderate-income households. She also suggested areas of where the City may want to consider building affordable housing for low income households; Karen also expressed concern regarding the 3 minute limit on public comment being that the documents were well over 300 pages.

Jennifer O'Farrell – Big Brothers Big Sisters: Provided the City Council with an overview of her organization's program and requested that the City Council consider funding their program; Jennifer also expressed her appreciation for our recommendation of funding.

Theresa Newham – Riverside resident: Did not specifically address the Consolidated Plan; however, complimented City staff on how well they are doing their job;

Brit Holstrom – Riverside resident: Did not specifically address the Consolidated Plan; however, commented on the financial hardship of seniors and asked that the City be mindful in spending dollars to assist the seniors; and

Damien O'Farrell – Path of Life Ministries: Expressed appreciation for City funds and partnership with their organization. Also provided a brief overview of the program.

City of Riverside response to comments received at public hearing:

Staff provided the various ways to obtain detailed information of the federal funded expenditures. The City Council thanked all persons and agencies for attending the public hearing and for their comments.

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

All comments formally submitted have been included with responses in Comments Received section above.

7. Summary

The City is committed to allocating funds that serve the needs of the lowest- income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income, particularly those with extremely low-incomes (less than 30 percent of area median income), are particular priorities. Priorities can be achieved through a combination of 1) decent and affordable housing; 2) investment in community development activities in lower-income and deteriorating neighborhoods and in facilities that serve lower-income populations; and 3) supportive services to maintain independence. By focusing on these overall priorities, the City seeks to address community concerns such as:

- The need for additional decent, safe, and affordable housing, and alleviate 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 and permanent housing, and the elimination of homelessness along the lines detailed in the City's Homeless Reduction and Prevention Strategy Five-Year Plan and the Riverside County's 10-Year Plan to end chronic homelessness and the City's Five-year ;
- Programs that promote economic development and create jobs and programs that 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.

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
CDBG Administrator	RIVERSIDE	Community Development Department
HOPWA Administrator	RIVERSIDE	Community Development Department
HOME Administrator	RIVERSIDE	Community Development Department
ESG Administrator	RIVERSIDE	Community Development Department

Table 1 – Responsible Agencies

Narrative

The lead agency responsible for the development of this Consolidated Plan (ConPlan) is the City of Riverside Community Development Department, Grants and Housing Authority & Homeless Services staff. These same staff members participated in the research and development of the ConPlan. Staff members from the various agencies such as Housing Authority & Homeless Services. The City consults with the Continuum of Care (CoC) on an on-going basis. Most of the agencies represented in the Con Plan are responsible for administering HUD funds, operating, and/or overseeing a range of activities.

In developing the Con Plan, a needs assessment and market analysis were first conducted to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with local agencies, public outreach, community meetings, review of demographic and economic data, and housing market analysis.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Riverside conducted significant consultation with citizens, municipal officials, nonprofit agencies, public housing agencies, governmental agencies, and the Continuum of Care in preparing this plan. The City held seven public meetings prior to development of the plan. These meetings are summarized in the Citizen Participation Section of this plan.

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(l)).

The City of Riverside actively participates in the Riverside County Continuum of Care (RC-CoC), which is led by the Riverside County Department of Public Social Services. The City has standing representation on the Housing, Planning and Funding Committees. Leaders from the County and City housing authorities, private hospitals, private housing providers, County Department of Mental Health, social service programs that serve the homeless, as well as criminal justice entities also serve on the RC-CoC. The RC-CoC meets every other month and is responsible for coordinating the countywide effort to address homelessness and administers federal funding from HUD and other resources to combat homelessness. The executive leadership participates in planning partnerships with psychiatric stakeholders, criminal justice executives and employment specialists led by Riverside County.

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

The Riverside County Department of Public Social Services (DPSS) serves as the lead agency and grantee for the Riverside County Continuum of Care (CoC). DPSS interacts with people on many levels, thereby impacting their daily lives through child care, education, employment, training, health and human services, homelessness, and housing. The present day CoC Program resulted from the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH), which consolidated the three separate McKinney-Vento homeless assistance programs (Supportive Housing Program, Shelter Plus Care Program, and Section 8 moderate Rehabilitation SRO Program) into a single grant program. The CoC program is designed to promote community-wide planning and strategic use of resources to: address homelessness; improve coordination and 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.

The goal of DPSS is to facilitate a unified CoC whose role is to coordinate homeless efforts and is capable of meeting the varied needs of the County's homeless residents while at the same time establishing policies and procedures for such. 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, faith-based agencies, for-profit agencies, local government, neighborhood groups, non-profit organizations, and private foundations.

Significant aspects of the Consolidated Plan development process and implementation of project objectives was a result of meeting and coordinating with the CoC as well as agencies and organizations that serve Riverside County residents. These meetings helped identify priority needs and the level of need for various coordinated housing and homeless efforts in the County. The City of Riverside will continue to consult with the CoC where necessary to address the needs of the homeless populations. To ensure the effective and efficient provision of housing and services to homeless individuals and families, the development of the Consolidated Plan also included active citizen participation as described later in the Citizen Participation section. This joint effort has worked successfully in the past, and Riverside pledges its continuing support of the endeavor.

The City has significantly increased its efforts towards coordination and collaboration across systems of care in an effort to serve the most “at-risk” citizens including the homeless, veterans, and unaccompanied youth. In support of the HUD's 25 Cities Initiative and the Mayor's Challenge to ending homelessness among veterans by the end of 2015, the City's has allocated \$300,000 of HOME funds towards the Tenant Based Rental Assistance Program.

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 Continuum of Care. All ESG subrecipients in the City of Riverside 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 Continuum of Care (CoC). The CoC has over 100 member organizations including homelessness assistance providers, veteran service representatives, victim service providers, Public Housing Agency, Mental Health Agency, formerly homeless individuals, and government organizations. The Continuum of Care meets on a regular basis, sharing information about services among participating agencies and setting funding priorities and policies for homeless.

The City of Riverside, the ESG recipient, consulted with the CoC to discuss the allocation of ESG funds in ways that:

- Coordinate with other ESG entitlement jurisdictions to develop and utilize shared 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 local jurisdiction; and
- Comply with eligibility and verification requirements (HMIS, housing status, homeless definitions, etc.)

Policies and procedures for the administration of HMIS are as follows:

- The HEARTH Act states HMIS participation is a statutory requirement for ESG grantees and sub-recipients. The City of Riverside and its subrecipients coordinate with the Continuum of Care 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 Steering Committee, the Committee responsible for overseeing the coordinated implementation of HMIS in Riverside County. The HMIS Steering Committee meets to review the progress of implementation, identify and resolve problems, update policies and procedures, and to review reports from participants.
- Ensure participating agencies and users receive collaborative-approved training and maintain a process to hear and address issues from users.
- Ensure that accurate data on all persons served and all activities assisted under ESG are entered into the community-wide HMIS.
- Establish a process to review, analyze and report key performance 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 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	Agency/Group/Organization	Fair Housing Council of Riverside County, Inc.,
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The anticipated outcome of contacting this agency was to review and discuss the vital range of fair housing services available to residents throughout the city.

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

Not applicable.

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	Riverside County Department of Public Social Services	Through the outreach process, the City identified homelessness, rapid re-housing and homeless prevention services as a priority.

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))

Many public service activities that have traditionally been funded through the CDBG program in Riverside serve the priority special needs populations identified above. The City of Riverside anticipates that these activities will continue to receive support. HOPWA funding will be used to assist with the supportive service needs of persons with HIV/AIDS in Riverside and throughout Riverside County as is detailed below. Efforts will be made to ensure that supportive services are available in all areas of need within the City. Additionally, the County of Riverside through the Department of Mental Health, the Department of Public Health, the Riverside County Office on Aging, and other agencies provide funding

for a variety of housing and supportive services programs that serve many special needs populations in Riverside.

Narrative:

The City of Riverside will continue its collaborative efforts and partnerships, as detailed throughout this report, with state and local government entities, such as Riverside County and the Southern California Association of Governments (SCAG) to ensure complete implementation of the Consolidated Plan.

PR-15 Citizen Participation

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 rules and regulations, the City of Riverside complies with regulation 24 CFR 91.105, Citizen Participation Plan for local governments as outlined. The City has adopted a Citizen Participation Plan that sets forth the City's policies and procedures for citizen participation. The components of the Citizen Participation Plan discussed above have been designed with the explicit intention of accommodating and encouraging participation by low- and moderate-income residents, residents of low-and moderate-income neighborhoods, members of minority groups, persons with limited English skills, and persons with disabilities. In the development of the Consolidated Plan, the City made affirmative efforts to provide adequate information to interested agencies and Riverside residents concerning the CDBG, HOPWA, HOME and ESG process and availability of funds.

During the months of October 2014, staff members of the Community Development Department conducted a public meeting in each of the seven City Council Wards (see grantee appendices).The intended purpose of these meetings was to provide the residents with an overview of HUD programs, to obtain information on community needs and priorities that will be included as part of this Consolidated Plan, and to solicit community input regarding any current unmet need. The City Council Ward meetings were held at community centers, public libraries and other venues within the community and involved the participation of City Council members, and area residents in order to gather statistical information, assess the City's housing and community development needs, and receive input on spending plans and priorities for the upcoming program years. The City also conducted extensive outreach to inform local agencies regarding the opportunity to apply for CDBG funds. Outreach included a public notice for availability for funding, a letter mailed to each interested agency, and an application workshop to assist those public service agencies with application preparation. Technical assistance was also provided to individuals and organizations throughout the application period. In October 2014, the City of Riverside mailed each resident and property owner a Riverside Community at Home postcard, which provided an overview of the City's entitlement programs and invited them to attend the public meeting in their City Council Ward. In an effort to reach low- and moderate-income residents and encourage citizen participation, over 107,000 CDBG postcards were distributed. In addition, the notice was posted on the City's website. Persons unable to attend public meetings were invited to provide input and submit comments and suggestions to the City's Community Development Department. Bilingual interpretation services were made available at all public meetings.

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	Citywide Riverside Community At Home Postcard	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing All city residents	Based on the postcard distribution of over 107,000 throughout the community, each ward had an approximate attendance of 20 residents.	At Ward 3 meeting, a resident suggested that we send the survey along with the postcard in the future.	N/A	N/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	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing All city residents	Based on the black and white Press Enterprise ad placed in the paper approximately 2 weeks prior to the meetings, each ward had an approximate attendance of 20 residents.	N/A	N/A	N/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)
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing All city residents	The Riverside Community At Home Postcard image was placed on the City of Riverside Website in an effort to promote the Community Ward Meetings.	N/A	N/A	http://www.riversideca.gov/cdbg/

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)
4	Citywide Riverside Community At Home Postcard	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing All city residents	Resource Center for Non-Profit Management, Online, City of Riverside Community Centers, City of Riverside Main Library, Community Ward Meetings (7), THE GROUP, Riverside Neighborhood Partnership, Riverside Homeless Care Network, Faith Based 7th Annual Small Business Summit, Fair Housing, City Hall, Concierge Desk, and Community Development Lobby	Survey is attached	N/A	http://www.riversideca.gov/cdbg/survey/

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Based on HUD provided figures, the following data indicates the number and percentage of renters and homeowners who may be subject to housing tribulations, based on income level. The recent economic recession has substantially increased the number of households experiencing housing problems and cost burdens.

HUD receives a “special tabulation” of data from the U.S. Census Bureau’s American Community Survey (ACS) that is largely not available through standard Census products. This special tabulation data provides counts of the numbers of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of area median income) and household types of particular interest to planners and policy-makers. This data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, is used by local governments for housing planning and as part of the Consolidated Planning process.

Assessing the specific housing needs of the City of Riverside is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the City’s affordable rental and single family homes was conducted based on available demographic, economic and housing data for the City of Riverside. The assessment utilized HUD’s new eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan. Highlights of this assessment are provided in this section.

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

Summary of Housing Needs

Population estimates in the following table reflect the population, household and median income for residents of Riverside. According to the 2013 American Community Survey (ACS) estimates, the City of Riverside had 316,613 residents and per the 2009-2013 ACS the City had 91,932 households. The data reflects that the City had an increase of 19% in population from the 2000 Census and an increase of 10% in the number of households. According to the 2009-2013 estimates, the median income was \$55,636.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	255,166	303,569	19%
Households	82,128	90,246	10%
Median Income	\$41,646.00	\$57,555.00	38%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	10,310	11,295	15,960	9,580	43,100
Small Family Households *	3,185	3,905	6,325	4,070	23,475
Large Family Households *	1,620	2,315	3,875	2,175	5,945
Household contains at least one person 62-74 years of age	1,505	1,990	2,420	1,515	6,974
Household contains at least one person age 75 or older	1,145	1,665	1,785	760	2,830
Households with one or more children 6 years old or younger *	2,694	2,795	4,935	2,325	4,894
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data 2007-2011 CHAS

Source:

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	295	120	150	95	660	40	40	35	20	135
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	420	350	300	110	1,180	30	185	370	120	705
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	645	845	1,320	540	3,350	115	335	715	560	1,725
Housing cost burden greater than 50% of income (and none of the above problems)	4,440	3,060	1,120	85	8,705	1,710	2,320	2,710	1,055	7,795

	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 30% of income (and none of the above problems)	555	1,920	3,395	1,145	7,015	364	750	1,895	1,565	4,574
Zero/negative Income (and none of the above problems)	560	0	0	0	560	295	0	0	0	295

Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:

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	5,800	4,370	2,895	830	13,895	1,895	2,880	3,830	1,755	10,360
Having none of four housing problems	1,185	2,385	5,075	3,235	11,880	585	1,660	4,165	3,755	10,165

	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
Household has negative income, but none of the other housing problems	560	0	0	0	560	295	0	0	0	295

Table 8 – Housing Problems 2

Data 2007-2011 CHAS

Source:

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	2,130	2,285	2,135	6,550	610	1,265	2,315	4,190
Large Related	1,090	1,060	1,015	3,165	435	1,055	1,495	2,985
Elderly	925	1,220	535	2,680	818	855	1,060	2,733
Other	2,075	1,690	1,670	5,435	375	365	420	1,160
Total need by income	6,220	6,255	5,355	17,830	2,238	3,540	5,290	11,068

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS

Source:

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	1,990	1,255	455	3,700	590	1,015	1,440	3,045
Large Related	930	300	160	1,390	350	905	800	2,055
Elderly	585	620	85	1,290	624	480	500	1,604
Other	1,960	1,210	475	3,645	275	295	225	795
Total need by income	5,465	3,385	1,175	10,025	1,839	2,695	2,965	7,499

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS

Source:

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	890	955	1,145	500	3,490	115	250	575	390	1,330
Multiple, unrelated family households	170	165	465	150	950	24	280	495	295	1,094

	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
Other, non-family households	30	90	24	0	144	0	0	25	0	25
Total need by income	1,090	1,210	1,634	650	4,584	139	530	1,095	685	2,449

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS

Source:

	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

Data Source

Comments:

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

A source of data for estimating the need for assistance among single-family households was not available for the City.

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.

According to the 2013 American Community Survey estimates, 28,973 Riverside residents (or 9.2 percent of the total population) were of a disabled status. Approximately 5,800 elderly households are disabled. Almost 67% of the disabled elderly households are homeowners. Elderly disabled owners may

need home modifications as they age in place and permission from the City to make exterior modifications such as constructing ramps in the side yard. Elderly disabled renters may need permission for reasonable physical modifications and reasonable accommodations from their apartment manager.

The City does not have data available to estimate the number of persons or households of victims of domestic violence, dating violence, sexual assault and stalking who may be in need of housing assistance.

What are the most common housing problems?

The most common housing problem in the City is cost burden, where residents paid more than 30 percent of their gross income on housing costs. This problem is most acute for renters and households with incomes under 30 percent of area median income (AMI). Households paying more than 50 percent of their income for housing is also an issue, again particularly for those with incomes under 30 percent of AMI.

According to 2007-2011 CHAS data, 6,150 households under 30 percent of AMI were paying at least 50 percent of their monthly income on housing costs. A total of 3,060 renters between 30 and 50 percent of AMI and 1,120 renters between 50 - 80 percent of AMI were paying more than half of their monthly income on housing.

Far fewer owner-occupied households were paying over 50 percent of their monthly income on housing costs. The data shows that while 8,620 renters under 80 percent of AMI paid over 50 percent of their monthly income on housing costs; only 6,740 homeowners at this income level did so.

The second most common housing problem was overcrowding with 1.01 - 1.5 people per room. Overcrowding affected 3,350 of renters and 1,725 homeowners. This problem also disproportionately affected renters (39% of all cases) and homeowners between 50 - 80 % AMI (41% of all cases).

The third most common housing problem was severely overcrowding with more than 1.51 people per room. This problem also disproportionately affected renters (36 percent of all cases) with household incomes below 30% AMI and owner occupied households with incomes between 50% and 80% AMI (52 percent of all cases).

Fortunately, substandard housing in the City was extremely limited, affecting less than 1 percent of all households. It should be noted that substandard housing in this instance is defined under a HUD interpretation and includes housing units lacking complete kitchen and/or bathroom facilities. The share of housing units not fully compliant with local code is greater.

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

The housing trend is that extremely low-income renters and very low income homeowners are much more likely to have housing problems than homeowners and renters with higher income groups. CHAS data on severe housing problems indicated that 13,895 renter households and 10,360 owner households had one or more housing problems. This trend holds true with overcrowding, as 3,350 or 24

percent of renter households were overcrowded households. The elderly, particularly homeowners, were also affected by cost burdens, comprising of 54.5 percent of households with incomes below 30 percent AMI.

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

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage job, rent consuming more than 30 percent of their income, and high child care, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness will often have additional issues present: family conflicts, domestic violence, doubling up with family members, recent crisis, housing with code or safety violations, family members with disabilities, criminal histories, history of mental health or chemical dependency, difficulty navigating systems to access public benefits or community based services, and prior experience with homelessness. The City will continue to utilize Emergency Solutions Grant and its Rapid Re-Housing grant (Continuum of Care Program) to address the need of residents who are currently living on the streets or living in motels. Families at risk of losing their housing are referred to Catholic Charities and faith based organizations for assistance. In 2014 the Secretary of HUD held a conference call with grantees strongly encouraging them to fund Rapid Re-Housing programs with their ESG funds since there were more resources available at the local level through social service agencies, nonprofits and faith based organizations to provide a one-time assistance for homeless prevention.

The City of Riverside will also continue to collaborate with the Riverside County Continuum of Care to address the needs of formerly homeless families receiving rapid-re-housing assistance. The Riverside County Continuum of Care is overseeing the implementation of the regional Coordinated Assessment System, which is being tested in the western region of Riverside County under the 25 Cities and Zero: 2016 Initiatives. Once the system begins functioning at full capacity, it will be rolled out throughout the CoCs. This system is instrumental in addressing the needs of formerly homeless families and individuals by providing housing interventions that are most appropriate and effective for each client. In 2014, the CoC transitioned from a first come first served system to one that will assess for the level of need and make program referrals based on the specific needs of the individual or family. Once placed in the most appropriate housing possible, the individual or family is less likely to become homeless again.

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 City itself does not have a methodology to create estimates of at-risk populations; however the City will collaborate with the Riverside Continuum of Care to address the needs of at-risk populations.

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

The characteristic that has been linked most clearly with instability and an increased risk of homelessness is a lack of affordable housing for lower-income households. The typical measure of housing affordability is whether tenants are paying more than 30 percent of their gross income on rent. According to 2013 American Community Survey, 61 percent of City renters paid more than 30 percent of their income on housing. The affordability issue is also illustrated by the fact that just 12.6 percent of the City's apartments rent for less than \$749 a month.

Another characteristic linked to instability and an increased risk of homelessness is the difficulty eligible individuals have in obtaining Permanent Supportive Housing. PSH is almost always fully utilized, but a number of issues occur when eligible recipients are placed on a waiting list. They will often remain homeless, move to rooming houses, or relapse into drugs or other harmful activities. As a result, many eligible recipients lose their eligibility for PSH during the waiting period.

Many other non-housing characteristics also play a role such as chronic health issues, unemployment, mental health issues, substance abuse and criminal activity. Additional information is provided in the NA-40 Homeless Needs Assessment.

Discussion

Refer to above discussion.

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

HUD defines a disproportionately greater number of housing problems by a racial or ethnic group as when a group experiences housing problems at a rate more than 10% greater than the income group as a whole. The data summarizes the percentage of each minority group experiencing any of four housing problems: cost burden (paying more than 30% of income for housing); overcrowding (more than one person per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing). Income classifications are defined as: extremely low-income (under 30% of AMI); low-income (between 30 and 50% AMI); moderate-income (between 50 and 80% AMI); and middle-income (between 80 and 100%) AMI.

In the first two sections (NA-15 and NA-20) housing problems are defined as:

- Lacking complete kitchen facilities
- Lacking complete plumbing facilities
- More than one person per room
- Housing costs more than 30% of household income

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	7,645	845	700
White	2,740	495	320
Black / African American	690	110	20
Asian	975	55	195
American Indian, Alaska Native	45	0	15
Pacific Islander	25	0	0
Hispanic	2,930	185	120

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS

Source:

*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

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	8,940	1,385	0
White	2,960	845	0
Black / African American	760	54	0
Asian	445	55	0
American Indian, Alaska Native	50	0	0
Pacific Islander	15	0	0
Hispanic	4,660	415	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS

Source:

*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	11,150	4,305	0
White	3,910	2,040	0
Black / African American	850	375	0
Asian	585	150	0
American Indian, Alaska Native	75	55	0
Pacific Islander	20	0	0
Hispanic	5,515	1,615	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS

Source:

*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	5,050	4,225	0
White	1,640	1,920	0
Black / African American	355	450	0

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
Asian	370	130	0
American Indian, Alaska Native	70	20	0
Pacific Islander	19	0	0
Hispanic	2,535	1,680	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS

Source:

*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

The disparate impact analysis for housing problems determined that White and Hispanic populations had percentages that made up 82% of the jurisdiction as a whole.

Based on this analysis, the following income groups were found to have disproportionate housing need relative to the City's population as a whole with comparable household

- Pacific Islander: Every income category below 100% of AMI
- American Indian, Alaska Native: 30% - 50% of AMI and 80% - 100% of AMI
- Asian: 80% - 100% of AMI

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

Severe housing problems for occupied units indicate the physical condition or lack of necessary living standards per household. The Comprehensive Housing Affordability Strategy (CHAS) data summarizes the percentage of each minority group experiencing any of four severe housing problems: cost burden (paying more than 50% of income for housing); overcrowding (more than 1.5 persons per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing). The Hispanic population had a disproportionately greater need with severe housing problems in every income category with the exception of the extremely low income White population that had a greater need with severe housing problems.

0%-30% of Area Median Income

Severe 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	6,930	1,560	700
White	2,380	860	320
Black / African American	590	205	20
Asian	925	105	195
American Indian, Alaska Native	45	0	15
Pacific Islander	25	0	0
Hispanic	2,730	385	120

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS

Source:

*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

Severe 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	6,655	3,665	0
White	2,040	1,770	0
Black / African American	525	295	0
Asian	325	170	0
American Indian, Alaska Native	0	50	0
Pacific Islander	15	0	0
Hispanic	3,700	1,375	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS

Source:

*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

Severe 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	6,039	9,415	0
White	1,604	4,345	0

Severe 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
Black / African American	320	905	0
Asian	360	380	0
American Indian, Alaska Native	15	115	0
Pacific Islander	4	15	0
Hispanic	3,640	3,490	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS

Source:

*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

Severe 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	2,260	7,015	0
White	395	3,165	0
Black / African American	70	735	0
Asian	160	345	0
American Indian, Alaska Native	60	35	0
Pacific Islander	19	0	0

Severe 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
Hispanic	1,530	2,695	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS

Source:

*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

Although severe housing problems were less prevalent than non-severe housing problems, their distribution continued to correlate strongly with income levels. Hispanic and White households had the highest frequency of severe housing problems across all income levels. American Indian households experienced the highest level of housing problems in the 30 - 50% AMI bracket.

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:

The disproportionately greater need of racial or ethnic groups is based on the level of cost burden defined as monthly housing costs (including utilities) exceeding 30% of a household's monthly income. The data is broken down into groups paying under 30% of income for housing, between 30 and 50%, and over 50%. The column labeled "no/negative income" represents households with no income or those paying 100% of their gross income for housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	47,340	21,473	18,849	750
White	25,500	9,095	6,530	330
Black / African American	3,550	1,920	1,535	20
Asian	2,190	1,290	1,690	215
American Indian, Alaska Native	240	200	90	15
Pacific Islander	120	25	40	0
Hispanic	15,060	8,530	8,545	135

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2007-2011 CHAS

Source:

Discussion:

Moderate Housing Cost Burden: Approximately 24% of all Riverside households experienced a moderate housing cost burden, paying 30-50% of household income for housing. Only American Indian experienced a disproportionate need (37% or 200 out of 545).

Severe Housing Cost Burden: An additional 21% of all Riverside households experienced a severe housing cost burden, paying more than 50% of household income for housing. Only Asians experienced a disproportionate need (31% or 1,690 out of 5,385), but 26% of Hispanics and 22% of Black and Pacific Islander experienced severe housing cost burden compared with only 16% of Whites.

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?

The disproportionately greater need analysis is not necessarily reflective of the number of households in need. Rather, the analysis determined whether any particular racial or ethnic group has a need which is disproportionately greater than all the households in that particular income group. A disproportionately greater need exists when the percentage of households in a category of need who are members of a

particular racial or ethnic group is at least 10 percentage points higher than the percentage of households in the category as a whole.

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

In the needs section as a whole of the consolidated plan all housing needs are analyzed and addressed including special needs populations.

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

In the City of Riverside diversity is highly integrated. Funds for affordable housing are utilized throughout the City under the City's CDBG and HOME programs. As part of the Citizen Participation Plan the City is required to conduct public notices in difference language if the general population of an area that is effected by the program or project primarily speaks that language. The City also conductus public meetings annually throughout the City to ensure that the needs of all low-income residents will be addressed. According to the American FactFinder, American Community Survey 2013 1-Year Estimates, Hispanics comprise 53.5% of the City's populations. In response, the City has translated all HUD-CPD related community public meeting notices in Spanish.

NA-35 Public Housing – 91.205(b)

Introduction

Low-income residents largely depend on local housing authorities for access to affordable housing and related services. The purpose of public housing authorities (PHA) is to ensure safe, decent, affordable housing and to create opportunities for resident's self-sufficiency and economic independence.

The Housing Authority of the County of Riverside (HACR) oversees the Section 8 public housing vouchers in the County of Riverside. Under the programs, the owner is required to provide decent, safe, and sanitary housing to tenants at a reasonable rent. Inspections are performed initially and at least once annually thereafter to insure that tenants and owners comply with Housing Quality Standards, and other lease and contract provisions. A summary of each program is provided below.

Public Housing Program: Eligibility: household with an income that does not exceed 80% of AMI. The HACR is targeting 40% of all new admissions from families earning below 30% of AMI. The HACR maintains a waiting list. Under selection of families from the waiting list is the addition of a first level preference for homeless youth aging out of foster care who are between the ages of 18-22.

The Program is comprised of 456 public housing units owned and/or managed by the HACR. The HACR owns one public housing facility in the City of Riverside named El Dorado Apartments at 4675 Jackson, which consists of 68 apartment units. Residents in the Public Housing program are required to pay rent based on 30% of their adjusted gross income. The difference between the resident portion of the rent and the cost of maintaining the unit is substantially paid by HUD in the form of an operating subsidy. The Public Housing Program provides vital assistance for many low-income families and seniors, aggressively addressing the need for affordable housing in the County of Riverside.

Section 8 Assisted Housing Program: The Section 8 Assisted Housing Program is administered by the HACR. This federally funded program provides rental assistance in the form of a voucher to very low-income families, senior citizens, disabled, handicapped, and other individuals for the purpose of securing decent, affordable housing. The HACR is currently managing 8,748 Section 8 Housing Choice Vouchers under their Annual Contribution Contract (ACC) contract with HUD.

Under the Housing Choice Voucher Program, subsidy payments are made by the Head of Awarding Activities (HHA) to property owners on behalf of the family. Assistance is provided to very low-income families including senior citizens, disabled, handicapped, and other individuals. The program uses a payment standard to determine the maximum amount of assistance that will be paid on behalf of the family. The family's portion will be a minimum of 30% of their adjusted gross monthly income up to a maximum of 40% if they choose.

Due to the reduction of federal funding, HACR's waiting list will remain closed to all except veterans or widow/ers of veteran; families whose head of household or spouse is 75 years of age or older; homeless foster youth between the ages of 18-22 who have aged out of foster care; families referred to the HACR by the Riverside County Public Child Welfare Agency (PCWA) for admission through the Family Unification Program (HUD-designated special purpose vouchers); participants that have utilized a special rental assistance program for a 3 year term that no longer require supportive services; and families referred to the Housing Authority via an extraordinary local preference.

Totals in Use

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 in use	0	79	456	8,748	36	8,364	135	178	19

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	12,664	13,261	13,870	10,805	13,850	13,465	14,983
Average length of stay	0	6	4	6	2	6	0	5
Average Household size	0	1	3	2	1	2	1	3
# Homeless at admission	0	2	331	205	1	197	2	5
# of Elderly Program Participants (>62)	0	67	38	3,249	9	3,211	15	10
# of Disabled Families	0	12	70	2,587	26	2,422	82	33
# of Families requesting accessibility features	0	79	456	8,748	36	8,364	135	178
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	66	318	5,469	26	5,195	79	144	15
Black/African American	0	10	126	2,967	8	2,867	55	29	3
Asian	0	1	9	209	2	203	0	2	1
American Indian/Alaska Native	0	0	2	80	0	76	1	3	0
Pacific Islander	0	2	1	23	0	23	0	0	0
Other	0	0	0	0	0	0	0	0	0
*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: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	29	250	2,318	7	2,220	13	74	1
Not Hispanic	0	50	206	6,430	29	6,144	122	104	18
*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: PIC (PIH Information Center)

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

The Housing Authority has a total of thirty-seven (37) handicap accessible units within the 469 unit public housing portfolio. As the population has increased in Riverside County so has the demand for accessible public housing units. At present time, the Public Housing waiting list has 33,644 registrants of which 9,245 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 Statement of Policies for the Public Housing Program. 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. The Housing Authority is also expanding ADA features and units at several public housing communities in an effort to bring additional accessible units on line.

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 Public Housing 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 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 Public Housing and the Housing Choice Voucher Programs are:

- Employment
- Job Training
- Reliable and efficient transportation options
- Child care
- Education – High School Diploma or equivalent; secondary education
- Assistance with prescription drug costs for elderly and disabled residents

Riverside County was one of the hardest hit areas during the recent economic downturn. This downturn has had an adverse effect on Public Housing and Housing Choice Voucher families who have suffered job losses and reduction in employment hours at a disproportionate rate. 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, Resident Opportunity and Self-Sufficiency (ROSS) program, Jobs PLUS, and other initiatives designed to increase employment and income for these residents.

Affordability is also a need for housing choice voucher residents. In many cases, especially for the very-low and extremely-low income, elderly, and disabled, even housing assistance is not enough. Elderly residents are typically on a fixed income and many disabled residents are unable to work or receive minimal income. Housing and utility costs are again on the rise and often require hefty deposits. Receiving assistance through public housing or housing choice voucher programs makes the cost of living more affordable, but many families still struggle to make ends meet.

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

In many ways the needs of Public Housing residents and Housing Choice voucher holders are similar to the needs of the low income general population. The need for increased employment opportunities, greater transportation resources, low cost child care programs, and prescription drug cost 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.

The need for affordable housing is a nationwide problem that also relates to the City of Riverside. Lack of affordable housing has resulted in a considerable amount of housing choice voucher applicants who cannot be served. Waiting periods are 24 months or more and many lists have been closed due to the number of applicants. Vouchers are limited; however, HACR continues the effort to obtain more vouchers when possible.

Discussion

Due to the reduction of federal funding, HACR's waiting list will remain closed to all except veterans or widow/ers of veterans; families whose head of household or spouse is 75 years of age or older; homeless foster youth between the ages of 18-22 who have aged out of foster care; families referred to the HACR by the Riverside County Public Child Welfare Agency (PCWA) for admission through the Family Unification Program (HUD-designated special purpose vouchers); participants that have utilized a special rental assistance program for a 3 year term that no longer requires supportive services; and, families referred to the Housing Authority via an extraordinary local preference.

For additional information on the characteristics of the HACR's public housing stock and PHA 5-Year and Annual Plan, we refer interested citizens to the HACR's website at www.harivco.org.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

According to the Riverside County 2015 Homeless Count and Subpopulation Survey, conducted on January 27, 2015, there were 1,587 unsheltered adults and children who were homeless during the point-in-time count and 880 preliminary sheltered adults and children, where data was collected for both the sheltered and unsheltered population in Riverside County. Riverside County experienced a 17% decrease in the overall total number of homeless people counted from 2013 to 2015. In the City of Riverside there were 399 unsheltered adults and children who were homeless, which is a 33% decrease from the 2013 Homeless PIT Count. The Census Bureau noted, in the 2009-2013 American Community Survey, that in Riverside 19.1 percent persons were living below the poverty level. In addition, the City of Riverside like many other large cities has a substantial number of households that are at risk of becoming homeless.

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)	0	50	6	0	0	101
Persons in Households with Only Children	0	0	0	0	0	13
Persons in Households with Only Adults	399	257	426	0	0	74
Chronically Homeless Individuals	114	30	122	0	0	170

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	0	7	0	0	0	129
Veterans	27	62	5	0	0	85
Unaccompanied Child	55	2	59	0	0	0
Persons with HIV	0	0	0	0	0	237

Table 26 - Homeless Needs Assessment

Data Source

Comments: 2015 Riverside County PIT Count

Total Unsheltered Homeless Individuals

Table 27 - 2015 Homeless Point in Time County for the City of Riverside

Indicate if the homeless population is: Has No Rural Homeless

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):

In 2013, the City of Riverside had 242 unsheltered chronically homeless individuals and in 2015, the City had 114 unsheltered chronically homeless individuals, which represents a 45% decrease.

Duration of Homelessness: Among the respondents in 2015, 29% of the unsheltered population were chronically homeless (homeless for a year or more).

Number of Chronically Homeless Individuals: According to the 2015 Homeless Count and Survey, it was estimated that on any given night, the City of Riverside has approximately 114 unsheltered chronically homeless persons.

Homeless Veterans: Based on the 2015 homeless survey, the City has a homeless veteran population of approximately 27 persons. This represents 7% of the total point-in-time homeless population.

Homeless Families: Data from the 2015 homeless count showed that there were no homeless families with children under age 18 (43 unsheltered and 135 sheltered) identified during the 2015 point-in-time count.

Targeted Unaccompanied Homeless Children and Youth Count: During the 2015 Count, 55 youth (18-24) were identified. While HUD defines person's ages 18-24 years old as adults, local homeless youth and youth service providers in the City of Riverside consider this age group transition-aged youth.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	253	0
Black or African American	194	0
Asian	2	0
American Indian or Alaska Native	4	0
Pacific Islander	1	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	127	0
Not Hispanic	335	0

Data Source

Comments: 2015 HMIS Data for Riverside

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 2015 Homeless Count and Subpopulation Survey, there were no unsheltered families in the City of Riverside on any given point in time.

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

Results of the racial/ethnic groups from the Riverside County 2015 Homeless Count and Subpopulation Survey was not available at the time this report was being produced. As a result, the City is providing data from the 2013 Homeless County and Subpopulation Survey, which showed the two largest among survey respondents were White/Caucasian (54%) and Hispanic/Latino (20%). Also, 19% of survey respondents identified as African American/Black, 4% as American Indian/Alaskan Native and 3% as Asian/Pacific Islander.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

When this report was prepared, the number of homeless individuals that were sheltered during the 2015 Homeless County and Subpopulation Survey was not available. The City is using the 2013 numbers to respond to these questions.

Of the 906 homeless adults and children counted during the 2013 PIT Count, 599 were unsheltered (571 adults and 28 children) and 307 were sheltered. The 571 unsheltered homeless adults counted only include those that meet the HUD-based definition by residing in: places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings; or in an emergency shelter; or in transitional housing for homeless persons. The sheltered count included the number of persons and households sleeping in emergency shelters (including seasonal shelters), transitional housing, and Safe Haven programs that were listed on the Continuum of Care’s Housing Inventory Chart (HIC).

The sheltered count data was gathered either through a data collection sheet or the Homeless Management Information System (HMIS). The homeless count and survey data revealed that 41% of the unsheltered homeless population is chronically homeless and in need of longer-term assistance such as rental assistance and wrap-around social services such as health care, employment services, mental health care, and life skills training. The data showed that 59% of the unsheltered homeless population is not chronically homeless and will likely need shorter-term assistance, such as a few months of rental assistance, and are not as reliant on social services.

Discussion:

The Riverside County Continuum of Care is in the process of developing a new 10-Year Ending Homeless Plan which is expected to be completed at the fall of 2015. Given the large number of homeless individuals in shelter, one part of the plan will be to prioritize addressing the needs of individuals who have been staying in shelter for long periods of time. The relatively small numbers of long-term stayers place a significant burden on shelter and service resources and reduce the number of shelter beds available to individuals who need shelter for a short term. Many more homeless individuals could be served if the long term stayers could be provided with services needed to enable them to move out of shelter and into housing.

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

Introduction:

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	10,537
Area incidence of AIDS	367
Rate per population	8
Number of new cases prior year (3 years of data)	939

Current HOPWA formula use:	
Rate per population (3 years of data)	7
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	8,410
Area Prevalence (PLWH per population)	193
Number of new HIV cases reported last year	0

Table 28 – HOPWA Data

Data CDC HIV Surveillance
Source:

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	12
Short-term Rent, Mortgage, and Utility	18
Facility Based Housing (Permanent, short-term or transitional)	0

Table 29 – HIV Housing Need

Data HOPWA CAPER and HOPWA Beneficiary Verification Worksheet
Source:

Describe the characteristics of special needs populations in your community:

Certain households have difficulty finding decent, affordable housing due to their special circumstances. Special circumstances typically relate to one’s income-earning potential, family characteristics, the presence of physical or mental disabilities, age- related health issues, and other factors. These groups often have lower incomes and higher rates of overpayment or overcrowding. As a result, these household groups are considered to have special housing needs relative to the general population.

Special needs groups include senior households, frail elderly, persons with disabilities (mental, physical, developmental, person with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, female-headed households, single-parent families, farm workers, and people who are homeless.

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

Providing housing services for people living with HIV/AIDS (PLWHA) meets a basic human need, laying the foundation for treatment adherence and improved health outcome. Housing increases the likelihood that a client will engage in proper hygiene and nutrition and be sheltered from inclement weather. Substantial research also demonstrates that a receipt of housing assistance has an independent, direct impact on receipt of HIV treatment, health status, and mortality among homeless/unstably-housed people living with HIV/AIDS. Housing status is a stronger predictor of health outcomes than individual characteristics such as gender, race, ethnicity or age, drug and alcohol use, and receipt of social services, indicating that housing itself improves health of PLWHA. A comprehensive housing needs assessment which includes client demographics, family composition and household income, current living situation, supportive services, and health information determines the housing and supportive service needs of this population. A specific Housing Needs Assessment form is designed to help Housing Case Managers collect the information necessary to make a program eligibility determination. It also helps Housing Case Managers better understand a client's needs and barriers, thereby allowing them to develop an appropriate housing plan. In terms of supportive service needs, assistance with transportation (i.e. bus passes, gas cards, and emergency taxi services), food assistance, employment training programs, legal services, and HIV/AIDS specific supportive services (i.e. support groups) have been determined to be high priority. In addition, many of the individuals in this service area have co-occurring mental health and substance abuse disorders which have the biggest impact on housing acquisition and retention. Therefore core services addressing these issues and the inclusion of mental health and substance abuse support groups are needed throughout the area. Co-morbidities (i.e. Hep-C, diabetes, etc.) have also been identified as issues affecting the housing stability of the PLWHA population. Services such as medical case management, treatment adherence and nutritional programs are identified as other needs for this particular population. Finally, housing, non-medical, and psychosocial case management services are of high need within this population as they are able to help individuals navigate and access the continuum of care, as well as acquire, maintain and retain services in ways that are specific to their needs.

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

The most recently available figures indicate that there are 12,353 Persons Living with HIV/AIDS (PLWHA) who are living in Riverside and San Bernardino County. An additional 4,793 PLWHA are estimated to have moved here from outside our area. County of Riverside Department of Public Health's annual HIV/AIDS epidemiology report indicates an HIV/AIDS prevalence rate in Palm springs/North Palm Springs of 2,591 per 100,00 people. Thus, the rate in the Riverside County service area is more than

nine times higher than the national rate. These statistics represent an enormous community need for accessible HIV-related treatment and supportive service for PLWHA since the National HIV/AIDS Strategy (NHAS) makes note of the fact that simply living in an area with such high incidence and prevalence rates may be considered a risk factor for HIV/AIDS. The Inland Empire Planning Council released the Coordinated Needs Assessment (2014 CAN). The 2014 CAN reported that there is a combined 12,353 PLWHA in the Transitional Grant Area (TGA) as of December 31, 2013. Of these, 71% reside in Western Riverside and Mid-Riverside County. Approximately 29% reside in San Bernardino West, East, and Desert Valleys. The overwhelming majority of PLWHA living in the TGA (84.2%) are male; and a smaller portion (15.7%) is female. By race, 46% of the PLWHA in the TGA are White, 34% are Latino, and 20% are African American. These PLWHA are disproportionately afflicted by a long list of psychosocial and economic factors, including poverty, homelessness, substance abuse and mental illness, which act as barriers to care and contribute to HIV transmission.

Discussion:

Not applicable.

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

Describe the jurisdiction's need for Public Facilities:

Priority Non-Housing Community Development Needs

The priorities for individual Community Development needs identified in this plan are derived from the input obtained from numerous outreach efforts, surveys, and consultations used to identify community needs and establish this Consolidated Plan's priorities. Prioritization also takes into consideration feasibility of projects, impact of the costs of larger projects on other priorities, the anticipated funding levels for the CDBG program, and other sources of funding that may be available to address established needs.

Activities which are labeled as "High" priorities in the tables below and elsewhere in this plan are those which will receive Consolidated Plan funding, assuming level funding of the City's formula grants over the next five years. Activities which are identified as "Medium" priorities are those which will likely receive Consolidated Plan funding if the applicable formula grants to the City of Riverside are increased during the next five years and may also receive funds if particularly strong projects are identified. Activities that receive a "Low" priority will not receive Consolidated Plan funding over the next five years without an amendment to this Consolidated Plan. A "Low" rating does not necessarily diminish the importance of these activities or indicate that there is no need for them in Riverside. Many activities that are assigned a "Low" priority for CDBG funding are nevertheless important needs for the community or high priorities for other sources of funding. Some activities receive "Low" ratings if the funds that are potentially available under the Consolidated Plan programs would be insufficient to have a meaningful impact on these needs or adequately funding them would result in minimal output or

outcome accomplishments relative to the amount of funds expended at the expense of other priority programs.

Activities for which a matrix code has been assigned but are not listed in the table below are either not applicable to Riverside or have not been identified as a priority need to be supported by Consolidated Plan funds over the next five years. The Priority Community Development Needs Table (See below) identifies the relative priority of community development activities identified for the July 2015 through June 2020 Consolidated Plan period.

The following public facilities have been identified as a need in the City of Riverside:

Community Centers

Parks and Recreation Facilities

Senior Centers

Youth Centers

Disabled Centers

HIV/AIDS Centers

Homeless Shelters

Neglected/Abused Children Centers

How were these needs determined?

The City of Riverside's community development needs are those activities which help to cultivate economic opportunities through participation in the creative economy and improve the quality of life in the neighborhoods. The City of Riverside anticipates using CDBG funding to support programs to strengthen, preserve, and enhance the physical character of and quality of life in Riverside's neighborhoods, including the public facilities, with particular emphasis on the low- and moderate-income neighborhoods and those areas that benefit all residents of this primarily low- and moderate-income City. Priorities will be placed on projects that improve community centers, redevelop parks, senior centers and youth centers, just to name a few.

The public facilities priority is based on responses to the 2015 Community Survey conducted in the City, information gathered in specific focus groups, and interviews with various organizations and service providers in the housing and community development field.

Priority Need	Priority Need Level	5 Yr Goal Plan/Act	Dollars to Address Need	Funding Source
01 Acquisition of Real Property	Medium	0		
02 Disposition	Medium	0		
03 Public Facility (General)	High	3	200K	CDBG
03A Senior Centers	High	2	200k	CDBG
03B Handicapped Centers	High	0		
03C Homeless Facilities	High	1	500K	CDBG/ESG
03D Youth Centers	High	4	500K	CDBG
03E Neighborhood Facilities	Medium	0		
03F Parks and/or Recreation Facilities	High	12	2.5M	CDBG
03G Parking Facilities	Low	0		
03H Solid Waste Disposal Improvements	Low	0		
03I Flood Drain Improvements	High	0		
03J Water/Sewer Improvements	High	0		
03K Street Improvements	High	20	3.0M	CDBG
03L Sidewalks	High	4	1.4M	CDBG
03M Child Care Centers	Medium	0		
03N Tree Planting	High	0		
03O Fire Stations/Equipment	Low	0		
03P Health Facilities	Medium	2		
03Q Abused and Neglected Children Facilities	High	0		
03R Asbestos Removal	Low	0		
03S Facilities for AIDS Patients (not operating .costs)	Medium	0		
03T Operating Costs of Homeless/AIDS Patients Program.	High	7000	1440K	CDBG/ESG
04 Clearance and Demolition 570.201(d)	Low	0		

HUD Priority Community Development Needs 1

04A Clean-up of Contaminated Sites 570.201(d)	Low	0		
05 Public Services (General)	High	4000	464K	CDBG
05A Senior Services	High	600	110.5K	CDBG
05B Handicapped Services	High	0	15K	CDBG
05C Legal Services	Low	0		
05D Youth Services	High	5000	550.5K	CDBG
05E Transportation Services	Medium	0		
05F Substance Abuse Services	High	150	93K	CDBG
05G Battered and Abused Spouses	High	2000		
05H Employment Training	High	60	12.5K	CDBG
05I Crime Awareness	Medium	0		
05J Fair Housing Activities	High	4000	400k	CDBG
05K Tenant/Landlord Counseling	Medium	0		
05L Child Care Services	Medium	0		
05M Health Services	High	0		
05N Abused and Neglected Children	High	37.5K	125	CDBG
05O Mental Health Services	High	0		
05P Screening for Lead-Based Paint/Lead Hazards Poison	Medium	0		
05S Rental Housing Subsidies	High	75	570K	HOME/ESG
05T Security Deposits	High	75	150K	HOME/ESG
08 Relocation	Low	0		
10 Removal of Architectural Barriers	Medium	0		
12 Construction of Housing	High	75	1.3M	HOME
14A Rehab; Single-Unit Residential	High	115	650K	CDBG/HOME
14D Rehab; Other Publicly-Owned Residential Building	Medium	15	500K	HOME
14F Energy Efficiency Improvements	Medium	0	50K	CDBG
14G Acquisition for Rehabilitation	High	15	500K	HOME
14I Lead-Based/Lead Hazard Test/Abatement	Medium	0		

HUD Priority Community Development Needs 2

15 Code Enforcement	High	0		
16A Residential Historic Preservation	Low	0		
16B Non-Residential Historic Preservation	Low	0		
17D Other Commercial/Industrial Improvements	Medium	0		
18A ED Direct Financial Assistance to For-Profits	Low	0		
18B ED Technical Assistance	Low	0		
18C Micro-Enterprise Assistance	High	4	150K	CDBG
19A HOME Admin/Planning Cost	High	0	395K	HOME
19C CDBG Non-profit Organization Capacity Building	High	0		
19D CDBG Assistance to Institutes of Higher Education	Medium	0		
19F Planned Repayment of Section 108 Loan Principal	High	0	1.0M	CDBG
21A General Program Administration	Medium	0	2.9M	CDBG
21D Fair Housing Activities (subject to 20% Admin cap)	Low	0		
22 Unprogrammed Funds	Low	0		
31B Administration - Grantee	Medium	0	300K	HOPWA
31C HOPWA Project Sponsors	Medium	1600	8.9M	HOPWA

HUD Priority Community Development Needs 3

Describe the jurisdiction’s need for Public Improvements:

The following public improvements have been identified as a need in the City of Riverside:

- Drainage Improvements
- Sidewalk Improvements
- Street Improvements
- Street Lighting
- Water/Sewer Improvements

How were these needs determined?

Improving the physical character of and quality of life in Riverside's neighborhoods, helped to determine the need of public improvements; particularly, in the low- and moderate-income neighborhoods, designated urban renewal areas, and those areas that benefit all residents of this primarily low- and moderate-income City. Priorities will be placed on projects that improve streets and transportation infrastructure, install sidewalks and provide for pedestrian safety.

The public improvements priority is based on responses to the 2015 Community Survey conducted in the City, information gathered in specific focus groups, and interviews with various organizations and service providers in the housing and community development field.

Describe the jurisdiction’s need for Public Services:

The following public services have been identified has a need in the City of Riverside:

- Anti-Crime Programs
- Educational Services
- Youth Services
- Code Enforcement
- Graffiti Removal
- Homeless Services
- Mental Health Services
- Neglected/Abused Children Services
- Create Jobs for Low-Income Persons
- Job Training Programs
- Small Business Assistance

How were these needs determined?

The City of Riverside's public services needs are those activities which help to strengthen neighborhood organizations, provide employment, skills, and offer leadership opportunities to youth. CDBG funds will be used to provide public services aimed at youth, the elderly, and other underserved classes, in an effort to create a stable and desirable community for people of all ages particularly at the low- and moderate-income levels.

Additionally, funds will be used to provide training, education, and employment opportunities to help expand Riverside's workforce, particularly by lifting low- and moderate-income residents into stronger positions in the evolving economy. Particular emphasis will be placed on programs that cultivate microenterprise as well as those that create opportunities for job creation through technical assistance and assistance to businesses.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of this analysis is to determine the availability of affordable housing in the City of Riverside. It is in the City's interest to ensure its housing stock contains decent and suitable affordable units, as affordable housing is the basis and foundation of self-sufficiency. For the purposes of this plan, the City will define affordable housing based on Section 215 of the National Affordable Housing Act:

- Rental Housing is considered affordable if it is occupied by a household earning less than 80% of AMI and pays a rent no more than 30% of the household's monthly income.
- Owner-occupied Housing is considered affordable if the owner is the principal residence whose income is less than 80% of AMI and the purchase price is not more than 95% of the median purchase price for the area.

In order to gauge the availability of affordable housing within the City, this analysis examines the following aspects of the current housing market:

- **Supply:** Current Housing Stock by Size of Units, Units in Structure, and Age of Unit; Recent Permit Activity; Available Vacant Land.
- **Demand:** Number of Households by Size and Type, Vacancy Rates; Population Growth; Economic Outlook and Job Growth.
- **Supply vs. Demand:** Sales Data; Rent Increases; Overcrowded Housing; Cost Burdened Households.

Based on the aforementioned data, the City has formulated levels of need for three income levels: low income households (earning between 50 and 80% of AMI), very low income households (earning between 30 and 50% of AMI), and extremely low income households (earning less than 30% of AMI).

These need levels form the basis for the City's Five-Year Strategic Plan.

Supply and Demand

In order to gauge the availability of affordable housing within the City, this analysis examines the following aspects of the current housing market:

- **Supply:** Current Housing Stock by Size of Units, Units in Structure, and Age of Unit; Recent Permit Activity; Available Vacant Land.
- **Demand:** Number of Households by Size and Type, Vacancy Rates; Population Growth; Economic Outlook and Job Growth.
- **Supply vs. Demand:** Sales Data; Rent Increases; Overcrowded Housing; Cost Burdened Households.

Based on the aforementioned data, the City has formulated levels of need for three income levels: moderate-income households (earning between 50 and 80% of AMI), low-income households (earning between 30 and 50% of AMI), and extremely low-income households (earning less than 30% of AMI). These need levels form the basis for the City's Five-Year Strategic Plan.

In addition to the private housing market, the City has analyzed the inventory of public and assisted housing to determine the level of need for the following types of housing and services:

- **Homeless Facilities and Services:** including Homeless Prevention, Emergency Housing, Transitional Housing, Permanent Supportive Housing, and Supportive Services.
- **Supportive Housing:** including Elderly, Persons with Disabilities, Persons suffering from Substance Abuse and Persons living with HIV/AIDS.
- **Public Housing and Subsidized Housing:** including Low Income Housing Tax Credit Units, Public Housing developments and Section 8, HUD multifamily developments, and locally-funded housing.

Housing Supply

The Community Development Department reviewed several variables of the community's housing stock in order to gain a complete understanding of the available supply of homes.

This section will address the supply, tenancy, condition, and other characteristics of existing housing stock, as well as touch on future housing development. The data that has been used for the analysis is derived from 2007-2011 ACS and is based on occupied units and not the total number of housing units located in the City. Tables where this occurs will contain a note denoting such.

Housing Market

Riverside's housing market is a strong cost market, both for rental housing and for ownership housing. Home sales prices have largely recovered from the recent recession. According to Data Quick, the median home sales price in Riverside in January 2014 is \$290,000, an increase of 5.45% over the past year. The median rents in Riverside are \$1,675, an increase of 27% over last year. While this is good news for homeowners and the housing industry as a whole, this is bad news for low-income renters and prospective homebuyers.

The tables in the next few pages provide some additional data mostly provided by HUD from the ACS on the cost and other characteristics of Riverside's housing stock. These data underestimate the cost of Boston's housing and overestimate the affordability of Boston's housing because asking rents for units currently on the market are generally much higher than rents of occupied units, and many unsubsidized units with "affordable" rents are not necessarily available to lower income households because they are already occupied by higher income households.

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

Introduction

According to 2007-2011 ACS data, much of the City's housing stock is comprised of single-family homes (69 percent). Multi-family housing accounts for only 17 percent of total housing units in the County and a majority of these dwelling units are in smaller multifamily structures containing fewer than 32 units. Mobile homes also make up a sizable portion of the housing stock in the City (2 percent). Also, a vast majority (59 percent) of the City's ownership housing was comprised of larger units (i.e. with three or more bedrooms). By comparison, only 41 percent of the City's rental housing was comprised of larger units. This may explain the larger number of overcrowded renter households in the City. As discussed in the Needs Assessment (NA-10), the City's ability to respond to increasingly difficult housing issues is currently resource constrained. With the dissolution of the redevelopment, reductions to CDBG and HOME entitlements, the City's ability to provide affordable housing has been seriously compromised. With limited resources available for the development of affordable housing, the City anticipates the following housing activities:

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	64,176	65%
1-unit, attached structure	3,888	4%
2-4 units	6,015	6%

Property Type	Number	%
5-19 units	14,417	15%
20 or more units	8,549	9%
Mobile Home, boat, RV, van, etc.	2,286	2%
Total	99,331	100%

Table 30 – Residential Properties by Unit Number

Data 2007-2011 ACS

Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	155	0%	1,277	3%
1 bedroom	659	1%	11,128	30%
2 bedrooms	6,144	12%	14,763	40%
3 or more bedrooms	46,216	87%	9,904	27%
Total	53,174	100%	37,072	100%

Table 31 – Unit Size by Tenure

Data 2007-2011 ACS

Source:

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

As of January 2015, the City monitors a total of 31 completed affordable housing projects in the City of Riverside. The 111 projects consist of a total of 1,654 units in which 1,499 units are restricted to low- and moderate-income households. Twelve (12) projects were assisted with a combination of Redevelopment Housing and HOME funds, eleven (11) projects were assisted with Redevelopment

Housing funds, (7) projects were assisted with NSP funds, and (1) project was funded with a combination of HOME and SHP funds.

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

Canyons Shadows apartments, a senior apartment complex, has 124 units of which 112 are affordable until the end of 2015. The property owner will be applying for Low Income Housing Tax Credits in order to extend the affordability of the 112 apartment units.

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 very low-income households generally cannot afford to own or rent market rate housing and require assistance to obtain decent and affordable housing. A large percentage of households are at or below the area median income and experiencing a disproportionate housing need. The City has a significant need for affordable housing. Currently, waiting lists for affordable rental units for large families have a three year waiting period while smaller apartment units have a six to nine month waiting period. In addition to issues relating to affordability, issues relating to housing conditions are also prevalent. With more than 61 percent of the housing units older than thirty-five years of age, a large portion of the City's housing stock may need substantial rehabilitation and emergency repairs. The extent of housing needs in the City far exceeds the resources available to address those needs.

Describe the need for specific types of housing:

The City has a range of housing needs, including transitional housing, permanent supportive housing, housing suitable for large families and housing for seniors. The preservation of the current housing and bed inventory and the ability to expand the inventory over the next several years remains critical. Affordable housing for low-income and extremely low-income households is needed because housing market prices in the jurisdictions covered by the Consolidated Plan often translate into housing costs burden for low-income families. Continued access to federal and state funding that target the type of housing described in this section is important.

Discussion

The continual challenge for the City of Riverside will be to preserve and increase the supply of affordable housing 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, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are

relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs. The following tables reflect the cost of both owner and renter-occupied housing in Riverside. These tables use 2007-2011 ACS data from HUD's eCon software. There have been significant changes in housing prices in recent years which are not fully captured in this data and will be discussed at the end of this section.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	136,000	299,600	120%
Median Contract Rent	591	986	67%

Table 32 – Cost of Housing

Data 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Source:

Rent Paid	Number	%
Less than \$500	3,401	9.2%
\$500-999	16,221	43.8%
\$1,000-1,499	12,913	34.8%
\$1,500-1,999	3,374	9.1%
\$2,000 or more	1,163	3.1%
Total	37,072	100.0%

Table 33 - Rent Paid

Data 2007-2011 ACS

Source:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,169	No Data
50% HAMFI	3,109	1,335
80% HAMFI	16,489	4,835
100% HAMFI	No Data	10,350
Total	20,767	16,520

Table 34 – Housing Affordability

Data 2007-2011 CHAS

Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	763	879	1,116	1,577	1,924
High HOME Rent	743	797	958	1,099	1,206
Low HOME Rent	586	628	753	871	972

Table 35 – Monthly Rent

Data HUD FMR and HOME Rents

Source:

Is there sufficient housing for households at all income levels?

According to the 20076-2011 CHAS data by HUD, mismatches in terms of supply and affordability exist in the City. Approximately 10,310 households in the City are earning less than 30 percent of AMI, however, there are only 1,169 dwelling units affordable to those at this income level. Similarly, the City has 11,295 households earning between 31 and 50 percent of AMI and only 4,444 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. 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 2013 ACS 1-year estimates, there are approximately 28,973 persons with disabilities in the City. 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.

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

The depressed housing market has resulted in limited housing construction in recent years but population in the City continues to grow. The tightened housing market will continue to place pressure on market rents and home prices. With diminishing public funds for affordable housing, the City is not only constructing fewer affordable units but is also beginning to lose some existing affordable units due to investors buying homes in this depressed housing economy.

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

Based on a survey of rental listings on www.craigslist.org, market rents in the City vary by location. Market rents in most areas of the City are on the low end when compared to the Fair Market Rents. While the City 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

Many former homeowners have lost their homes to forced-sales and foreclosure which has been particularly high in this Riverside-San Bernardino MHSA. These former homeowners have either moved to rental housing or have left the market. Also, unemployment and loss of income has forced some households into lower-cost housing. The overall cost of obtaining owner-housing in the City has improved over the last several years due to the housing collapse resulting in a greater supply of

affordable units available to more households. However, stiff competition from cash investors has made it difficult for buyers to make successful timely offers on properties.

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

Introduction

Assessing housing conditions in the City 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, more than one-half of all renter-occupied households (52 percent) in the City have at least one selected condition. A slightly lesser proportion of owner-occupied households in the County (42 percent) 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	22,478	42%	19,130	52%
With two selected Conditions	1,762	3%	3,515	9%
With three selected Conditions	37	0%	52	0%
With four selected Conditions	0	0%	12	0%
No selected Conditions	28,897	54%	14,363	39%
Total	53,174	99%	37,072	100%

Table 36 - Condition of Units

Data 2007-2011 ACS

Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,785	13%	5,255	14%
1980-1999	13,436	25%	9,423	25%
1950-1979	27,031	51%	18,360	50%
Before 1950	5,922	11%	4,034	11%
Total	53,174	100%	37,072	100%

Table 37 – Year Unit Built

Data 2007-2011 CHAS

Source:

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	32,953	62%	22,394	60%
Housing Units build before 1980 with children present	3,955	7%	3,020	8%

Table 38 – Risk of Lead-Based Paint

Data 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 39 - Vacant Units

Data 2005-2009 CHAS

Source:

Need for Owner and Rental Rehabilitation

As the City'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 the City, 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

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health. HUD regulations regarding lead-based paint apply to all federally assisted housing. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings. Many residential properties built before 1978 contain lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. Lead is a highly toxic metal that may cause a range of health problems for adults, and especially with children.

The Riverside County Department of Environmental Health Office of Industrial Hygiene (OIH) is responsible for responding to LBP cases in the City of Riverside. It does not maintain data on housing units with LBP hazards occupied by low and moderate income families. Based on housing age/occupant income data provided by the 2007 – 2011 CHAS data, 55,347 units (62 percent) were built before 1979. Of these, 32,953 (62 percent) are owner-occupied, and 22,394 (60 percent) are rental units. Approximately 35,606 persons (22.9 percent) of the City's population live in poverty. In general, through OIH's lead based removal programs and private improvements by owners, a large number of these units have already been abated.

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.

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

Introduction

The County of Riverside owns one Public Housing unit in the City of Riverside that consists of 68 apartment units.

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	77	469	8,681	48	8,633	819	1,759	342
# of accessible units			2						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 40 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

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

The HACR owns one public housing facility in the City of Riverside named El Dorado Apartments at 4675 Jackson, which consists of 68 apartment units. The property is well maintained. Residents in the Public Housing program are required to pay rent based on 30% of their adjusted gross income. The difference between the resident portion of the rent and the cost of maintaining the unit is substantially paid by HUD in the form of an operating subsidy. The Public Housing Program provides vital assistance for many low-income families and seniors, aggressively addressing the need for affordable housing in the County of Riverside.

The physical condition of the public housing units varies per community however the Housing Authority does have plans to modernize select units within the stock of public housing units. Examples of such modernization projects include the replacement of evaporative coolers with centralized air conditioning, kitchen cabinet upgrades, door replacements, the replacement of hot water heaters to on-demand water heaters and also ADA walkway and entrance improvements.

Public Housing Condition

Public Housing Development	Average Inspection Score
Fiscal Year 2012	38 -

Table 41 - Public Housing Condition

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

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

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

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

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

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

Discussion:

Refer to discussion above.

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

Introduction

The Riverside County 2015 Homeless Count and Subpopulation Survey concluded there was a 33% decrease in homelessness in the City of Riverside (from 2013) that can be attributed, in part, to the following:

- A strengthened network of homeless service providers;
- Increased funding for homeless prevention and Rapid Re-housing initiatives; and
- An expansion of permanent housing beds

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)	50	0	0	4	0
Households with Only Adults	64	64	84	12	0
Chronically Homeless Households	4	0	0	8	0
Veterans	4	0	0	0	0
Unaccompanied Youth	20	0	0	0	0

Table 42 - Facilities and Housing Targeted to Homeless Households

Data Source

Comments:

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

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

Health Services

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

Mental Health

The Riverside County Department of Mental Health (RCDMH) has been providing special services to persons with mental illness, who are homeless, for the past 25 years. Beginning in 1988 the RCDMH 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. RCDMH collaborates with nonprofit 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 RCDMH has to offer. RCDMH has six (6) other HUD funded grants, which include five (5) Permanent housing grants for chronically homeless individuals and their families.

Employment

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

exit. The CoC will work with employers to educate them on the employability of the population with disabilities.

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

Emergency Shelters - In the City of Riverside there are two emergency shelters. Of the 114 beds available, 50 are for households with children, and 64 are for households without children. There is one seasonal emergency shelter with 64 beds and one shelter with 20 beds for youth.

Transitional Housing - In the City of Riverside there are a total of 50 transitional housing beds. There are two facilities in all, each of which serves a particular sub-population, including:

- MFI Recovery Center (34 beds for women) and Whiteside Manor (30 beds for dually-diagnosed)
- Operation Safe House – Main Street Transitional Living Program (20 beds for youth)

Permanent Supportive Housing – The City of Riverside has 16 permanent supportive housing beds for particular subpopulations, including chronically homelessness and disabled.

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

Homeless Management Information System - Providers of homeless prevention, emergency shelter, transitional housing, permanent support housing, and related supportive service programs in the City of Riverside participate in the Homeless Management Information System (HMIS). The County of Riverside Department of Public Social Services (DPSS) implements the HMIS system for the county, which stores and tracks longitudinal person-level information about people who access homeless services in the CoC.

Access to mainstream services - Homeless service providers continually works toward linking homeless individuals and families to existing mainstream benefits. The CoC Collaborative Applicant (DPSS) administers TANF, MediCal and Food Stamps for the county and in 2014 received state funding to enroll 150,000 people in MediCal as part of the Affordable Care Act. Three CoC agencies also received an SSVF grant to partner with the Housing Authority to increase the number of vets who will receive VA benefits and other services.

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

Introduction

This section will describe the supportive housing needs of the City of Riverside’s special needs populations including the elderly, frail elderly, individuals with disabilities, individuals with substance abuse, persons who have experienced domestic violence, and persons/families with HIV/AIDS. The City’s activities and actions towards services provisions for special needs and non-homeless populations will also be discussed.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	92
PH in facilities	13
STRMU	141
ST or TH facilities	0
PH placement	239

Table 43– HOPWA Assistance Baseline

Data HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Source:

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

Supportive housing needs vary for persons with special needs including: Elderly persons, especially the frail elderly, may require long-term supportive housing that includes an assisted living or nursing care component. Some persons with disabilities, especially those with physical or developmental disabilities, are able to live either independently or with family members however, some may benefit from a group living environment where some level of assistance and supervision is afforded. Persons with HIV are often able to live independently due to advances in medical treatment however, 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.

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

Homelessness often affects individuals discharged from publicly funded institutions such as jails, prisons, hospitals, and mental health centers 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 through education programs and 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 affects 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:

- Encourage the use of mainstream resources that are available to people with disabilities.
- 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.
- Review and refine current discharge plans, clarify and analyze information, and make recommendations for specific and general improvements.
- 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).
- Assist people with disabilities to live successfully in available community housing with different housing services wrapped around them (i.e., shared housing, scattered site housing, group homes, and many other models).

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

- **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.

- **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.
- **Residential Care Facilities for the Elderly:** Facilities that provide care, supervision and assistance with daily living activities, such as bathing and grooming. They may also provide incidental medical services under special care plans.
- These facilities are regulated by the State Department of Social Services (DPSS), Community Care Licensing Division. According to DPSS licensing data, there are 306 adult residential facilities, 512 residential care facilities for the elderly, and 72 group homes located in Riverside County.

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

Permanent Housing Placement: Permanent Housing Placement provides advocacy, housing search assistance, and funds to cover move-in costs so that persons living with HIV/AIDS can obtain permanent housing. Like STRMU assistance, this service is often combined with case management and other supportive services so that clients have the necessary tools to successfully maintain their housing.

Housing Information Services (HIS): Housing Information Services is a one-stop number that provides housing referrals and information to People Living with HIV/AIDS, relatives or friends seeking assistance for person living with HIV/AIDS, service providers, surviving family members, and the general public. In Riverside County this service is offered by staff at the HACR and in San Bernardino County, Foothill AIDS Project provides this service.

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 City include the elderly and frail elderly persons, 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 (COR) is the Grantee of the HOPWA formula funding for both Riverside and San Bernardino County. The Housing Authority of the County of Riverside (HACR) as the Project Sponsor administers the HOPWA grant throughout Riverside County. The HOPWA program prevents 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. The Housing Options Program provides 90 units of permanent affordable housing via tenant based rental assistance to households at or below 80% of AMI.

Shelter Plus Care Program - Provides 111 units of permanent supportive housing for homeless persons with severe disabilities. Of these 110 units, more than half (59 units) are reserved for chronically homeless individuals to aid in the reduction of Mental Health and provide in-depth supportive services which foster self-sufficiency.

Court-Referral Program- Families that have been identified as ones who would benefit from housing and would likely be successful in completing court programs and self-sufficiency programs are referred for Special Admission Vouchers to the HACR from Riverside Court Services. All families participate in the FSS program in order to enable them to become self-sufficient and free of government assistance.

Emancipated Foster-care Youth Program- Targets ten recently emancipated foster care youth, 18-20 years old. Youth will receive housing assistance, supportive services and will be enrolled in the family self-sufficiency program, to give them the tools and opportunities to successfully transition from foster-care to independent, self-sufficient living.

Family Unification Program - Provides 149 Section 8 vouchers to families engaged in the child welfare system who lack adequate housing to be reunified with their children. The Riverside County Department of Public Social Services (DPSS) identifies eligible families within their caseloads and refers such families to the HACR for voucher issuance. Transitional supportive services are provided by the DPSS in keeping with the family's reunification plan. The families also participate in the HACR's Family Self Sufficiency Program to provide additional tools and resources which support family stability.

TBRA Program - This program is a pilot rapid re-housing and homeless prevention program funded through the COR. The TBRA program provides a twelve month transitional rental subsidy which assists homeless individuals and families to successfully transition to market rate housing. The COR'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) - A collaboration between the HACR and the Loma Linda VA Medical Center to meet the housing needs of homeless veterans in Riverside County. The HACR was allocated 380 Section 8 vouchers reserved exclusively for homeless veterans. The Loma Linda VA 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 City of Riverside, in the preparation of its Housing Element, examined its residential development standards and permitting process to identify potential constraints on the cost of housing. A discussion of the various public policies is addressed below.

a. Development Standards. Riverside regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning Code regulations are designed to protect and promote the health, safety, and general welfare of residents and implement policies of the Riverside General Plan 2025.

1) Allowable Land Uses. Affordable housing is permitted in all residential zones of the City. The RC, RA-5, RR, RE, R-1-1/2 ac, and R-1 zones require minimum lot sizes ranging from 7,000 square feet to 5 acres per dwelling unit. With the high cost of land in Southern California, affordable housing is not practical in these zone designations. However, the City does have zoning designations that allow densities from 10.9 units to the acre to 40 units per acre.

2) Open Space Requirements. In single-family neighborhoods, the Zoning Code regulates the amount of open space by maximum lot coverage. In these areas, the Zoning Code limits single-family homes to a lot coverage not to exceed 30 to 40% of the lot size. In multiple-family residences each unit is required to have a minimum common usable open space of 500 square feet per unit, and either 120 square feet of private open space for ground floor units or 50 square feet of private open space for upper story units.

3) Flexibility in Development Standards. Other than a variance, the Municipal Code provides three primary means to obtain flexibility from residential development standards- the density bonus ordinance, density incentives, and Planned Residential Development (PRD), described below.

Density Bonus. The City's density bonus ordinance offers a density bonus and at least one additional concession or incentive to an applicant of a housing development who agrees to construct one of the following: 1) at least 10% of the units restricted and affordable to low-income households; 2) at least 5% of units restricted and affordable to very low- income households; 3) a housing development restricted to qualified seniors; 4) at least 10% of units in a condominium project for moderate-income households. Conditions and affordability covenants required by state law apply.

Transit-Oriented Project. Higher residential densities are permissible for transit-oriented projects in the MU-V and MU-U Zones. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0.

Variance. Developers can seek a variance where, because of special circumstances applicable to the property, the strict application of the Zoning Code deprives such property of privileges enjoyed by other property in the vicinity and under identical land use zones. Variances may be sought for standards related to, but not limited to height, lot area, yards, open spaces, setbacks, lot dimensions, signs, and parking. The Zoning Administrator makes the determination.

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

Introduction

The City of Riverside’s community development needs are those activities which help to cultivate economic opportunities through participation in the creative economy, improve the quality of life in the neighborhoods, and promote Riverside as the “Location of Choice” as noted in the City’s Seizing Our Destiny report. With these conceptual goals in mind, the City of Riverside anticipates using CDBG funding to support programs to:

- Help ensure that Riverside can be the “Location of Choice,” particularly for those for whom the affordability of housing is a primary impediment. HOME and other funds will be used to support the production and rehabilitation of housing. CDBG and other funds will be used to provide public services aimed at youth, the elderly, and other underserved classes, to supplement basic housing in creating a stable and desirable community for people of all ages particularly at the low- and moderate-income levels. Priority will also be placed on developing and supporting facilities for seniors and youth that provide social and other benefits to these age cohorts.
- Provide training, education, and employment opportunities to help expand Riverside’s workforce, particularly by lifting low- and moderate-income residents into stronger positions in the evolving economy. Particular emphasis will be placed on programs that cultivate microenterprise as well as those that create opportunities for job creation through technical assistance and assistance to businesses.
- Strengthen, preserve, and enhance the physical character of and quality of life in Riverside’s neighborhoods, including the housing stock and the public infrastructure and facilities, with particular emphasis on the low- and moderate-income neighborhoods, designated urban renewal areas, and those areas that benefit all residents of this primarily low- and moderate-income City. Priorities will be placed on projects that improve streets and transportation infrastructure, install sidewalks and provide for pedestrian safety, and redevelop parks in these neighborhoods. Finally, homeownership programs funded with HOME and RDA housing funds will be supported to help improve community stability by increasing homeownership rates in Riverside.
- Continue to build the capacity of residents to empower themselves to help strengthen their community, address problems, and develop pride in their City. Public service activities that strengthen neighborhood organizations, provide employment, skills, and homebuyer training, and offer leadership opportunities to youth will be emphasized.

The majority of the funding will be used to fund projects targeting low- to moderate income individuals and their families throughout the City, 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. Based on the 2010 ACS U. S. Census, 41% of the residents of Riverside are identified as low- or moderate-income. Because the primary national objectives of the Consolidated Plan programs are to benefit low- and moderate-income residents, Riverside’s CDBG funds will be targeted to low- and moderate-income neighborhoods. **Map I-2** illustrates these areas. The CDBG Target Areas are defined as geographic locations (census block groups) where a minimum of 51% of the households residing in that area, are of low- to moderate-income.

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	1,333	886	2	1	-1
Arts, Entertainment, Accommodations	9,947	10,593	13	12	-1
Construction	6,093	5,474	8	6	-2
Education and Health Care Services	12,941	19,769	17	23	6
Finance, Insurance, and Real Estate	4,321	4,722	6	6	0
Information	1,608	2,218	2	3	1
Manufacturing	10,012	6,303	13	7	-6
Other Services	4,692	5,181	6	6	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	5,771	5,948	7	7	0
Public Administration	0	0	0	0	0
Retail Trade	12,217	15,084	16	18	2
Transportation and Warehousing	4,134	4,382	5	5	0
Wholesale Trade	5,289	4,599	7	5	-2
Total	78,358	85,159	--	--	--

Table 44 - Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	146,587
Civilian Employed Population 16 years and over	129,047
Unemployment Rate	11.97
Unemployment Rate for Ages 16-24	24.76
Unemployment Rate for Ages 25-65	7.29

Table 45 - Labor Force

Data 2007-2011 ACS

Source:

Occupations by Sector	Number of People
Management, business and financial	25,390
Farming, fisheries and forestry occupations	5,872
Service	12,241
Sales and office	32,005
Construction, extraction, maintenance and repair	14,456
Production, transportation and material moving	9,995

Table 46 – Occupations by Sector

Data 2007-2011 ACS

Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	71,665	59%
30-59 Minutes	33,053	27%

Travel Time	Number	Percentage
60 or More Minutes	15,976	13%
Total	120,694	100%

Table 47 - Travel Time

Data 2007-2011 ACS

Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	19,227	2,997	10,759
High school graduate (includes equivalency)	23,420	3,002	9,378
Some college or Associate's degree	34,306	3,612	9,622
Bachelor's degree or higher	26,658	1,264	4,727

Table 48 - Educational Attainment by Employment Status

Data 2007-2011 ACS

Source:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	927	3,087	4,756	8,090	3,660
9th to 12th grade, no diploma	5,833	5,606	5,789	5,655	2,824

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	13,825	11,859	9,811	14,130	6,800
Some college, no degree	19,393	11,399	9,201	15,432	5,789
Associate's degree	1,829	2,942	2,747	5,833	1,760
Bachelor's degree	2,378	5,830	4,376	8,618	3,277
Graduate or professional degree	382	3,615	3,597	6,742	2,407

Table 49 - Educational Attainment by Age

Data 2007-2011 ACS

Source:

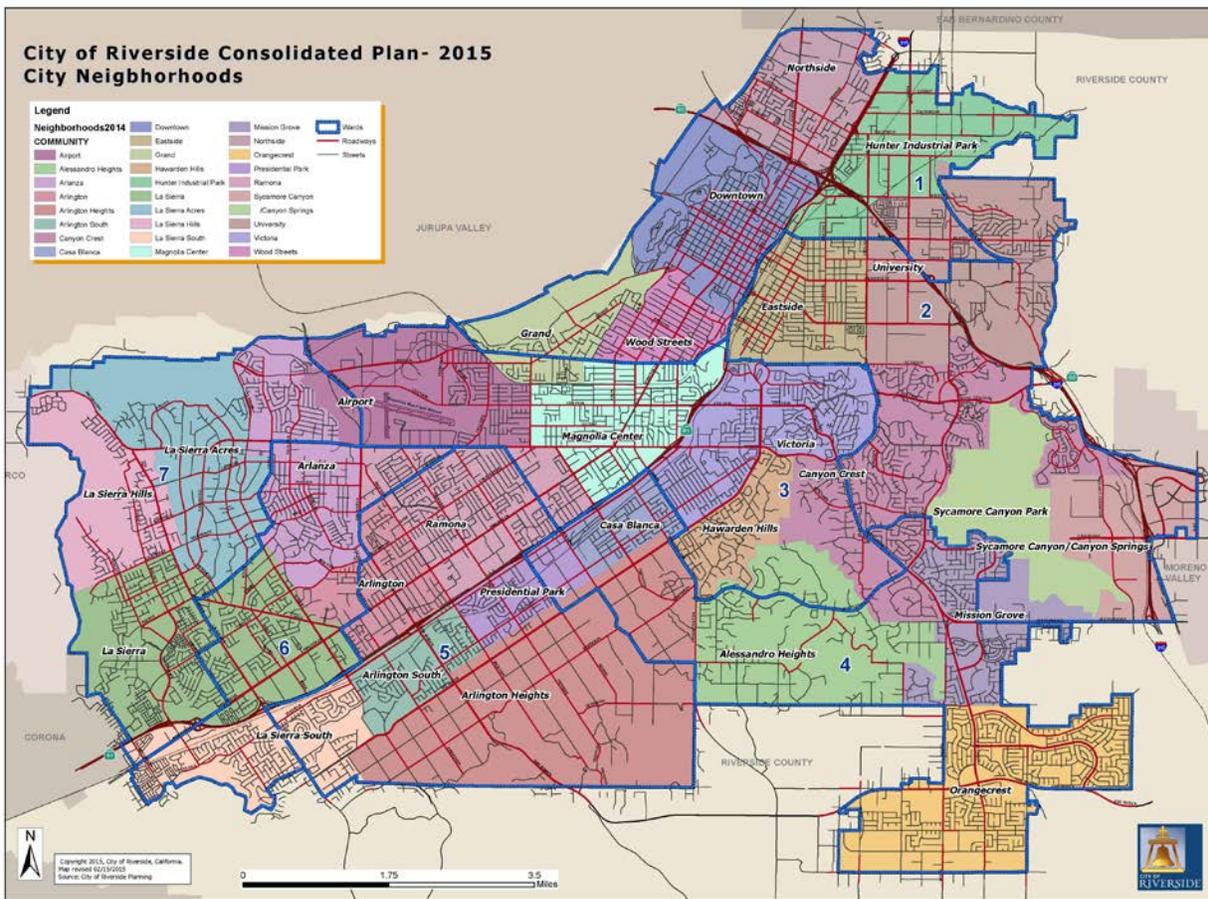
Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,856
High school graduate (includes equivalency)	29,197
Some college or Associate's degree	36,220
Bachelor's degree	51,904
Graduate or professional degree	66,851

Table 50 – Median Earnings in the Past 12 Months

Data 2007-2011 ACS

Source:



Map 1-1 Low Moderate Income Neighborhoods

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

The five major employment sectors in the City of Riverside include: Education and Health Care Services (19,769); Retail Trade (15,084); Arts, Entertainment, Accommodations (10,593); Manufacturing (6,303) and Professional, Scientific, Management Service (5,948).

Describe the workforce and infrastructure needs of the business community:

The City's workforce reflects an undersupply of labor, particularly in the sectors that may require a higher education: Education and Health Care Services; Finance, Insurance and Real Estate; and Professional, Scientific, Management Services. Conversely, the oversupply of labor is in the sectors that typically require a skill or trade.

The City continues its economic recovery that began in 2010. Our local residents are willing to work but lack the specific skills businesses need, particularly in priority industry sectors. Now and into the future, the workforce needs of the business community will be impacted by dramatic demographic shifts and a

baby boomer population reaching retirement age, creating new challenges and opportunities to create a comprehensive workforce system focused on innovation and skills development.

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.

Private Sector Investment

1. Canyon Springs Healthcare Center (Ward 2) – Project proponents include the following components with 2,500 jobs projected at build-out (over the next 10 years):
 - Acute Care Hospital, 200 beds expandable to 280 beds.
 - Multiple Medical Office buildings totaling 370,000 sf.
 - Senior Housing with 300 units.
 - Senior complex to age-in-place, 350 beds including independent living, assisted living and convalescent care.
 - Hotel and retail uses along I-215.
1. Riverside Community Hospital 30 year expansion plan (Ward 1) – The project, approved by the City in 2014, involves the construction of a new 7-story hospital bed tower, additional medical office buildings and related facilities as follows:

The RCH Specific Plan includes a two-phase master-planned expansion of the existing hospital campus. The primary focus of Phase I is to construct a new hospital bed tower to alleviate seismic concerns associated with existing buildings and to meet seismic retrofit requirements as required by Senate Bill (SB) 1953. Phase II also addresses seismic concerns and includes future and possible long-range development broken down into three Phases.

Public Sector Initiatives

1. “Riverside Reconnects” Streetcar Feasibility Study – A feasibility study is currently underway for a Streetcar. Should the study indicate a streetcar line in Riverside is feasible economically, and then the public investment in the streetcar line could lead to millions of dollars invested by the private sector and sales tax dollars to the City.

Workforce Development

The workforce is changing and organizations – public and private – need to accommodate the needs of the new workforce. Specific programs need to be rolled out to address the millennial and independent worker. In addition, younger workers are used to social networks and digital communications. Younger

workers are project oriented. Younger workers are not used to hierarchical organizations and prefer to work in teams. New workforce training programs need to address the independent workforce – this type of worker prefers to work flexible hours, work from home or in co-working spaces, and prefers to negotiate a rate based on skills and experience in lieu of market dynamics.

Finally, the senior's workforce (ages 60+) is a willing and untapped resource for cities. This workforce is active, reliable, and willing to work in sometimes less than desirable jobs. They are experienced and are often times looking for a way to engage with a community.

Economic Developers need to be aware of all levels of the changing workforce in addition to promoting vocational programs, internships, and foreign work visa programs.

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

As mentioned above, the City has an oversupply of labor in the sectors that require a skill or trade. This may be indicative of the higher unemployment rate of those individuals with less than a four year degree or higher as depicted in the Education data above. The City's workforce that is undersupply are in the sectors that typically require a higher education, such as Education and Health Care Services; Finance, Insurance and Real Estate; and Professional, Scientific, Management Services. As noted in the Education data, the unemployment rate for those individuals with a bachelor's degree or higher is minimal.

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.

While the City of Riverside does not have its own Workforce Development Center, the City has access to this service through Riverside County's Workforce Development Center. The availability of this service supports the goals of the Consolidated Plan by benefiting low- and moderate-income individuals. More specifically, when meeting an accomplishment through a CDBG funded project or program that requires job creation. The following describes the Riverside County Workforce Program:

The Riverside County Workforce Investment Board (WIB) provides oversight for the Workforce Investment Act (WIA) programs in Riverside County. The WIB operates three comprehensive one-stop career centers, four satellite offices, one mobile One-Stop (M1) that serves adult job seekers including youth ages 18 years and over, and six Youth Opportunity Centers (YOC) providing a system of support for the educational and employment success of youth in the area (ages 16-21). All thirteen (13) centers provide services to the business community.

The local workforce investment area is required to provide three general tiers of services:

Core Services - are provided through the One-Stop career centers. These include job search and placement assistance, access to labor-market information, counseling and coaching, and preliminary skills assessments.

Intensive Services - are primarily provided through the One-Stop centers, but can also be delivered through referrals to partnering organizations. Services include comprehensive skills assessments, group counseling, individual career counseling, case management, and short-term prevocational services, such as how to write a résumé and prepare for an interview.

Training Services - By state law, Local WIBs must invest 25 percent (30 percent by 2016) of WIA Adult and Dislocated Worker funds on skills training. Training services also include an On-the-Job Training (OJT) program that allows a business to hire and train an individual in the skills required by the job while they are doing the job. The WIB's special initiatives respond to critical opportunities or issues that have the potential to significantly improve the region's quality of life and support the jurisdiction's Consolidated Plan. Special initiatives include:

@LIKE Project: The US Labor Department awarded the WIB with a \$6 million Workforce Innovation Fund Grant as part of a collaborative effort with Riverside, San Bernardino and Imperial counties to serve disconnected young adults, ages 18-24 who are not in school, working, or serving in the military. Disconnected youth from all ethnic and racial categories disproportionately lack basic skills required for employment. The @LIKE project's innovative approach to service delivery is being rigorously evaluated through this grant. The project period is program year 2012-2016.

Innovation Hub (iHub): The Inland SoCal Link iHub is a collaborative project, anchored by an innovative partnership between the Port of Los Angeles and regional organizations including the WIB, that seeks to innovate and refine logistics in an effort to maximize the state's exports. The overarching goal of this iHub is to maximize economic and workforce development opportunities, including training opportunities.

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.

Yes. The 2014-2015 Economic Development Action Plan was adopted by City Council on October 28, 2014.

Business attraction is one of the core functions of the Office of Economic Development. The Economic Development Action Plan focuses on attraction of existing businesses from the targeted industries to the City and the formation of new business from entrepreneurs just starting their business. Business attraction is accomplished through the targeted marketing campaigns and positive conversations with key decision makers and influencers.

Targeted Industries

- Advanced Manufacturing
- Agriculture
- Educational Services
- Health & Medical
- Professional Services
- Technology
- Retail

Discussion

As outlined in the Consolidated Plan, job creation and retention are a high priority for the residents of Riverside, along with small business assistance, educational services, and health services, just to name a few. The Economic Development Action Plan focuses on attracting existing businesses from each of the targeted industries and the formation of new business entrepreneurs just starting their business. Successful implementation of business attraction will provide job growth opportunities to the residents of Riverside and further enhance the workforce needs of the community.

MA-50 Needs and Market Analysis Discussion

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

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

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 2010 Census, the racial/ethnic composition of the City's population was: 49 percent Hispanic; 34 percent White (non-Hispanic); 7.3 percent Asian and Pacific Islander; 6.6 percent Black; 0.4 percent American Indian; and 2.4 percent indicating other ethnic group.

In the City of Riverside, only 34 percent of the population is White; the remaining 66 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 City average of 66 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 City of Riverside Housing Authority was designated as the successor agency for the agency's housing function. The Housing Authority assumed the former redevelopment agency's assets, which included vacant land scattered throughout the City. Some of these properties are located in areas with low-income concentrations. The Housing Authority has been considering the most appropriate way to develop these properties resulting in a positive impact to these communities.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Geographic Priorities

Riverside is the largest city in the Inland Empire metropolitan area of Southern California, and is approximately 60 miles east of Los Angeles, and 12 miles southwest of San Bernardino. Riverside is the county seat of Riverside County, and is named for its location beside the Santa Ana River. Riverside is the birthplace of the California citrus industry, home of the Mission Inn Hotel, the largest Mission Revival

Style building in the United States, and home of the Riverside National Cemetery. As of 2013, Riverside had an estimated population of 316,619.

Priority Needs

The City of Riverside has identified seven priority development areas to meet the greatest needs of residents in the City. Priorities are based on responses to the 2015 Community Survey conducted in the City, information gathered in specific focus groups, interviews with various organizations and service providers in the housing and community development field, and data obtained from the 2010 Census, the American Community Surveys, Comprehensive Housing Affordability Strategy, and the PIC Information Center. It will invest its CDBG funding to address needs in the priority areas listed below:

1. Community Services
2. Infrastructure
3. Community Facilities
4. Neighborhood Services
5. Special Needs Services
6. Housing
7. Business and Jobs

Influence of Market Conditions

Market conditions have a significant and deterministic impact on the City of Riverside's priority housing needs. As discussed in the Housing Needs section of this plan, under current construction and housing market conditions, the City of Riverside estimates that an average subsidy of approximately \$25,000 is required for each unit that is affordable to households earning between 50% and 80% of AMI. Approximately \$80,000 in subsidy is required for each unit that is affordable for households earning between 30% and 50% of AMI and \$160,000 is required for each unit that is affordable for households earning between 0% and 30% of AMI. As a result, the City calculates that more than \$2.185 billion in subsidy would be required to address all of the housing needs identified in the CHAS tables for the City of Riverside. Because we anticipate having approximately \$30 million in Consolidated Plan funds available over the next five years, even if matched 3:1 or 4:1 with other funding, the City would only be able to meet approximately 5% of the total housing needs identified. As a result, the City has placed a higher priority on meeting the needs of households earning between 30% and 80% AMI so that a greater number of housing units can be assisted than would be possible with the much more substantial subsidy demands required to create units affordable to those earning between 0% and 30% AMI. An exception to this approach are projects which directly assist homeless persons in making the transition to permanent housing.

Institutional Delivery Structure

The Housing and Neighborhoods Division of the Community Development Department of the City of Riverside is responsible for the administration of all four entitlement grants (CDBG, HOME, HOPWA, and ESG). The Housing and Neighborhoods Division has staff that is specifically responsible for the administration, implementation, and the monitoring of programs funded with these sources. In conjunction with other City departments, such as Public Works, and Park, Recreation and Community Services, staff will continue to identify the community's greatest needs and allocate resources accordingly.

Goals

The goals of the City's Consolidated Plan are to provide decent housing, a suitable living environment, and expanded economic opportunities for its low- and moderate-income residents. The City and its participating agencies strive to accomplish these goals by effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents and communities of Riverside. By addressing needs and creating opportunities at the individual and neighborhood levels, the City and the participating agencies hope to improve the quality of life for all residents of the City. The goals are outlined as follows; Provide Decent Housing, Provide a Suitable Living Environment, and Expand Economic Opportunities.

Public Housing

HACR is a public agency chartered by the State of California to administer the development, rehabilitation or financing of affordable housing programs. The primary mission of the Housing Authority is to provide affordable decent, safe and sanitary housing opportunities to low- and moderate-income families including elderly and handicapped persons, while supporting programs to foster economic self-sufficiency. Residents of public and assisted housing are entitled to the use and benefit of services provided and funded by the City of Riverside in much the same way as all residents of the City of Riverside are entitled to the use and benefit of City of Riverside services. HACR is eligible to apply to the City for CDBG and HOME Program funds. HACR residents are entitled to benefit from services and activities funded through CDBG and HOME Program funds.

Barriers to Affordable Housing

One of the barriers to affordable housing in the City of Riverside is the high cost of housing in rental properties. The 2008 American Survey shows that 50% of households in the City of Riverside pay over 30% of their income in rent. That represents a 38% increase from 2002 when approximately 41% of households paid over 30% of their income in rent. The Inland Empire has been one of the most impacted MSA's with the housing crisis. As of early 2009, the local reports were indicating that housing prices within the Riverside-San Bernardino-Ontario MSA had dropped to the 2002 levels, which has dramatically increased homeownership affordability within this area.

Homelessness Strategy

The City of Riverside Community Development Department acts as the lead agency for the City of Riverside's homelessness strategies. Partners in this effort include:

- Riverside County Continuum of Care
- Riverside Homeless Care Network
- Homeless Street Outreach Team
- Housing and Homeless Coalition for Riverside County
- People Assisting the Homeless
- National Alliance to End Homeless
- California Interagency Task Force on Homelessness
- U.S. Interagency Council on Homelessness

Lead Based Paint Hazards

The City has had a highly active program for the evaluation and reduction of lead- based paint hazards since 1998. The lead-based paint compliance is centered in the Riverside Housing Development Corporation, and integrates its activities with the Citywide Housing Rehabilitation Program (Rehabilitation Loans, Senior and Disability Grants, and Emergency Grants). The City undertakes a range of activities to address the problem of lead-based paint in housing, including outreach, assessment, and abatement. As required by HUD regulation 24 CFR Part 35, the City, under its housing rehabilitation program and other housing activities, conducts housing inspections to determine if various types of housing are safe, sanitary, and fit for habitation. Residents or applicants that are low- and moderate-income and have a child under the age of 6 are referred to the Riverside County Lead-based Paint Abatement Program where they can obtain free lead-based paint testing, information about lead, and lead paint abatement.

Anti-Poverty Strategy

One goal of the Consolidated Plan programs and other initiatives in Riverside is to reduce the number of persons in poverty. The emphasis in Riverside is to help people rise out of poverty, rather than merely easing their situation temporarily. Although essential short-term direct aid such as emergency food and shelter is provided, the thrust of the City's policy is to address poverty's root causes and assist people in becoming self-sufficient in the long-term. Two key components of helping people attain self -sufficiency are employment and housing.

Colonias Strategy

Not Applicable.

Monitoring

Monitoring of the Community Development Department's (CDD) contractors and subrecipient partners is not simply a regulatory process. Rather, it involves effective communication and problem solving relationships between CDD and its subrecipients. In December 2008, the CDD established a Subrecipient Grant Monitoring Policy to ensure that sub-recipients comply with OMB Circular A-133 regulations as well as City policies and procedures.

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

Geographic Area

Table 51 - Geographic Priority Areas

General Allocation Priorities

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

Because the primary national objectives of the Consolidated Plan programs are to benefit low- and moderate-income residents, Riverside's CDBG program funds will be targeted to low- and moderate-income neighborhoods. **Map I-2** illustrates these areas.

Based on the needs established through this Consolidated Plan, the City intends to utilize its funding to finance activities associated with housing, community development, economic development, and capital improvement projects. The majority of the funding will be used to fund projects targeting low- to moderate income individuals and their families throughout the City, 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.

The CDBG Target Areas are defined as geographic locations (census block groups) where a minimum of 51% of the households residing in that area, are of low- to moderate-income. According to the 2010 ACS U.S. Census data, approximately 41% of the city-wide population would qualify.

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

Priority Needs

Table 52 – Priority Needs Summary

1	Priority Need Name	Community Services
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Community Services
	Description	An activity that provides services to individuals and/or households, including specific clientele such as Senior Services, and Youth Programs.
	Basis for Relative Priority	<ul style="list-style-type: none"> • Public Services-Accessibility • Public Services-Sustainability • Senior Services • Youth Services
	2	
Priority Need Name	Infrastructure	
Priority Level	High	
Population	Extremely Low Low Moderate	

	Geographic Areas Affected	
	Associated Goals	Infrastructure
	Description	Public Improvements that support existing or future community development which benefits an entire area or site.
	Basis for Relative Priority	Infrastructure
3	Priority Need Name	Community Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Community Facilities
	Description	The construction or rehabilitation of a structure or facility that houses a public use.
	Basis for Relative Priority	Public Facilities and Improvements
4	Priority Need Name	Neighborhood Services
	Priority Level	High

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Neighborhood Services
	Description	An activity designed to help low income neighborhoods build the capacity and resources needed to ensure residents experience better results around education, employment, safety and other key areas.
	Basis for Relative Priority	Neighborhood Capacity Building Program
5	Priority Need Name	Special Needs Services
	Priority Level	High
	Population	Extremely Low Low Moderate 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 Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Special Needs
	Description	A non-housing activity or facility which provides services exclusively to individuals with special needs.

	Basis for Relative Priority	This category is in line with the special needs services category. Special Needs programs were listed as one of the priority needs in the Community Survey.
6	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Housing Homelessness - SL-1 Homelessness - DH - 2 Housing Rehabilitation Expand the Affordable Rental Housing Stock
	Description	An activity that creates or improves residential units (single- or multi-family housing), including activities in support of housing such as code enforcement as well as infrastructure development specifically to support housing development.

	Basis for Relative Priority	Housing-Affordability Housing-Sustainability (Code Enforcement) Housing-Accessibility (Fair Housing)
7	Priority Need Name	Business and Jobs
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Business and Jobs
	Description	An activity or improvement designed to support, increase, or stabilize business development, as well as to create or retain jobs, or expand the provision of goods and services.
	Basis for Relative Priority	This category is in line with the business and jobs category. Job training programs were listed as one of the priority needs in the Community Survey. Since there was not a specific job training program category it was listed under other.
8	Priority Need Name	Homelessness
	Priority Level	High

Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Physical Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
Geographic Areas Affected	
Associated Goals	Homelessness - SL-1 Homelessness - DH - 2
Description	Provide emergency shelter, rapid re-housing, homeless prevention, and outreach to help homeless individuals exit life from the streets while providing ongoing case management to ensure clients sustain their housing.
Basis for Relative Priority	This category is in line with the housing category.

Narrative

The City of Riverside has identified seven priority development areas to meet the greatest needs of residents in the City. Priorities are based on responses to the 2015 Community Survey conducted in the City, information gathered in specific focus groups, interviews with various organizations and service providers in the housing and community development field, and data obtained from the 2010 Census, the American Community Surveys, Comprehensive Housing Affordability Strategy, and the PIC Information Center. It will invest its CDBG funding to address needs in the priority areas listed below:

1. Community Services (Public Services)
2. Infrastructure
3. Community Facilities (Public Facilities)

4. Neighborhood Services
5. Special Needs Services
6. Housing
7. Business and Jobs (Economic Development)

More detailed priorities and accomplishment projections for Housing, Community Development, Homeless and Special Needs populations, as well as HOPWA Program activities and anticipated accomplishments are presented in the appropriate narrative sections and tables within this document.

The City must also ensure that its HUD-funded activities carried out under the Consolidated Plan meet its priority needs. Priority need rankings were rather consistent throughout the City. A uniform system of ranking was assigned according to the following HUD categories: No Need, Low Need, Medium Need and High Need, to describe the relative need for assistance in each category. All priority needs were found to be high based on the Consolidated Plan’s need assessments and resources available to address these needs.

Table I-2 shows the City’s 2015-2020 Priority Needs along with the priority level, population served, and goals addressed by each.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	If used effectively TBRA can help stabilize households. An example is the City's TBRA program provides assistance with up to 12 months of rental assistance and security and utility deposits for homeless veterans.
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	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 City must be especially strategic in awarding funds. The City will continue to use HOME funds for new unit production, to fund soft costs, and construction for new developments.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	Rehabilitation of aging housing has been established as a priority the City and the City will continue to allocate a small portion of HOME funds towards the Housing Rehabilitation Program. The City has not identified a potential funding source to fund such type of activities for multi-family properties.
Acquisition, including preservation	The City 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 53 – Influence of Market Conditions

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

Introduction

In order to receive the CPD funding, the City must develop and submit a Consolidated Plan every five years to the U.S. Department of Housing and Urban Development (HUD). The City of Riverside anticipates receiving an annual allocation of CDBG, HOME, ESG and HOPWA 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 City. Detailed information on the resources the City expects to receive and the activities to be undertaken to meet the priority needs that are identified in this Five-Year Consolidated Plan.

One of the main obstacles to meeting community needs is inadequate resources. As with most of the priority goals, the needs far outweigh the City's available resources; that are not sufficient to address all of the needs of low- and moderate-income persons or special needs residents in the City. It is anticipated that Federal and private funding sources for housing and community development programs will remain limited until the current economic conditions eventually recover. Even under these circumstances, the City strives to make progress in implementing its public improvement and community service projects and programs as well as meeting the established objectives.

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	2,995,747	0	0	2,995,747	11,982,988	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	788,793	0	0	788,793	3,155,172	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,977,833	0	0	1,977,833	7,911,332	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	265,718	0	0	265,718	1,062,872	

Table 54 - 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

As in the past, the City will be as creative as possible to find other additional sources of funding in order to develop and deliver efficient and cost-effective projects. CDBG, HOME, ESG and HOPWA funded activities will be leveraged, whenever possible, by other federal and/or governmental support for their specific type of services. The City will comply with applicable Federal regulations for the matching requirements for the HOME and ESG programs. The match for both programs is reported annually in the Consolidated Annual Performance and Evaluation Reporting (CAPER).

Emergency Solutions Grant - The Emergency Solutions Grant program has a mandatory “matching grant” requirement for sub recipients. It is anticipated that the City will leverage or “match” more than two times its 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 is exempt from this matching requirement. The match must be met by the end of the Federal fiscal year in which the expenditure occurred. This requirement is not project-specific but rather program-wide. The City expects to leverage CPD funds with the following funding sources to assist in accomplishing the goals of the Five Year Consolidated Plan:

1. Department of Public Social Services (DPSS) - As the County of Riverside’s Collaborative Applicant and the county’s lead agency in providing public assistance programs, DPSS is able to effectively leverage additional federal and state funds and in-kind support, including mainstream programs with a minimum of 150% leveraging. These resources are also leveraged through each of the 13 sub recipients. The CoC Program is designed to promote a community-wide commitment to the goal of ending homelessness; to provide funding for efforts by nonprofit providers, States, and local governments to quickly re-house the homeless while minimizing the trauma and dislocation caused by homelessness; to promote access to and effective utilization of mainstream programs by the homeless; and to optimize self-sufficiency among those experiencing homelessness. Current year estimate is \$8,398,381; expected amount available remainder of Con Plan is \$33,593,524. 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. Some of the possible funding sources that may be used in conjunction with HOME funds include Limited Partner Tax Credit Equity, California Housing Finance Agency (Cal HFA) funds, California Department of Housing and Community Development Multifamily Housing Program (MHP) funds, and Federal Home Loan Bank Affordable Housing Program (AHP) funds.

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

When redevelopment was dissolved, the City of Riverside Housing Authority (CRHA) was designated as the successor agency for the redevelopment agency's housing function. The CRHA assumed the former redevelopment agency's assets, which included 27 vacant parcels scattered throughout the City. Some of these properties are located in areas of low-income populations, the CRHA has been in the process of strategically planning how to best develop these properties. If planned well, development of these properties will have a positive impact on these areas, by providing housing and other services that these areas lack.

Discussion

The amount of resources available to address social, community, and economic development goals pale in comparison to the recognized needs. To address this obstacle, the City strongly encourages sub-recipients to seek other resources, forge new partnerships and collaborates, and to leverage additional funding whenever possible from local, State, Federal, and private sources.

Two of the CPD-funded programs, HOME and ESG, both have matching fund requirements – HOME 25%, ESG 100%. These regulatory matching requirements ensure the efficient use of the Federal funds through leveraging. The CDBG regulations do not require a funding match for the 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. As the nation and the State of California move out of the effects of the recession and begin to experience economic growth and easing of national, state and local budget constraints, jurisdiction may begin to see greater availability of housing funds to support local affordable housing construction and rehabilitation.

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

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF RIVERSIDE	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
HOUSING AUTHORITY OF RIVERSIDE COUNTY	PHA	Public Housing Rental	Jurisdiction
RIVERSIDE COUNTY DEPARTMENT OF PUBLIC SOCIAL SERVICES	Continuum of care	Homelessness	Jurisdiction
COMMUNITY ACTION PARTNERSHIP	Other	Homelessness	Jurisdiction
Fair Housing Council of Riverside County, Inc.,	Non-profit organizations	Homelessness Ownership Planning	Jurisdiction

Table 55 - 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 City is a comprehensive and at times daunting undertaking. The formation of sustainable partnerships and collaboration is essential. The institutional structure comprises the private, public, and nonprofit organizations that help carry-out the Consolidated Plan for the City. The relationships and interaction of these organizations as they deliver programs and undertake activities is known as the City’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 City 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 City 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.

The City continues to play an important role in both facilitating and directly bringing together diverse interests toward developing new and strengthening existing institutional structures and enhancing coordination. So far, the process has been responsive to new and emerging issues, including new HUD rules and requirements, which are continually testing the strengths and gaps of delivery system.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
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	X	
Other			

Table 56 - 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 City has many experienced homeless providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to homeless households. With the implementation of HEARTH legislation, the HUD-funded Continuum of Care (CoC) program dollars will focus more on meeting critical housing needs. Although some HUD dollars may be reinvested in the system for support services, it is expected that other mainstream resources will be offered to provide services to chronically homeless persons and families and special needs populations (persons with HIV/AIDS, veterans, transition age youth, and persons with mental illness and/or disabilities). In addition to housing needs, there will be an increased focus on employment opportunities so the individuals and families ready for permanent employment can help offset service costs and needs through increased income.

These strategies are explained in more detail below.

- The Emergency Solutions Grant (ESG) program, which replaces the Emergency Shelter Grant program is linked to the CoC single grant program and now places a greater emphasis on helping people, including special needs populations, quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.
- The Veterans Affairs Supportive Housing Program (VASH) program, which was implemented in October, 2009, is collaboration between the Housing Authority and the Loma Linda VA Medical Center to meet the housing needs of homeless veterans in Riverside County.

- Youth in the Foster-care Youth Program will receive housing assistance, supportive services and will be enrolled in the family self-sufficiency program, to give them the tools and opportunities to successfully transition from foster-care to independent, self-sufficient living.
- The use of the 2-1-1 line has allowed available services to be updated quickly through an electronic database of information. Key services, such as Homeless Prevention and Rapid Rehousing are updated regularly to inform the public of available financial assistance. Veterans calling into 2-1-1 are also referred appropriately to local veteran services. Those agencies, which assist persons with HIV/AIDS and their families, also participate in 2-1-1. The City of Riverside is the Grantee of the HOPWA formula funding for both Riverside and San Bernardino Counties. The Housing Authority of the County of Riverside (HACR) as the Project Sponsor administers the HOPWA grant throughout Riverside County. The goal of the HOPWA program is to prevent homelessness for individuals and/or families that have AIDS/HIV, by providing long term rental assistance through the Housing Options Program and Short Term Rental, Mortgage and Utility Assistance through subcontractors in the community that serve this population. The HACR also partners with the Department of Mental Health, the City of Riverside's Homeless Street Outreach Team, and local HIV providers, to ensure that all participants are provided with in-depth supportive services which foster self-sufficiency.

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

The City is a strong believer in the importance of collaboration. The City 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.

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Community Services	2015	2016	Non-Housing Community Development		Community Services	CDBG: \$200,414	Public service activities other than Low/Moderate Income Housing Benefit: 1960 Persons Assisted
2	Infrastructure	2015	2016	Non-Housing Community Development		Infrastructure	CDBG: \$1,091,437	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
3	Community Facilities	2015	2016	Non-Housing Community Development		Community Facilities	CDBG: \$512,195	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Neighborhood Services	2015	2016	Non-Housing Community Development		Neighborhood Services	CDBG: \$18,604	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Special Needs	2015	2016	Non-Housing Community Development		Special Needs Services	CDBG: \$166,100	Public service activities other than Low/Moderate Income Housing Benefit: 1348 Persons Assisted
6	Housing	2015	2016	Affordable Housing		Housing	CDBG: \$104,700	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 160 Households Assisted
7	Business and Jobs	2015	2016	Non-Housing Community Development		Business and Jobs	CDBG: \$2,500	Other: 50 Other
8	Homelessness - SL-1	2015	2016	Homeless		Housing Homelessness	ESG: \$147,430	Homeless Person Overnight Shelter: 984 Persons Assisted
9	Homelessness - DH - 2	2015	2016	Homeless		Housing Homelessness	ESG: \$70,831	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
10	Housing Rehabilitation	2015	2016	Affordable Housing		Housing	HOME: \$200,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Expand the Affordable Rental Housing Stock	2015	2016	Affordable Housing		Housing	HOME: \$509,914	Rental units constructed: 11 Household Housing Unit

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Community Services
	Goal Description	An activity that provides services to individuals and/or households, including specific clientele such as Senior Services and Youth Programs.
2	Goal Name	Infrastructure
	Goal Description	Public Improvements that support existing or future community development which benefits an entire area or site.
3	Goal Name	Community Facilities
	Goal Description	The construction or rehabilitation of a structure or facility that houses a public use.
4	Goal Name	Neighborhood Services
	Goal Description	An activity designed to help low income neighborhoods build the capacity and resources needed to ensure residents experience better results around education, employment, safety and other key areas.
5	Goal Name	Special Needs

	Goal Description	A non-housing activity or facility which provides services exclusively to individuals with special needs.
6	Goal Name	Housing
	Goal Description	An activity that creates or improves residential units (single or multi-family housing), including activities in support of housing such as code enforcement as well as infrastructure development specifically to support housing development.
7	Goal Name	Business and Jobs
	Goal Description	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.
8	Goal Name	Homelessness - SL-1
	Goal Description	Provide funding for the emergency shelter program to help homeless individuals exit life from the streets.
9	Goal Name	Homelessness - DH - 2
	Goal Description	Provide Tenant Based Rental Assistance/Rapid Re-Housing Assistance. Homeless Prevention will be provided once the City has obtained functioning zero in regarding to ending Veteran and Chronically homelessness.
10	Goal Name	Housing Rehabilitation
	Goal Description	Provide housing rehabilitation loans and grants to owner occupied low income households to address health and safety issues and code violations.
11	Goal Name	Expand the Affordable Rental Housing Stock
	Goal Description	Development or acquire and rehabilitation multi-family housing units to increase the affordable rental housing stock available in the City of Riverside.

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 City anticipates with the use of HOME funds to assist 50 households through the Housing Rehabilitation Program, 26 households through the TBRA Program, and 78 households by providing affordable rental housing units.

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)

N/A - The City 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?

N/A

Plan to remove the ‘troubled’ designation

N/A

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

Barriers to Affordable Housing

The City of Riverside, in the preparation of its Housing Element, examined its residential development standards and permitting process to identify potential constraints on the cost of housing. A discussion of the various public policies is addressed below.

a. Development Standards. Riverside regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning Code regulations are designed to protect and promote the health, safety, and general welfare of residents and implement policies of the Riverside General Plan 2025.

1) Allowable Land Uses. Affordable housing is permitted in all residential zones of the City. The RC, RA-5, RR, RE, R-1-1/2 ac, and R-1 zones require minimum lot sizes ranging from 7,000 square feet to 5 acres per dwelling unit. With the high cost of land in Southern California, affordable housing is not practical in these zone designations. However, the City does have zoning designations that allow densities from 10.9 units to the acre to 40 units per acre.

2) Open Space Requirements. In single-family neighborhoods, the Zoning Code regulates the amount of open space by maximum lot coverage. In these areas, the Zoning Code limits single-family homes to lot coverage not to exceed 30 to 40% of the lot size. In multiple-family residences each unit is required to have a minimum common usable open space of 500 square feet per unit, and either 120 square feet of private open space for ground floor units or 50 square feet of private open space for upper story units.

3) Flexibility in Development Standards. Other than a variance, the Municipal Code provides three primary means to obtain flexibility from residential development standards- the density bonus ordinance, density incentives, and Planned Residential Development (PRD), described below.

Density Bonus. The City’s density bonus ordinance offers a density bonus and at least one additional concession or incentive to an applicant of a housing development who agrees to construct one of the following: 1) at least 10% of the units restricted and affordable to low-income households; 2) at least 5% of units restricted and affordable to very low- income households; 3) a housing development restricted to qualified seniors; 4) at least 10% of units in a condominium project for moderate-income households. Conditions and affordability covenants required by state law apply.

Transit-Oriented Project. Higher residential densities are permissible for transit-oriented projects in the MU-V and MU-U Zones. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0.

Variance. Developers can seek a variance where, because of special circumstances applicable to the property, the strict application of the Zoning Code deprives such property of privileges enjoyed by other property in the vicinity and under identical land use zones. Variances may be sought for standards related to, but not limited to height, lot area, yards, open spaces, setbacks, lot dimensions, signs, and parking. The Zoning Administrator makes the determination.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is working to eliminate the identified barriers to affordable housing. In an effort to eliminate these barriers, multiple City departments have strategically planned and implemented effective procedures to address any deficiencies that result in a barrier to the production of affordable housing. In addition to the procedures mentioned above, the City is continuously seeking funding sources that will mitigate the cost burden due to the lack of infrastructure in parts of the City where affordable housing is crucial.

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 established chronically homeless persons as the highest need priority. The CoC implements a targeted street-to-home outreach program/campaign that covers 100% of its area and takes a housing first approach for chronically homeless households and others with a disabling condition. Non-disabled persons are referred to emergency shelter or transitional housing programs and housed as quickly as possible. The CoC will soon implement a coordinated assessment system to ensure the right intervention through program admissions that will be marketed to community groups and outreach providers who coordinate outreach efforts with staff trained to guide households through the process regardless of age, gender, ethnicity, disability, etc. The CoC has two outreach teams that provide homeless outreach in the City of Riverside. The City of Riverside Street Outreach program conducts daily mobile outreach and provides client services focused on the chronically homeless populations living on streets to connect them with supportive services and achieve housing stability.

Addressing the emergency and transitional housing needs of homeless persons

To date, there are 134 emergency shelter beds and 84 transitional housing beds in the City of Riverside. Transitional Housing (TH) is used to cover the costs of housing while providing case management and support services; providing a period of stability to enable homeless people to transition successfully to and maintain permanent housing within 24 months of program entry. To achieve its goal of ending homelessness, the CoC encourage communities to transform transitional housing programs to permanent supportive housing or rapid re-housing. The CoC is working with the City of Riverside's Community Development 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 Emergency Food and Shelter Program (EFSP), which is funded under FEMA, will be matched as a source for rental/mortgage assistance for families that are homeless or at-risk of homelessness.

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

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

- 1) adopted and implemented a CoC-wide Housing First approach;
- 2) adopted and implemented a CoC wide Rapid Re-housing approach;
- 3) begun revising intake processes to ensure homeless households are given the appropriate intervention at time admitted to program to help reduce their stay;
- 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.

CoC has recently increased the number of public/private partners to help implement these approaches.

The CoC is in the process of adopting the HEARTH goal of no more than 30 days homeless and the high performing communities goal of reducing LOTH at least 10% from preceding years. In 2012, LOTH was 30 days, and in 2013 it was 21 days. The CoC will target non-HUD funded projects to reduce their LOTH such as those who receive EFSP, CDBG, and HOME funding.

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

Health Care – The Hospital Association of Southern California Inland Area serves as the lead agency on the Discharge Planning Committee to facilitate communication regarding the discharge planning needs of homeless persons from acute care hospitals including Riverside County Regional Medical Center. They identify those individuals with severe mental health or substance abuse disorders, as well as, veterans.

They then coordinate their discharge plan to the fullest extent possible with follow-up to mental health and/or physical service providers.

Mental Health - The County of Riverside Department of Mental Health (DMH) collaborates with DPSS 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).

DMH provides placement assistance to homeless clients leaving public and private facilities. They also collaborate with the courts and interested parties in an effort to determine how best to meet client needs in a community setting. Based on assessment, homeless individuals are provided with housing placement in board and care, skilled nursing, and privately funded structured residential settings.

Foster Care - Riverside County's Children's Services Division Independent Living Extended Foster Care programs help transition dependent youth who are emancipating from foster care to independent living. Services available for homeless young adults who left foster care includes: re-entering extended foster care, housing referrals, SSI screening, application assistance with medical and food benefits, transportation vouchers, clothing services and replacement of lost or stolen vital documents, such as: Social Security card, birth certificate, state ID or driver's license.

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 through effective use of community services. They identify individuals leaving county correctional facilities and work with stakeholders to link these individuals to housing, mental health and substance abuse services, and community supports. Another resource is the Probation Day Reporting centers established for the Early Release (AB109) offenders and offer assistance for job placement, food, clothing and counseling services upon release from county and state correctional institutions.

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 has numerous programs that serve the City of Riverside to identify and address LBP hazards.

The programs are as follows:

Childhood Lead Poisoning Prevention Program. As a further tool in the identification of the lead hazards in the home, the OIH operates California’s Childhood Lead Poisoning Prevention Program (CLPPP) to test and identify children who are at high potential for lead poisoning based upon the age of the housing stock in the area and any other factors that indicate high risk for lead exposure.

Lead Hazard Reduction Compliance and Enforcement Program. In 2011, the OIH was awarded a three year Lead Hazard Reduction Compliance and Enforcement Program grant from the State of California for \$240,000 to provide technical expertise in lead-based paint management. The OIH expects the Lead Hazard Reduction Compliance and Enforcement Program to continue and be ongoing with additional funding.

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.

HEPA Vacuum Lending Program. The OIH proposes to purchase two commercial grade HEPA vacuums which will be available to low-income residents who want to do their own interim control work. The residents would be trained through the OIH’s lead hazard compliance program.

Lead Hazard Control Outreach. The Public Health Department, Childhood Lead Prevention Program provides outreach services to the WIC, Schools, Communities, etc. They distribute program literature at service counters and promote Lead-based Paint Program services to their clients.

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

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

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

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

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

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

Official poverty data come from the Current Population Survey (CPS) Annual Social and Economic Supplement (ASEC). There are two slightly different versions of the federal poverty measure: the poverty thresholds and the poverty guidelines. The official measure of poverty was established by the OMB in Statistical Policy Directive 14. The poverty thresholds determined by the U.S. government, and updated each year by the Census Bureau, use a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but are updated for inflation using the Consumer Price Index (CPI-U). The thresholds are used by Federal agencies mainly for statistical purposes. 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 measure- the poverty guidelines. They are issued each year in the *Federal Register* by the Department of Health and Human Services. The guidelines are a simplification of the poverty thresholds for use for administrative purposes; (e.g., determining financial eligibility for certain federal programs - each aid program may define eligibility differently). For more information, go to www.hhs.gov.

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

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 the 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 Program - Assists 599 Housing Choice Voucher holders who are striving to become free of governmental assistance. The program is administered by case managers that assist in transitioning families that are usually under-employed or receiving public assistance to employment at a wage or salary that provides means of independence. The case manager and the household work in partnership to develop a self-sufficiency plan and communicate regularly to work on the progress of the household's ultimate goal. As each household's income increases so does the amount the household pays towards their portion of rent. As this occurs the HACR places an amount equal to the rent increase into an escrow account, which continues to build with interest. If within the five years of the self-sufficiency plan the household can pay their entire portion of rent, they are allowed to keep the funds within the escrow account.

Resident Opportunity Self-Sufficiency (ROSS) - Provides case management activities at the three Housing Authority-owned, public housing sites. The case management activities include resume building classes,

employment referrals, credit counseling, and referrals to other non-profits and governmental agencies for supportive services. The ultimate goal of the ROSS program is to increase self-sufficiency among public housing residents.

In addition to the offered self-sufficiency programs, the City of Riverside has multiple programs that assist in the elimination of the barriers associated with poverty. These programs include HOME, ESG, SHP, and other programs targeting special needs populations. Each of these programs provide rental assistance either through new construction, rehabilitation or tenant-based rental assistance mitigating the cost burdened issues for low-income households.

CAP Riverside serves the low-income residents of Riverside County. It is a public Community Action Agency and a department of the County of Riverside. These programs provide the City's low-income residents with a variety of support mechanisms as they move toward self-sufficiency. Community Action works to change the institution of poverty while empowering the individual.

The DPSS Self-Sufficiency Division is responsible for administering programs and services that can assist Riverside residents with basic needs and other services that can help them become self-sufficient and improve the quality of their lives. DPSS interacts with people on many levels, thereby impacting their daily lives through children's services, education, employment, training, health and human services, homelessness and housing. Self-Sufficiency Programs Include CalFresh (SNAP), CalWORKS, Childcare, Employment Services, Homeless Programs, and Medical. The City will continue to work closely with DPSS in servicing the needs of homeless during the ensuing five years. This joint effort has worked successfully in the past and the City agencies pledge their continuing support of the endeavor.

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

Monitoring of the Community Development Department's (CDD) contractors and subrecipient partners is not simply a regulatory process. Rather, it involves effective communication and problem solving relationships between CDD and its subrecipients. In December 2008, the CDD established a Subrecipient Grant Monitoring Policy to ensure that sub-recipients comply with OMB Circular A-133 regulations as well as City policies and procedures. A subrecipient is an organization receiving Federal funds from the City. Each program requires a written agreement between the City and the sub-recipient. The requirements demand that the agreement remain in effect throughout the period that the subrecipient has control over funds. These provisions include a statement of work (description of work, budget, and time schedule); records, program income, uniform administrative requirements, fair housing, labor, displacement, employment opportunities, lead-based paint, debarred contractors, conflict of interest, restrictions for resident aliens, provisions for CHDO, religious entities, the Architectural Barriers Act and the Americans with Disabilities Act. When the City awards a grant, the CDD develops an individual monitoring schedule for each subrecipient that includes desk monitoring, quarterly reports and onsite

reviews. CDD staff reviews copies of files to ensure documentation regarding client eligibility, property eligibility, appropriate funding, compliance with requirements, and performance reports. For capital projects and public service, reports are required on a quarterly basis. Housing program reports are obtained based upon specifics of the programs' operations. The CDD also provides annual onsite reviews of a project so it can assess abilities of staff and review files. For housing projects, the CDD has additional monitoring procedures that provide the following assurances; consistency with objectives, criteria for one or more of the national objectives, compliance with all regulatory eligibility requirements, compliance with the Consolidated Plan regulations regarding displacement, production, accountability, organizational and project performance. CBOs are funded for a wide variety of CDBG-funded activities. Their experience and training in implementing these activities in compliance with statutory and regulatory requirements vary widely. In addition, some projects are a one-time City effort while others are ongoing activities. The City has determined that some projects can represent a high risk, while others a low risk. Further, ongoing CBO projects receive annual on-site monitoring visits. As a condition of receiving HOME funds, recipients agree to maintain all HOME-assisted units as affordable housing and in compliance with Housing Quality Standards (HQS) or the City's established standards. A site visit to determine compliance shall be conducted no less than once every three years for project containing 1-4 units; once every two years for project containing 5-25 units; and once per year for properties with 26 or more units. In addition, in order to conduct mandatory tenant file reviews the City shall conduct annual tenant's income certification via a self-certification process. Under the HOME Program, each CHDO shall be recertified annually as a part of the monitoring process. The review for recertification will include, among other things, a review of the Board of Directors, capability of current staff, review of financial statements, mission statements, and review of past and current projects. CDD understands that monitoring the Consolidated Plan and the annual activities must be carried out regularly to ensure that statutory and regulatory requirements are met.

Expected Resources

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

Introduction

In order to receive the CPD funding, the City must develop and submit a Consolidated Plan every five years to the U.S. Department of Housing and Urban Development (HUD). The City of Riverside anticipates receiving an annual allocation of CDBG, HOME, ESG and HOPWA 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 City. Detailed information on the resources the City expects to receive and the activities to be undertaken to meet the priority needs that are identified in this Five-Year Consolidated Plan.

One of the main obstacles to meeting community needs is inadequate resources. As with most of the priority goals, the needs far outweigh the City's available resources; that are not sufficient to address all of the needs of low- and moderate-income persons or special needs residents in the City. It is anticipated that Federal and private funding sources for housing and community development programs will remain limited until the current economic conditions eventually recover. Even under these circumstances, the City strives to make progress in implementing its public improvement and community service projects and programs as well as meeting the established objectives.

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	2,995,747	0	0	2,995,747	11,982,988	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	788,793	0	0	788,793	3,155,172	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,977,833	0	0	1,977,833	7,911,332	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	265,718	0	0	265,718	1,062,872	

Table 58 - 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 City will be as creative as possible to find other additional sources of funding in order to develop and deliver efficient and cost-effective projects. CDBG, HOME, ESG and HOPWA funded activities will be leveraged, whenever possible, by other federal and/or governmental support for their specific type of services. The City will comply with applicable Federal regulations for the matching requirements for the HOME and ESG programs. The match for both programs is reported annually in the Consolidated Annual Performance and Evaluation Reporting (CAPER).

Emergency Solutions Grant - The Emergency Solutions Grant program has a mandatory “matching grant” requirement for sub recipients. It is anticipated that the City will leverage or “match” more than two times its 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 is exempt from this matching requirement. The match must be met by the end of the Federal fiscal year in which the expenditure occurred. This requirement is not project-specific but rather program-wide. The City expects to leverage CPD funds with the following funding sources to assist in accomplishing the goals of the Five Year Consolidated Plan:

1. Department of Public Social Services (DPSS) - As the County of Riverside’s Collaborative Applicant and the county’s lead agency in providing public assistance programs, DPSS is able to effectively leverage additional federal and state funds and in-kind support, including mainstream programs with a minimum of 150% leveraging. These resources are also leveraged through each of the 13 sub recipients. The CoC Program is designed to promote a community-wide commitment to the goal of ending homelessness; to provide funding for efforts by nonprofit providers, States, and local governments to quickly re-house the homeless while minimizing the trauma and dislocation caused by homelessness; to promote access to and effective utilization of mainstream programs by the homeless; and to optimize self-sufficiency among those experiencing homelessness. Current year estimate is \$8,398,381; expected amount available remainder of Con Plan is \$33,593,524. 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. Some of the possible funding sources that may be used in conjunction with HOME funds include Limited Partner Tax Credit Equity, California Housing Finance Agency (Cal HFA) funds, California Department of Housing and Community Development Multifamily Housing Program (MHP) funds, and Federal Home Loan Bank Affordable Housing Program (AHP) funds.

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

When redevelopment was dissolved, the City of Riverside Housing Authority (CRHA) was designated as the successor agency for the redevelopment agency's housing function. The CRHA assumed the former redevelopment agency's assets, which included 27 vacant parcels scattered throughout the City. Some of these properties are located in areas of low-income populations, the CRHA has been in the process of strategically planning how to best develop these properties. If planned well, development of these properties will have a positive impact on these areas, by providing housing and other services that these areas lack.

Discussion

The amount of resources available to address social, community, and economic development goals pale in comparison to the recognized needs. To address this obstacle, the City strongly encourages sub-recipients to seek other resources, forge new partnerships and collaborates, and to leverage additional funding whenever possible from local, State, Federal, and private sources.

Two of the CPD-funded programs, HOME and ESG, both have matching fund requirements – HOME 25%, ESG 100%. These regulatory matching requirements ensure the efficient use of the Federal funds through leveraging. The CDBG regulations do not require a funding match for the 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. As the nation and the State of California move out of the effects of the recession and begin to experience economic growth and easing of national, state and local budget constraints, jurisdiction may begin to see greater availability of housing funds to support local affordable housing construction and rehabilitation.

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

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	Community Services	2015	2016	Non-Housing Community Development		Community Services	CDBG: \$200,414	Public service activities other than Low/Moderate Income Housing Benefit: 1960 Persons Assisted
2	Infrastructure	2015	2015	Non-Housing Community Development		Infrastructure	CDBG: \$1,091,437	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
3	Community Facilities	2015	2016	Non-Housing Community Development		Community Facilities	CDBG: \$512,195	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Neighborhood Services	2015	2016	Non-Housing Community Development		Neighborhood Services	CDBG: \$18,604	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
5	Special Needs	2015	2016	Non-Housing Community Development		Special Needs Services	CDBG: \$166,100	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1348 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Housing	2015	2016	Affordable Housing		Housing	CDBG: \$20,940	Homeowner Housing Rehabilitated: 32 Household Housing Unit
7	Business and Jobs	2015	2016	Non-Housing Community Development		Business and Jobs	CDBG: \$500	Other: 10 Other
8	Homelessness - SL-1	2015	2016	Homeless		Homelessness	ESG: \$147,430	Homeless Person Overnight Shelter: 984 Persons Assisted
9	Homelessness - DH - 2	2015	2016	Homeless		Homelessness	ESG: \$70,831	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
10	Housing Rehabilitation	2015	2016	Affordable Housing		Housing	HOME: \$200,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
11	Expand the Affordable Rental Housing Stock	2015	2016	Affordable Housing		Housing	HOME: \$509,914	Rental units constructed: 11 Household Housing Unit

Table 59 – Goals Summary

Goal Descriptions

1	Goal Name	Community Services
	Goal Description	
2	Goal Name	Infrastructure
	Goal Description	
3	Goal Name	Community Facilities
	Goal Description	
4	Goal Name	Neighborhood Services
	Goal Description	
5	Goal Name	Special Needs
	Goal Description	
6	Goal Name	Housing
	Goal Description	
7	Goal Name	Business and Jobs
	Goal Description	
8	Goal Name	Homelessness - SL-1
	Goal Description	

9	Goal Name	Homelessness - DH - 2
	Goal Description	
10	Goal Name	Housing Rehabilitation
	Goal Description	
11	Goal Name	Expand the Affordable Rental Housing Stock
	Goal Description	

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 Five-Year Consolidated Plan outlines proposed strategies for the expenditures for CDBG, HOME, ESG and HOPWA for the purpose of providing a suitable living environment through safer, more livable neighborhoods and greater participation of lower-income residents throughout the City of Riverside. The consolidated plan also outlines how the expenditure of federal funds will increase housing opportunities; reinvestment in deteriorating neighborhoods; provide decent housing by preserving the affordable housing stock; increase the availability of affordable housing; reduce discriminatory barriers; increase the supply of supportive housing for those special needs; and transition homeless persons and families into housing. Furthermore, the plan identifies the strategies 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.

In program year 2015/2016, the City will address the above priorities by funding the following projects:

Projects

#	Project Name
1	The Arc of Riverside County-Advance Enterprises
2	Arlington Temporary Services-Emergency Services
3	Assistance League-Operation Snack Attack
4	Big Brother/Big Sister of the IE-Mentoring Program
5	Care Connexus Inc.-Care Connexus
6	Casa Blanca Home Of Neighborly Service-Youth Educational Services

#	Project Name
7	Church of God of Prophecy Riverside Inc.-Community Food Bank
8	Community Connect-211 Riverside County
9	Fair Housing Council of Riverside County-Anti Discrimination Housing Services
10	Family Service Association-Hope Collaborative
11	Feeding America Riverside/San Bernardino Counties-Emancipated Foster Youth Job Training Program
12	Inspire Life Skills Training, Inc.-Inspiring Hope
13	Janet Goeske Foundation-Comprehensive Senior Programing & Services
14	Lutheran Social Services-Genesis House TLP-Genesis House Permanent Supportive Housing
15	Olive Crest-Project Independence
16	Operation Safehouse- Emergency Shelter
17	Operation Safehouse-Transitional Living Program
18	PRCS-Riverside School of the Arts
19	PRCS-Youth Sports League/Recreation Scholarships
20	PRCS-Senior Breakfast /Lunch Program
21	PRCS-Project BRIDGE
22	PRCS-Boxing Program
23	Path of Life Ministries-Community Shelter

#	Project Name
24	Riverside Area Rape Crisis Center
25	Smart Riverside-Digital Inclusion Program
26	Smooth Transition, Inc.-Pre Employment Job Readiness, Financial Literacy, and Life Skills
27	Voices for Children-CASA
28	Whiteside Manor, Inc.-Supportive Services for Dual Diagnosis
29	YWCA Riverside County-Mentoring, Teaching, & Empowering Women and Girls
30	Habitat for Humanity-A Brush with Kindness
31	PRCS-Lincoln Park Playground Shade Structure
32	PRCS- Nichols Park Community Center
33	PRCS-Eldorado Park
34	PRCS-Bryant Park Tennis and Basketball Court
35	PRCS-Arlanza Community Garden Improvement
36	PRCS-La Sierra Park Senior Center Acoustic
37	PW-ADA Street Improvements
38	PW-Ward 1 Street Improvements
39	PW-Ward 2 Street Improvements
40	PW-Ward 4 Rapid Flasher Installation

#	Project Name
41	PW-Ward 5 Sidewalk Improvements
42	PW-Ward 6 Street Improvements
43	PW-Ward 7 Sidewalks Improvements
44	City of Riverside Administration
45	City of Riverside Section 108 Loan
46	HESG Administration, HMIS, Shelter Programs, Rapid Re-Housing and Street Outreach
47	Housing Rehabilitation Program
48	HOME Administration
49	Infill Affordable Housing Development
50	HOPWA-Foothill AIDS Project
51	HOPWA-City of Riverside Administration
52	PW-Ward 4 Street Improvements
53	HOPWA-Riverside County Housing Authority

Table 60 – Project Information

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

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

One of the most important steps in addressing obstacles to community development is identification and evaluation. In the City of Riverside, obstacles for CPD-funded activities include language and culture, location and geography, limited resources, and program restrictions and regulations. Currently the primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding resources available to public and private agencies that serve the needs of low- and moderate-income residents. As noted previously, the amount of resources available to address social, community, and economic development goals pale in comparison to the recognized needs. To address this obstacle, the City strongly encourages sub-recipients to seek other resources, build new partnerships and collaborative, and to leverage additional funding whenever possible from local, State, Federal, and private sources. The City urges CPD-funded programs and services to be flexible, while at the same time to be as efficient and effective as possible to achieve expected performance outcomes.

The City developed its Five-Year Consolidated Plan in 2015. As part of the process for developing the Consolidated Plan, City staff conducted a survey that was distributed to the following locations seeking community input in establishing priority needs under the CDBG eligibility categories:

- Resource Center for Non-Profit Management
- Online City of Riverside
- Community Centers
- City of Riverside Main Library
- Community Ward Meetings (7)
- THE GROUP

- Riverside Neighborhood Partnership
- Riverside Homeless Care Network
- Faith Based
- 7th Annual Small Business Summit
- Fair Housing
- City Hall Concierge Desk
- Community Development Lobby

The results of that survey are as follows Community Services, Infrastructure, Community Facilities, Neighborhood Services, Special Needs Services, Housing, Business and Jobs.

AP-38 Project Summary

Project Summary Information

1	Project Name	The Arc of Riverside County-Advance Enterprises
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$2,900
	Description	Work activity program designed to provide vocational training for adults with moderate or mild intellectual disabilities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Arlington Temporary Services-Emergency Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$15,600
	Description	Providing food visits, clothing, utility assistance, etc. to improve the client's quality of life and to help him/her become self-sufficient.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

3	Project Name	Assistance League-Operation Snack Attack
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$4,550
	Description	Snack bags are delivered to local elementary schools to be distributed to needy children.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Big Brother/Big Sister of the IE-Mentoring Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$5,00
	Description	BBBSIE Mentoring Program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

5	Project Name	Care Connexus Inc.-Care Connexus
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$7,500
	Description	Nursing care for elderly adults-enhanced nursing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	Casa Blanca Home Of Neighborly Service-Youth Educational Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$11,550
	Description	Youth Educational Services (Y.E.S.)-After school program for elementary aged school children who reside in the Casa Blanca Community.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

7	Project Name	Church of God of Prophecy Riverside Inc.-Community Food Bank
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$2,900
	Description	Community Food Bank- Food and clothing to local community residents that are low-income.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	Community Connect-211 Riverside County
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$7,500
	Description	2-1-1 Riverside County- 24 hours a day, seven days a week information and assistance hotline for City of Riverside citizens regarding social services
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
9	Project Name	Fair Housing Council of Riverside County-Anti Discrimination Housing Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$79,700
	Description	Anti-Discrimination-Provide housing counseling services for Landlord/Tenant and Anti-Discriminations complaints.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	Family Service Association-Hope Collaborative
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$2,500
	Description	Nurturing Parenting Program- Evidence based model Nurturing Parenting Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	
11	Project Name	Feeding America Riverside/San Bernardino Counties-Emancipated Foster Youth Job Training Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$2,500
	Description	Emancipated Foster Youth Job Training Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	Project Name	Inspire Life Skills Training, Inc.-Inspiring Hope
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$2,500
	Description	Affordable housing and mentoring for former foster youth residing within the City of Riverside
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	
13	Project Name	Janet Goeske Foundation-Comprehensive Senior Programing & Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$6,950
	Description	Nutrition fitness program, interpreter services, and senior advisor for the 62+ population
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
14	Project Name	Lutheran Social Services-Genesis House TLP-Genesis House Permanent Supportive Housing
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$4,600
	Description	Genesis House Permanent Supportive Housing
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
15	Project Name	Olive Crest-Project Independence
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$2,500
	Description	Shelter, supportive services and basic needs to transition foster youth between the ages of 18 and 21
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
16	Project Name	Operation Safehouse- Emergency Shelter
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$7,500
	Description	Emergency Shelter-24-hour emergency shelter for at risk youth.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
17	Project Name	Operation Safehouse-Transitional Living Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$7,500
	Description	24 month program for homeless youth.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
18	Project Name	PRCS-Riverside School of the Arts
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$8,500
	Description	Performing arts education program
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
19	Project Name	PRCS-Youth Sports League/Recreation Scholarships
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$28,000
	Description	Free and/or subsidized recreation and sports activities
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
20	Project Name	PRCS-Senior Breakfast /Lunch Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$7,500
	Description	Weekly breakfast for seniors ages 62 and over at Dales & La Sierra
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
21	Project Name	PRCS-Project BRIDGE
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$28,000
	Description	Salary for three non-benefited part-time Project BRIDGE outreach workers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
22	Project Name	PRCS-Boxing Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$2,500
	Description	Boxing Instructional technique for boys and girls
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
23	Project Name	Path of Life Ministries-Community Shelter
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$125,500
	Description	Funding for homeless Shelter and Rainy Day Shelter
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
24	Project Name	Riverside Area Rape Crisis Center
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$14,500
	Description	Rape Crisis support and services to survivors of sexual assault
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
25	Project Name	Smart Riverside-Digital Inclusion Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$27,414
	Description	Free technology training and free computers and internet to low-income Riverside residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
26	Project Name	Smooth Transition, Inc.-Pre Employment Job Readiness, Financial Literacy, and Life Skills
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$4,050
	Description	Pre-Employment Job Readiness, Financial Literacy, and Life Skills-Training to at-risk and low-income populations.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
27	Project Name	Voices for Children-CASA
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$7,500
	Description	Court Appointed Special Advocate Program (CASA)- Volunteers to speak up for the best interest of children in court and in the community
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
28	Project Name	Whiteside Manor, Inc.-Supportive Services for Dual Diagnosis
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$18,600

	Description	A transitional housing facility for persons suffering from co-occurring substance abuse and mental illness.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
29	Project Name	YWCA Riverside County-Mentoring, Teaching, & Empowering Women and Girls
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$2,900
	Description	YWCA Mentoring, Teaching, and Empowering Women and Girls- Empowering women and girls through afterschool programming, one to one mentorship, leadership training and childbirth preparation
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
30	Project Name	Habitat for Humanity-A Brush with Kindness
	Target Area	
	Goals Supported	
	Needs Addressed	

	Funding	\$25,000
	Description	Assisting Low-to Moderate income homeowners, primarily seniors with exterior repairs, landscaping and painting to preserve housing and neighborhoods.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
31	Project Name	PRCS-Lincoln Park Playground Shade Structure
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$115,000
	Description	Lincoln Park-Purchase & Installation of New Playground Shade Structure
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
32	Project Name	PRCS- Nichols Park Community Center
	Target Area	
	Goals Supported	

	Needs Addressed	
	Funding	\$217,217
	Description	Nichols Park- Design & Construction of Community Center Renovation
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
33	Project Name	PRCS-Eldorado Park
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$90,000
	Description	Eldorado Park-Design & Construction of Walking Path (No exercise stations)
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
34	Project Name	PRCS-Bryant Park Tennis and Basketball Court
	Target Area	
	Goals Supported	

	Needs Addressed	
	Funding	\$50,000
	Description	Bryant Park-Tennis & Basketball Court Renovation
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
35	Project Name	PRCS-Arlanza Community Garden Improvement
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$18,604
	Description	Arlanza Community Garden Improvement-Fencing Installation
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
36	Project Name	PRCS-La Sierra Park Senior Center Acoustic
	Target Area	
	Goals Supported	
	Needs Addressed	

	Funding	\$39,978
	Description	La Sierra Park Senior Center-Acoustic Improvements
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
37	Project Name	PW-ADA Street Improvements
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$100,000
	Description	ADA Street Improvements.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
38	Project Name	PW-Ward 1 Street Improvements
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$275,131

	Description	Ardmore Street from Paige Drive to Palmyrita Avenue
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
39	Project Name	PW-Ward 2 Street Improvements
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$173,271
	Description	Ward 2 Street Improvements-Ottawa Avenue from University Avenue to 12th Street
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
40	Project Name	PW-Ward 4 Rapid Flasher Installation
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$15,000

	Description	Ward 4 Improvements- Rapid Flasher installation on Madison and Emerald
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
41	Project Name	PW-Ward 5 Sidewalk Improvements
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$228,898
	Description	Ward 5 Sidewalk Improvements- Harrison, Estrellita, and Sequoia
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
42	Project Name	PW-Ward 6 Street Improvements
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$95,600

	Description	Ward 6 Street Improvements (1)- Renner Street from Polk Street to EOS
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
43	Project Name	PW-Ward 7 Sidewalks Improvements
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$206,440
	Description	Ward 7 Sidewalk Improvements- Sylvan from Rutland to Lake and Lake from Via Norte to Greenpoint
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
44	Project Name	City of Riverside Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$599,149

	Description	Administration of the CDBG Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
45	Project Name	City of Riverside Section 108 Loan
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$200,000
	Description	Section 108 Year 16 Loan Payback
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
46	Project Name	HESG Administration, HMIS, Shelter Programs, Rapid Re-Housing and Street Outreach
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$19,929

	Description	ESG funds will be used to cover the cost to administer the ESG Program, operating the Riverside Emergency Shelter and Cold Weather Shelter Programs, staff salaries for entering data into HMIS, rental assistance for homeless individuals and families under RRH, and Street Outreach.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
47	Project Name	Housing Rehabilitation Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$200,000
	Description	Provide low income, owner occupied property owners with low interest loans and grants to address health and safety issues on the property.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
48	Project Name	HOME Administration
	Target Area	

	Goals Supported	
	Needs Addressed	
	Funding	\$78,879
	Description	Administration of the HOME Program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
49	Project Name	Infill Affordable Housing Development
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$509,914
	Description	Development of affordable housing units for very low to low income households
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
50	Project Name	HOPWA-Foothill AIDS Project
	Target Area	

	Goals Supported	
	Needs Addressed	
	Funding	\$786,584
	Description	HOPWA services for persons with HIV and/or AIDS.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
51	Project Name	HOPWA-City of Riverside Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$59,533
	Description	Administration of the HOPWA program for Foothill AIDS Project and Housing Authority of Riverside.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
52	Project Name	PW-Ward 4 Street Improvements
	Target Area	

	Goals Supported	
	Needs Addressed	
	Funding	\$97,097
	Description	Street improvements south side of Lincoln avenue from 700' east of Jefferson Avenue to Grace Street.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
53	Project Name	HOPWA-Riverside County Housing Authority
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	\$1,131,716
	Description	Housing Opportunities for Persons with HIV/AIDS.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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

As the 12th largest city in California, Riverside has a diverse population of approximately 316,000 covering over 85 square miles. Much of the planning and community development activities in the city are divided geographically based on the seven City Council Wards and the 26 neighborhoods that are formally recognized by the City. A vast majority of the residents with low- or moderate-incomes live in portions of the 7 neighborhoods which include, Arlanza, La Sierra, Arlington, Casa Blanca, Downtown/Northside, Eastside, and Magnolia Center. These are CDBG Benefit Service Areas (commonly referred to as CDBG Target Areas). The City seeks to direct funds primarily to these areas of the City and to programs and projects.

Geographic Distribution

Target Area	Percentage of Funds

Table 61 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In addition to the projects and programs available to eligible participants citywide, specific projects and programs will be targeted to the designated low/moderate income CDBG Benefit Service Areas described above. CDBG Benefit Service Areas are defined as geographic locations within the City of Riverside boundaries where 51% or more of the households residing in those areas are low- to moderate-income. Based on the ACS Census, 41% of the census blocks in the City of Riverside qualify as CDBG Benefit Service Areas.

The plan for geographic distribution of resources and projects identified as serving an area benefit is based in part on the geographic distribution of low- and moderate-income households throughout the City.

Discussion

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

- 1) Principally benefit (at least 51%) low and moderate income persons;
- 2) Aid in the prevention of slum or blight; or

3) 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 City must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the City's service delivery system. The City 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 upon the above criteria, including the projects 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-, and moderate-income households in the City of Riverside, the following priorities have been established:

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

Based on cost burdened household data from Comprehensive Housing Affordability Strategy (CHAS) and coupled with 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.

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

Homeownership may provide many social and financial benefits to families, children, and communities. There is considerable evidence that homeownership experiences result in greater social stability, education completion, civic participation, and improved quality of life, according to “Reexamining the Social Benefits of Homeownership after the Housing Crisis” (Joint Center for Housing Studies of Harvard

University, August 2013) and “Social Benefits of Homeownership and Stable Housing” (National Association of Realtors®, April 2012).

3. Improve the conditions of substandard housing and substandard existing owner occupied housing for the low income community.

As the City's housing inventory ages, maintenance and repairs become more critical. If homes fall into disrepair, residents may be subject to unsafe and unhealthful living conditions. A decrease in the supply of housing is possible unless new units are constructed at a rate that exceeds the rate of deterioration of existing units. Maintaining older homes and ensuring that durable construction materials are used for new housing is important in maintaining the supply of housing in the City.

4. Shelter and transitional to permanent housing for the homeless.

According to the 2013 Riverside County Homeless Count & Survey Comprehensive Report, prepared by the Riverside County Department of Public Social Service. Although HOME regulations prohibit the use of funds for the construction of shelters, the City seeks to develop and construct transitional to permanent housing for the homeless.

One Year Goals for the Number of Households to be Supported	
Homeless	11
Non-Homeless	13
Special-Needs	0
Total	24

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	11
The Production of New Units	8
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	24

Table 63 - One Year Goals for Affordable Housing by Support Type

Discussion

Five-Year Affordable Housing Objectives:

The City's affordable housing objectives for the 2015-2019 period are addressed in the following discussion. The discussion includes the basis for assigning the priority; obstacles to meeting underserved needs, and proposed accomplishments that the City hopes to achieve over the next five years.

1. 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 income households. Assisted units are restricted by a 20-year affordability covenant. HOME assistance also includes the acquisition and rehabilitation of multifamily housing units for very low and low income households.

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

a. *Down Payment Assistance Program* - CalHOME down payment assistance 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.

b. *Mortgage Credit Certificate (MCC)* - Tax credit for qualified households to reduce homeowner income tax liability and increase disposable income to allow the homeowner to afford higher housing costs given their income. This program is administered by the Riverside County Economic Development Agency.

c. *City of Riverside Housing Authority (CRHA) Infill Housing Program* - Obligated redevelopment funds for the development and construction of affordable single-family housing on vacant or blighted lots transferred to the CRHA as Successor Agency of the redevelopment housing functions and Neighborhood Stabilization Program land held for resale, zoned for single family residences, and restricted to low-income households.

3. Improve the conditions of substandard housing and substandard existing owner occupied housing for the low income community.

a. *Housing Rehabilitation Program* - Offers low interest loans of up to \$50K for single-family properties, senior grants of up to \$5,000 and mobile grants of up to \$8,000 to address health and safety issues and code violations on the property. The program is funded with CalHome and HOME funds.

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

a. *CDBG Public Service Activities*. CDBG assistance to non-profit agencies that provide emergency shelters and supportive services for homeless persons.

b. *Emergency Shelter Grant (ESG) Activities*. ESG assistance for selected non-profit agencies for emergency shelter and essential services for homeless persons.

c. *HOME Investment Partnerships (HOME) Activities*: HOME assistance for the development of Single Room Occupancy (SRO) units that are made affordable to homeless individuals and households with incomes at or below 30% of area median income.

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

The City of Riverside does not own or manage any public housing.

The Housing Authority of the County of Riverside has one public housing project in the City of Riverside.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority of the County of Riverside operates on the premise that affordable housing is not the end goal for a family but a stepping stone 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, a resident newsletter, and through specialized self-sufficiency coaches funded through HUD's Resident Opportunity and Self-Sufficiency (ROSS) program.
2. Providing outreach and information to all Public Housing residents on community homeownership initiatives and credit counseling agencies.
3. Working collaboratively with our Habitat for Humanity Riverside to provide public housing residents with targeted homeownership opportunities.
4. The implementation of grant funded ROSS programs (noted above) at strategic public housing sites to provide one-on-one coaching to families with the goal of increasing the household's income and assisting the household with attaining homeownership within a three year period.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The City of Riverside is not a public housing agency.

Discussion

Refer to above discussion.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

In 2014, the U.S. Department of Veterans Affairs, HUD, and the U.S. Interagency Council on Homelessness launched the 25 Cities Initiative to help communities with high concentrations of homeless Veterans to intensify and integrate their local efforts to end Veteran homelessness by the end of 2015 and chronically homeless by the end of 2016. Riverside was one of the 25 communities selected to identify by name all of the remaining homeless Veterans in their respective communities and work together to find permanent housing solutions for these Veterans and chronically homeless individuals. The Riverside 25 Cities Leadership Team includes members of the Riverside County Continuum of Care.

The Riverside County's Continuum of Care was notified in April 2014 of its 2013 Tier One Renewal Grant award for the Continuum of Care Program. It will receive \$7,149,842 for various programs including, transitional housing, permanent supportive housing, rapid re-housing, Shelter Plus Care, and HMIS. The City's priorities for ranking applications put permanent supportive housing as its highest priority. These funds will leverage the City's, relatively small, allocation of Emergency Solutions Grant (ESG) funding used to support shelter operations, street outreach and rapid re-housing.

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

The County of Riverside CoC has established chronically homeless persons as the highest need priority. The CoC implements a targeted street-to-home outreach program/campaign that covers 100% of its area and takes a housing first approach for chronically homeless households and others with a disabling condition. Non-disabled persons are referred to emergency shelter or transitional housing programs and housed as quickly as possible. The CoC is in the process of implementing a coordinated assessment system to ensure appropriate 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 western region of Riverside County (including the City of Riverside) has already implemented a Vulnerability Index-Service Prioritization and Decision Assistance Tool (VI-SPDAT) to determine the chronicity and medical vulnerability of homeless individuals and how to allocate resources in a logical, targeted way. The VI-SPDAT identifies how many homeless persons are in need of affordable housing, rapid re-housing and permanent supportive housing resources and the gaps in these resources.

The 25 Cities Community Team first tested the Performance Management and Communications Platform (PMCP) system and encountered many issues with the system. With the assistance of Community Solutions, the team was introduced to a new system called Homelink, which incorporates the VI-SPDAT assessment with a Housing Navigator, Case Manager, and Performance Measurement tool. This new system is being tested out in the western region of Riverside County to determine whether it meets the following criteria:

- Help people move through the system faster (by reducing the amount of time people spend moving from program to program before finding the right match);
- Reducing new entries into homelessness (by consistently offering prevention and diversion resources upfront, reducing the number of people entering the system unnecessarily); and
- Improving data collection and quality and providing accurate information on what kind of assistance consumers need.

If the system meets all the criteria listed above, then it will be presented to the CoC with a recommendation to use the coordinated assessment system countywide.

The CoC has two outreach teams that cover most county areas. The City of Riverside Street Outreach program conducts daily mobile outreach and provides client services focused on the chronically homeless populations living on the streets to connect them with supportive services and achieve housing stability. The Department of Mental Health has a Veterans Street Outreach team that performs initial field assessments, in depth assessments, 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 shelter and transitional housing needs of homeless persons

To date, there are 178 emergency shelter beds in the City of Riverside. 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 City, 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.

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

The CoC has taken the following steps to reduce length of time homeless (LOTH):

1. Adopted and implemented a CoC wide Housing First approach; and
2. Adopted and implemented a CoC wide Rapid Re-housing approach. CoC has recently increased the number of public/private partners to help implement these approaches.

The CoC has also:

1. Begun revising intake processes to ensure homeless households are given the appropriate intervention at the time they are admitted to the program to help reduce their stay;
2. 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;
3. Improved data collection through HMIS by training participants to enter related data correctly and timely; and
4. Generated monthly reports for outcome measurement.

The CoC is in the process of adopting the HEARTH goal of no more than 30 days homeless and the high performing communities goal of reducing LOTH at least 10% from preceding years. In 2012, emergency shelter LOTH was 30 days and 21 days in 2013. The CoC will target non-HUD funded projects to reduce their LOTH such as those who receive Emergency Food and Shelter (EFSP), CDBG, and HOME funding.

The City has sixteen (16) supportive housing units, in which eight (8) units are reserved for chronically homelessness and eight (8) for disabled homeless individuals. In relation to these units, the City has one fulltime case manager that provides supportive services, addresses barriers to clients sustaining their housing and helping them achieve self-sufficiency.

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 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. Representing 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. Representing Mental Health, the County of Riverside Department of Mental Health collaborates with Department of Public Social Services 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. Representing 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 City of Riverside, in partnership with the Riverside Ending Homelessness Fund ("REHF"), a nonprofit organization, is proposing to expand the Riverside Homeless Service Campus ("Campus") via the rehabilitation of five properties located on the Hulen Place cul-de-sac.

The Campus is a two-acre site that once improved will service approximately 3,000 chronically homeless individuals. The Campus is modeled after the PATH Mall concept, which offers a coordinated system of services including outreach, crisis intervention, interim housing, rapid rehousing, homeless prevention resources, and coordinated case management. A coordinated approach to combating homelessness is critical to the City of Riverside since the City is home to approximately 32% of the County of Riverside's homeless population.

The Campus currently provides homeless street outreach, housing placement, employment development, benefits enrollment, healthcare access, substance abuse recovery, veteran's services, life skills training, legal services, client stabilization resources, computer resources, transportation assistance, basic needs emergency assistance and homeless prevention resources.

Once improvements are complete, the City of Riverside will expand upon our existing partnerships with experienced homeless service providers to provide the following services:

- Permanent Supportive Housing for severely mentally ill, chronically homeless
- Medical Clinic to include respite care and behavioral health
- Shower and laundry facilities
- A furniture and clothing connection program
- A small park space with shade and benches
- An updated computer lab and life skills classroom as well as a voicemail system for employment opportunities
- Life skills courses will include financial literacy and how to manage money and shopping

In 2014, the City of Riverside's Mayor Rusty Bailey accepted the Mayor's Challenge to End Veteran homelessness. HUD reached out to mayors and other state and local leaders across the country to marshal federal, local and nonprofit efforts to end Veteran homelessness in their communities. Ending Veteran homelessness means reaching a point where there are no Veterans sleeping on our streets and every Veteran has access to permanent housing. Should Veterans become homeless or be at-risk of becoming homelessness, communities will have the capacity to quickly connect them to help they need

to achieve self-sufficiency. When those things are accomplished, our City will have achieved its goal of ending Veteran homelessness.

To assist in housing homeless veterans that do not qualify for HUD-VASH or SSVF, the City of Riverside has allocated \$300,000 of HOME funds toward the Tenant-Based Rental Assistance to quickly house these individuals.

AP-70 HOPWA Goals - 91.220 (l)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	125
Tenant-based rental assistance	130
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	60
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	315

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City Riverside covers an area of 85 miles with a population of approximately 316,000. Healthy and strong neighborhoods with an adequate supply of quality and affordable housing are fundamental to the well-being of Riverside and its residents. Beyond simply fulfilling a basic need for shelter, adequate and affordable housing provides many more benefits. Studies show that children in stable housing do better in school and are less likely to experience disruption in their education due to moves. Living in decent, affordable housing also provides individuals and families with a sense of economic security and the ability to focus on their needs.

An adequate supply of a variety of housing types and prices is also important to Riverside’s employment base and its economic vitality. A mix of homes affordable to a range of income levels can attract and help retain a diverse employment base in the community, support the local workforce so they can live close to their jobs, and support economic development objectives.

The City of Riverside, in the preparation of its Housing Element, examined its residential development standards and permitting process to identify potential constraints on the cost of housing. A discussion of the various public policies is addressed below.

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

Development Standards

Riverside regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning Code regulations are designed to protect and promote the health, safety, and general welfare of residents and implement policies of the Riverside General Plan 2025.

Allowable Land Uses

Affordable housing is permitted in all residential zones of the City. The RC, RA-5, RR, RE, R-1-1/2 ac, and R-1 zones require min. lot sizes ranging from 7,000 sq. ft. to 5 acres per dwelling unit. With the high cost of land in Southern California, affordable housing is not practical in these zone designations. However, the City does have zoning designations that allow densities from 10.9 units to the acre (R-3-4000) to 40 units per acre (R-4 and MU-U2).

Open Space Requirements

In single-family neighborhoods, the Zoning Code regulates the amount of open space by maximum lot coverage. In these areas, the Zoning Code limits single-family homes to a lot coverage not to exceed 30 to 40% of the lot size, with the presumption that homes have a sizable front yard, setbacks, and a backyard. In this manner, each home has adequate open space and the setting is conducive and consistent with lower density residential settings.

Flexibility in Development Standards

Other than a variance, the Municipal Code provides three primary means to obtain flexibility from residential development standards- the density bonus ordinance, density incentives, and Planned Residential Development (PRD), described below.

- **Density Bonus.** The City's density bonus ordinance offers a density bonus and at least one additional concession or incentive to an applicant of a housing development who agrees to construct one of the following: 1) at least 10% of the units restricted and affordable to low-income households; 2) at least 5% of units restricted and affordable to very low- income households; 3) a housing development restricted to qualified seniors; 4) at least 10% of units in a condominium project for moderate-income households. Conditions and affordability covenants required by state law apply.
- **Transit-Oriented Project.** Higher residential densities are permissible for transit-oriented projects in the MU-V and MU-U Zones. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total

permissible Floor-to-Area Ratio (FAR) of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan or Design Review process.

- **Variance.** Developers can seek a variance where, because of special circumstances applicable to the property, the strict application of the Zoning Code deprives such property of privileges enjoyed by other property in the vicinity and under identical land use zones. Variances may be sought for standards related to, but not limited to height, lot area, yards, open spaces, setbacks, lot dimensions, signs, and parking. The Zoning Administrator makes the determination and transmits the decision to the City Council for final action.
- **PRD.** The PRD allows for flexibility and creativity in design of single-family residential developments, and for the application of unique development standards that reflect special property conditions. Projects within the RR and R-1 zones can secure a 10% density bonus if the project exhibits exemplary design as set forth in the Zoning Code and a 25% density bonus in the RC Zone with an approved PRD.

Discussion:

Development Permit Process

Development review is the primary way that local governments ensure the construction of projects that contribute in a positive manner to the community and improve quality of life. Residential development projects typically undergo several types of approvals- ministerial, discretionary actions (either with or without a public hearing), and legislative actions. This section outlines the timeline for the development review process for housing and describes the conditional use permit and design review process.

Timeframe for Review

Residential projects in Riverside undergo a number of processes from the initial submittal of an application to project approval. The section below describes the steps to review, condition, and approve proposals for residential development.

- **Initial Application Check.** Involves the review of the application for completeness and working with the applicant to remedy any deficiencies. The City provides online forms to help developers submit a complete application.
- **Design Review.** Certain projects (typically multiple-family, mixed-use, conditionally permitted uses, projects in certain areas, etc.) require design review to ensure the quality of the project and consistency with City Design and Sign Guidelines. This process is described later in this section.
- **Site Plan Review.** Multiple-family and mixed-use projects require site plan review to ensure conformance with the requirements of the Riverside Municipal Code. This process requires a public hearing before the Planning Commission, who is the recommending authority.

- **Conditional Use.** Certain residential uses may require a conditional use permit to ensure that the type, location, and operation of such uses are consistent with the provisions of the Municipal Code and advance General Plan 2025 objectives.
- **Tract or Parcel Maps.** Some projects require a parcel or tentative tract map pursuant to the state Subdivision Map Act. In these cases, an additional step is required. However, the processing time would occur within the overall time frame listed in the following chart and not add measurably to the time frame for reviewing and approving a project.
- **Legislative Actions.** For very large residential projects, sometimes the applicant will propose a general plan amendment or zone change, particularly for housing built in underutilized sites zoned for nonresidential uses. A Specific Plan may also be approved. In these cases, the timeframe for approval can be considerably longer. The timeframe for this step is not included, as it varies.
- **Environmental Review.** Many projects are categorically exempt from CEQA, therefore involving little to no delay in the approval process. Larger residential projects may require a mitigated negative declaration. The time involved is largely due to mandated periods for public review. Even then, the environmental review is concurrent with project review, thus adding little to no time to the overall project approval time.

The total processing time can range from three to seven months depending on the type of project and the level of review. Unusually complex projects may have longer time frames, particularly if an environmental impact report is required.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Riverside will continue to take the following actions throughout the 2015-2019 consolidated planning cycle to address the challenges listed below:

Actions planned to address obstacles to meeting underserved needs

As a part of the consolidated planning cycle for 2015-2019, the City of Riverside will determine where underserved populations are located through results from the Analysis of Impediments to Fair Housing. To reduce the number of obstacles keeping the City of Riverside from meeting the needs of the underserved populations in the community and help improve service delivery, Riverside's Grants and Housing Authority & Homeless Services Division will assist with facilitating more city-wide collaborations in coordinating the work of social service organizations, eliminating duplication of efforts, spearheading community-wide solutions to local needs and disseminating information, news, and data that will assist all participant organizations as a part of this collaborative effort.

Actions planned to foster and maintain affordable housing

The City of Riverside will continue to invest grant funds into affordable housing projects that provide rental and homeownership opportunities for low income households. The City will also work in collaboration with the Housing Authority of the County of Riverside and Lighthouse to offer Section 8 rental vouchers and Supportive Services for Veteran Families Program (SSVF) to homeless families and Veterans Affairs Supportive Housing (VASH) rental assistance. To help in the goal of ending veteran homelessness by the end of 2015, the City will give homeless veterans first priority under its rental assistance programs.

Homeownership will equally play a vital role in Riverside's future of grant investments. By providing down payment assistance through the CalHome grant program and rehabilitating properties through the Housing Rehabilitation Program (funded with HOME and CalHome funds), the City is improving access and affordability to homeownership opportunities for low households. The City of Riverside is also increasing the affordability of properties currently occupied by low-income households by making funds available for repair work so low-income homeowners can afford to address health and safety issues and general improvements on their property.

The City of Riverside will also continue to seek collaborative partnerships with developers, nonprofit, and private institutions to construct new opportunities for affordable housing, develop the City of Riverside Housing Authority's properties, and acquire vacant properties to make available as affordable housing.

Actions planned to reduce lead-based paint hazards

The County of Riverside's LBP programs serve many communities including the City of Riverside. These programs identify and address LBP hazards. The programs are as follows:

- **Lead-Based Paint Hazard Control Program:** The Riverside County Department of Public Health (DPH) and the Riverside County Department of Environmental Health Office of Industrial Hygiene (OIH) administers the Lead-Based Paint Hazard Control Program. The goal of the program is to evaluate and control lead hazards in low-income housing units by inspecting, testing, and providing treatment and abatements of lead hazards. The program activities primarily include inspection and testing of housing constructed prior to 1956 in target areas, hazard control treatments and abatement, blood lead screening, temporary relocation of families, and community outreach and education. To identify potential households that may contain lead hazards, OIH conducts various community outreach activities at schools and other community events to grow awareness of the health risk of lead poisoning.
- **Lead Hazard Inspections for County programs:** Lead-based paint containing up to fifty percent lead was in common use and available until the mid-1970. In 1978, the Consumer Product Safety Commission banned the manufacture of paint for use of interior and exterior residential surfaces and furniture. It is a program goal for the City that all homes identified for rehabilitation under the City's CalHome and HOME funded programs be submitted for lead

hazard inspection if: 1) the home was built prior to 1978, and 2) there are children the age of six or younger in the home.

- **Childhood Lead Poisoning Prevention Program:** The OIH operates California's Childhood Lead Poisoning Prevention Program (CLPPP) to test and identify children who are at high potential for lead poisoning based upon the age of the housing stock in the area and any other factors that indicate high risk for lead exposure.
- **Lead Hazard Reduction Compliance and Enforcement Program:** In 2011, the OIH was awarded a 3 year Lead Hazard Reduction Compliance and Enforcement Program grant for \$240,000 to provide technical expertise in lead-based paint management. The OIH expects the Lead Hazard Reduction Compliance and Enforcement Program to continue and be ongoing with additional funding.
- **Lead Hazard Control Program:** As implemented by Senate Bill 460, grants authority to local health departments to require the enforcement of persons who refuse to abate lead hazards in housing occupied by low-income families with children. The Lead Hazard Control Program is funded under this grant and implements SB 460 which allowed changes to State health and housing laws to make creating lead hazards a crime.
- **Fair Housing Council Lead-based Paint Awareness Hazard program:** The Fair Housing Council of Riverside County also administers a comprehensive lead-based paint awareness hazard program, which includes outreach, education, information dissemination, training, and referrals.
- **Lead Hazard Control Outreach:** The OIH has an MOU and Support Letters with the following agencies: the City of Riverside, the Riverside County Economic Development Agency, the Housing Authority of the County of Riverside, the Desert Alliance for Community Empowerment, the cities of Banning and Corona; and the Community Action Partnership of Riverside County. The OIH sub-grants outreach services to the Center for Community Action and Environmental Justice and Fair Housing Council of Riverside.

Actions planned to reduce the number of poverty-level families

As noted elsewhere in the ConPlan, poverty is a condition with no simple solutions. Poverty is a persistent situation in which low income results from an inability to enter the mainstream. To the extent possible, the City plans to reduce the number of households with incomes below the Federal poverty level (extremely low-income households earning less than thirty percent (30%) of the AMI) through a combination of direct assistance and indirect benefit from neighborhood improvement activities. The City's Five-Year Consolidated Plan 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 and (2) provide housing opportunities for homeless individuals and households earning less than 30% of AMI;
- Encourage economic development in low- and moderate-income areas;
- Provide comprehensive homeless prevention housing programs;
- Encourage Substance Abuse Recovery and Counseling Programs;
- Provide job training and life skills development; and
- Provide health programs through local health clinics.

The Community Action Partnership of Riverside County, the County's official anti-poverty agency, continues to address poverty through a comprehensive set of strategies that range from crisis management to financial security to capacity building for families and communities.

In addition to the Consolidated Plan programs, a number of other public, private, and partnership initiatives have been designed to assist in the reduction of poverty rates. These programs include, but are not limited to Family Self-Sufficiency, Head Start, Welfare to Work, the Workforce Investment Board, Riverside County's CoC, the Riverside Homeless Service Campus, Safe Haven Supportive Housing and Drop-in Center, Arlington Temporary Assistance, CASA for Riverside County, and Project BLISS.

The City has also begun collaborating with local organizations, faith based organizations, universities, and schools to create an anti-poverty plan for the Eastside Neighborhood that looks to revitalize a distressed community by partnering with local organizations and businesses to create jobs, reduce poverty, expand educational opportunities, increase access to affordable housing, and improve public safety.

Actions planned to develop institutional structure

The City's Community Development Department (CDD) will coordinate activities among the public and private agencies and organizations in the area. This will ensure that the goals and objectives of the Five Year Consolidated Plan will be addressed by more than one agency. The CDD will facilitate and coordinate the linkages between these public-private partnerships and develop new partnership opportunities.

Effective implementation of the Consolidated Plan involves a variety of agencies both in the community and in the region. Coordination and collaboration between agencies is important to ensuring that the

needs in the community are addressed. The key agencies that are involved in the implementation of the Plan, as well as additional resources that may be available are described below.

Public Sector:

- City of Riverside - Community Development Department (Grants, Housing Authority & Homeless Services, and Code Enforcement Divisions)
- City of Riverside - Public Works; Parks and Recreation; Police Department
- Housing Authority of the County of Riverside
- Riverside County - Department of Public Social Services; Department of Mental Health; Department of Public Health; Department of Environmental Health Office of Industrial Hygiene; Workforce Development; Economic Development Agency; Veterans Services; Probation; Community Action Partnership
- VA Loma Linda
- US Vets

Non-Profit Agencies:

There are several non-profit agencies that serve target income households in the City of Riverside. The City will collaborate with these essential service providers. Some of them include:

- Advance Enterprises (The Arc of Riverside County)
- Arlington Temporary Services
- Assistance League
- Big Brother/Big Sister of the Inland Empire
- Care Connexus Inc.
- Casa Blanca Home of Neighborly Services
- Church of God of Prophecy Riverside Inc.
- Community Connect 211 Riverside County
- Fair Housing Council of Riverside County
- Feeding America Riverside/San Bernardino Counties
- Inspire Life Skills Training, Inc.

- Janet Goeske Foundation
- Lutheran Social Services
- Olive Crest
- Operation Safehouse
- Riverside Housing Development Corporation
- Path of Life Ministries
- Health to Hope

Private Sector:

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. The City will collaborate with the following private sector organizations:

- Small Business Development Center
- Federal Home Loan Bank (FHLB)
- Local Financial Institutions
- Private Housing Developers
- Local Realtors

Actions planned to enhance coordination between public and private housing and social service agencies

The City 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;
- Increasing the involvement of the Riverside Homeless Care Network, and

- Working more closely with identified CHDOs.

Discussion:

Refer to above discussion.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Riverside receives an annual allocation of CDBG, HOME, ESG and HOPWA funds. Since the City receives these federal allocations the questions below have been completed, as they are applicable.

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
Total Program Income:	0

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 (24CFR§ 92.205), During FY 2015-16, other forms of investment not described in §92.205(b) which the City may use for housing activities include the following resources:

- CalHome Grants: The City was awarded a \$1,000,000 Cal-Home grant in 2012 and 2014 to provide down payment assistance for low income first time homebuyers and housing rehabilitation loans for owner occupied single-family properties.
- Supplemental Educational Revenue Augmentation (SERAF) Funds: The Housing Authority will be committing approximately \$19 million of the SERAF (former Redevelopment Housing Funds) over the next 4 years towards the development of affordable housing rental and homeownership units and the acquisition and rehabilitation of substandard multifamily properties. Properties assisted will have 45 year affordability and owner occupancy covenants recorded on single-family properties and 55 year affordability covenants on multifamily properties.

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:

See resale or recapture of HOME funds at the end of this section.

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:

The City will use the following table in determining the Period of Affordability for the Resale provisions of homebuyer activities:

Total HOME Investment in Unit Period of Affordability

*Note: Repayment of the direct HOME subsidy does not terminate the period of affordability and the homebuyer is still subject to the principal residence requirement unless the repayment is the result of a transfer, either voluntarily or involuntarily. ***

The City will use the following table in determining the Period of Affordability for all rental project activities:

The City will use either the resale or recapture provisions as outlined in number 2 above to enforce the period of affordability for homebuyers. All written agreements with the homebuyers will outline the period of affordability, principal residence requirement, and the resale or recapture provision that will be used to ensure the period of affordability. The City will secure all the HOME investments for homebuyer and rental activities with proper security instruments, such as promissory notes, deeds of trust, and declarations of restrictive covenants, placed upon the property to ensure the period of affordability.

Upon the satisfaction of the period of affordability by the homebuyer, the homebuyer shall be entitled to all “net proceeds” for the sale of the property and/or will no longer be obligated to use the property as their principal residence.

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:

The City of Riverside does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)
See written standards at the end of this section.
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 CoC has established chronically homeless persons as the highest need priority. The CoC implements a targeted street-to-home outreach program/campaign that covers 100% of its

area and takes a housing first approach for chronically homeless households and others with a disabling condition. Non-disabled persons are referred to emergency shelter or transitional housing programs and housed as quickly as possible. The CoC is in the process of implementing a coordinated assessment system to ensure appropriate 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 western region of Riverside County (including the City of Riverside) has already implemented a Vulnerability Index-Service Prioritization and Decision Assistance Tool (VI-SPDAT) to determine the chronicity and medical vulnerability of homeless individuals and how to allocate resources in a logical, targeted way. The VI-SPDAT identifies how many homeless persons are in need of affordable housing, rapid re-housing and permanent supportive housing resources and the gaps in these resources.

The 25 Cities Community Team first tested the Performance Management and Communications Platform (PMCP) system and encountered many issues with the system. With the assistance of Community Solutions, the team was introduced to a new system called Homelink, which incorporates the VI-SPDAT assessment with a Housing Navigator, Case Manager, and Performance Measurement tool. This new system is being tested out in the western region of Riverside County to determine whether it meets the following criteria:

- Help people move through the system faster (by reducing the amount of time people spend moving from program to program before finding the right match);
- Reducing new entries into homelessness (by consistently offering prevention and diversion resources upfront, reducing the number of people entering the system unnecessarily); and
- Improving data collection and quality and providing accurate information on what kind of assistance consumers need.

If the system meets all the criteria listed above, then it will be presented to the CoC with a recommendation to use the coordinated assessment system countywide.

ESG and CoC subrecipients input client data into the Homeless Management Information System (HMIS), which is a mandatory comprehensive and standardized assessment tool 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. The recipient must ensure that data on all persons served and all activities assisted under ESG are entered into the 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 however, they must instead report using a comparable database that produces unduplicated, aggregate reports.

As required, the City being an ESG recipient continues to coordinate and collaborate with the CoC and other key stakeholders in order to foster a comprehensive, community-wide planning process that ensures a seamless coordination of services and funding streams.

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 City solicits proposals for annual ESG allocations. A Notice of Funding Availability (NOFA) is released to invite qualified non-profits, community groups, faith-based organizations, and governmental entities to apply. Pursuant to the City'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.

Recommendations for eligible projects are based upon the resources, capacity, knowledge, and experience of applicants to effectively implement and administer the ESG-funded program. Per HUD requirements, the City must consult with the CoC to provide recommendations of the funding allocation, trends, and needs of the community in order to work in collaboration with the efforts of CoC of eliminating and preventing homelessness.

ESG funds are awarded through a competitive process following federal guidelines. Funding is allocated as part of the One-Year Action Plan approval process which includes a public hearing before the Riverside City Council. Further, funding approval is made by the City Council and allocated based on funding availability, number of clients proposed to serve, area need, recommendations of CoC, and public comments.

The City enters into one year agreements with each sub-recipient of ESG funding, these 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 576.201) contributed by the agency/organization; and
- Documentation or reporting requirements. Receipt of Agreement and Terms
- Match Requirements and source of match

ESG allocations are available to private nonprofit organizations and will continue to be allocated based on the guidelines as provided in the outline process above.

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 City collaborates with sub-recipients to ensure that the homeless participation requirement is met. Sub-recipients include in their policy to extend invitation to previous homeless clients their opportunity to participate on the Board, provide feedback, and participate in survey's 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 facilities, services, or other assistance. An exit interview and survey are offered to exiting 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 City in collaborating with the Continuum of Care and ESG sub-recipients to ensure that the perspective of homeless and formerly homeless individuals and families are incorporated into the City's ESG program and the Consolidated Plan.

The City 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 of directors and/or a policy making committees.

- Assign a higher rating/ranking score to ESG applicants that demonstrate homeless participation.
- Require all ESG sub-recipients to provide an EDA-approved exit survey to all persons that have exited from an ESG-funded shelter or participated in an ESG-funded program. The survey will request input or seek the opinion of the participants on a variety of topics or issues including at a minimum:
 1. the quality of effectiveness of the shelter or services provided;
 2. the unmet needs of homeless persons in the City of Riverside;
 3. how can services be improved or expanded;
 4. what are the gaps in shelter or homeless services;
 5. the location and hours of shelters or services; and
 6. access to shelters, health care, food and clothing, legal services, etc.

The City will conduct onsite interviews with homeless individuals or groups at ESG-funded shelters throughout the program year to gather information from, and encourage the participation of, homeless persons to assist the City in the making of ESG policies.

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, City 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, below guidelines have been set as part of the performance standards for evaluating ESG:

Performance of ESG recipients include:

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: 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.
2. Expected Outcome: At least 35% of participants assisted will remain in permanent housing six (6) months after the last assistance provided under ESG.

HOME Resale and Recapture Policy

The City will implement the home resale or recapture options based on each home activity subsidy. The City will require sub-recipients, CHDO's, and other entities to utilize the resale/recapture provisions outlined in the Annual Action Plan. A copy of the City of Riverside's Resale/Recapture provisions are listed below:

Under the Resale provision, the City will ensure, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability that the housing is made available for a subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the

property as its principal residence. The Resale requirement will also ensure that the price at resale provides the original owner a fair return on investment (including the homeowner’s investment and any capital improvement) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. For the purpose of the Resale provision, “fair return on investment” shall be defined and determined as follows:

Fair Return on Investment – a monetary gain or loss, dependent on market conditions, as a result of the sale of the property.

Capital improvements performed on the property will be considered as a basis for calculating fair return on investment. To be considered capital improvements, the upgrades (such as upgrade bathrooms and kitchens with new cabinets, granite or marble countertops, and natural stone flooring such as travertine, granite, and marble, solar panels, swimming pool) or additions (livable square footage or usable square footage such as a covered patio, detached garage, storage building, or guest house) must add value to the property. However, the value of these upgrades and additions are dependent upon what the current sales market will support, so not all upgrades or additions will add value above what the owner’s original purchase price was for the property. In addition, any of the upgrades or additions must have been done with the required building permits and in compliance with all local building and zoning codes. The workmanship of the construction shall be equal to or greater than the industry standard.

The following formula will be used to determine the owner’s fair return on investment:

Sales Price (based on Market value)

- Senior lien balance
- Closing Costs
- Realtor fees
- Owner’s Original Contribution

Proceeds multiplied by the percentage of time the owner occupied the property during the period of affordability equals “Fair return of Investment”.

HOME Resale and Recapture Policy Continued

For Example: The market sales price for the house is \$100,000. The closing costs are \$5,000. The realtor fees are \$6,000. The down payment assistance provide to the owner was \$15,000. The affordability period is 15 years. The owner lived in the house 6 years and 3 months. The owner purchased the house for \$90,000 and provided \$5,000 in down payment when it was purchased.

Sales Price (based on Market value):	\$100,000
- Senior lien balance	(68,800)

- Closing Costs	(5,000)
- Realtor fees	(6,000)
<u>- Owner's Original Contribution</u>	<u>(5,000)</u>
Proceeds	\$ 15,200

Since the owner occupied the property for 6 years and 3 months, the percentage of time that the owner occupied the property would be 75 months (6 years and 3 months) divided by 180 months (15 year affordability period) equals 41.6 percent. So the "Fair Return of Investment" would be 41.6 percent of \$15,200 or \$6,323.20. All remaining proceeds will be provided to the new HOME low-income eligible homebuyer if needed to make the home affordable. If the new homebuyer does not need the remaining proceeds to make the property affordable, then the owner may keep all the remaining proceeds; however, a minimum of \$2,000.00 of the remaining proceeds will go to the new homebuyer for closing costs assistance.

In addition, the resale provision will ensure that the housing will remain affordable to a "reasonable range of low-income homebuyers". The "reasonable range of low-income homebuyers" will be defined as those households at or between 60%-80% of area median income (AMI). To ensure affordability for the next buyer, the City will provide down payment and closing cost assistance so the mortgage payment is within the Front-end and Back-end percentages established under the City of Riverside Down Payment Assistance Program. Upon the purchase of the property by the next buyer, the affordability period will reset based upon the Affordability Period table for the total amount of the HOME funds that have been invested in the property.

The period of affordability will be based on the total amount of HOME funds invested in the housing.

HOME Resale/Recapture Policy Continued

The City will use a declaration of restrictive covenants placed on the property to ensure that the property is sold to another qualified low-income family who agrees to make it their principal residence for the remainder of the period of affordability. The affordability restrictions may terminate upon occurrence of any of the following events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insure mortgage to HUD. The City may use purchase options, rights of refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event, obtains an ownership interest in the housing.

The Resale provision will be used where the City, sub-recipient, CHDO, or other entity that will be financing the loan for the homebuyer and the sub-recipient, CHDO, or other entity that has a long term vested interest in the project (such as land trust) or where the subrecipient, CHDO or other entity has established an agreement with the homebuyer's lender that will ensure compliance with the resale provisions even in the event of a foreclosure or transfer in lieu of.

Under the Recapture provision, if the homebuyer transfers the property, voluntarily or involuntarily, the City will recapture only HOME funds that were used as a direct subsidy to the homebuyer for the purchase of the property. The direct subsidy can only be recaptured from the “net proceeds” of the sale of the property. The “net proceeds” shall be defined as sales price minus superior loan repayment (other than HOME funds) and any closing costs. The City will not recapture more than what is available from the “net proceeds” of the sale of the property.

The period of affordability will be based on the total amount of direct HOME subsidy (down payment assistance, home buyer subsidy, closing costs) provided to the homebuyer. The City will use a promissory note, which will be secured with a deed of trust placed on the property, to ensure that the period of affordability is met. In the event the property is sold, the City will recapture from the available “net proceeds” all or a portion of the direct HOME subsidy provided to the homebuyer.

The affordability restrictions may terminate upon occurrence of any of the following events: sale, short sale, foreclosure, and transfer in lieu of foreclosure or assignment of an FHA insure mortgage to HUD. The City may use purchase options, rights of refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability.

The Recapture provision will be used where the homebuyer uses a financial institution, such as, but not limited to, a bank, mortgage company, or credit union, to finance the principal amount of the purchase of the property and the City, sub-recipient, CHDO, or other entity does not have an agreement with the homebuyer’s lender to ensure the period of affordability through the resale provision.

Upon receipt of recaptured funds, City of Riverside shall file a “Release” document with the Riverside County Recorder of Deeds to release the original HOME-assisted homebuyer from the requirements of the mortgage or other similar mechanism.

Repayments of recaptured funds shall be remitted directly to the City of Riverside to be utilized for HOME-eligible activities only.

Discussion:

Refer to discussion above.

Appendix - Alternate/Local Data Sources