



## Executive Summary

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

#### 1. Introduction

One of the oldest communities in Riverside County, Hemet grew from an agricultural town in the early 1900s, to a widely recognized retirement community in the 1960s, to a multi-faceted city today that is projected to be home to over 100,000 people in the coming years. The City of Hemet is situated in the heart of the scenic San Jacinto Valley and has a total of 28.3 square miles consisting of a suburban community and Diamond Valley Lake to the south. In the mid-2000s, Hemet was one of the fastest growing cities in Southern California due to its large tracts of undeveloped land and moderate prices, and experienced an influx of new families seeking more affordable housing options. The City has had a significant increase in population, more than doubling from 36,094 residents in 1990 to the 78,053 residents reported in the 2010 U.S. Census, increasing its demographic diversity. The number of Housing units in Hemet also doubled from 19,692 units in 1990 to a total of 38,032 units in 2010. Of the 27 cities in Riverside County, Hemet currently ranks as the 7th highest in population and 4th highest in the number of housing units. At Hemet's core is a strong community willing to invest in opportunities for the future and make forward-thinking decisions to meet the pressing needs of a changing economy and a growing and diverse population.

As a Community Development Block Grant (CDBG) entitlement grantee, the City of Hemet prepares the Consolidated Plan (Con Plan or Plan) for submission to the U.S. Department of Housing and Urban

Development (HUD), office of Community Planning and Development (CPD), whose goal is to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment and expand economic opportunities for low and moderate income persons. This planning document and application for funding is an analysis of projected housing and community development needs in the City of Hemet, a plan for addressing these needs, and a guide for evaluating accomplishments in the five fiscal years from July 1, 2015 through June 30, 2020. Each year the City submits to HUD an Annual Action Plan, an itemized proposed use of the annual allocation of HUD funding for the fiscal year, July 1 through June 30.



## 2. Summarize the objectives and outcomes identified in the Plan

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

The overall goal of the Community Development Block Grant, as a community planning and development program, is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.

Decent housing (DH) includes:

- appropriate housing for homeless persons;
- assisting those at risk of becoming homeless;

- increasing the availability of permanent housing in standard condition and affordable cost to low- and moderate-income families;
- increasing the supply of supportive housing to enable persons with special needs to live with dignity and independence; and
- providing housing affordable to low-income persons accessible to job opportunities.

A suitable living environment (SL) includes:

- improving the safety and livability of neighborhoods;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within a community or geographical area;
- the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of historic, architectural or aesthetic value; and
- conservation of energy resources.

Expanded Economic opportunities (EO) include:

- job creation and retention;
- establishment, stabilization and expansion of small businesses;
- the provision of public services concerned with employment;
- availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing.

HUD also requires each activity to meet at least one of the following performance outcomes:

(1) Availability/Accessibility; (2) Affordability; or (3) Sustainability.

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

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

A Consolidated Annual Performance and Evaluation Report (CAPER) is prepared annually to demonstrate progress in meeting the City's annual objectives. Overall, Hemet has been successful in implementing its CDBG public improvement and community service projects and programs and meeting the goals and objectives established in the previous Consolidated Plan.

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

Summary from citizen participation section of plan.

The purpose of HUD funding is to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development and providing community facilities and services, with maximum feasible priority given to activities which benefit low and moderate income persons. The City is responsible for developing its own programs and funding priorities within HUD requirements, through the Consolidated Plan Process. In order to develop and implement an effective plan the City must actively engage citizens, public agencies and other interested parties at all stages of the process. To encourage participation a variety of opportunities, such as public hearings, public meetings, surveys and workshops were offered during the consolidated planning process. These are described in greater detail in PR-15 Citizen Participation.

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

No public comments, written or verbal, were received during the 30 day public comment period, from March 20 through April 24 nor at the April 25, 2017 Public Hearing.

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

Although no comments were received, as a matter of practice, careful consideration is given to all comments and views expressed by the public, whether given as verbal testimony or submitted in writing.

#### **7. Summary**

The goal of the City of Hemet, with funding from CDBG, is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living.

The diverse population of Hemet is accompanied by divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. The City is struggling to balance limitations of available resources and the need to address some very critical issues including maintaining affordable housing, homelessness, aging infrastructure and community facilities, inadequate services, and underemployment.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity 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	HEMET	City of Hemet

**Table 1 – Responsible Agencies**

**Narrative**

The City of Hemet is the lead agency responsible for the development of the Consolidated Plan with information provided by other departments including City Council, the City Manager’s Office, Economic Development, Finance, Housing, and Planning.

In addition, the City collaborates with the following County of Riverside agencies:

*The Housing Authority of the County of Riverside* provides supplemental rental assistance to income-eligible persons seeking affordable housing. One of the primary responsibilities of the Housing Authority is the administration of the HUD Section 8 Rental Assistance Program. The Housing Authority owns and operates affordable housing projects throughout the county and cooperates with local jurisdictions in the rehabilitation and upgrade of multi-family housing units. The Housing Authority also administers or participates in several supportive service programs offered within Hemet.

*The County of Riverside Continuum of Care (CoC)* is comprised of representatives from public and private agencies, local governments, and community residents including homeless and formerly homeless individuals that are committed to facilitating a well-coordinated Continuum of Care planning process throughout the County. The mission of the Coalition is to assess the need for homeless and affordable housing services and to develop and recommend a continuum of care plan for the County on behalf of at risk and homeless individuals and families.

*The Department of Public and Social Services (DPSS)* is the umbrella anti-poverty agency for the County of Riverside and lead agency of the CoC. The goal is self-sufficiency accompanied by moving poor families out of poverty. DPSS interacts with people on many levels, thereby impacting their daily lives through child care, education, employment training, health and human services, homelessness, and housing.

### **Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

As a CDBG entitlement grantee, the City of Hemet prepares the Annual Action Plan, which represents both an application for entitlement funds and a housing and community development planning document, for submission to HUD. The City is responsible for developing its own programs and funding priorities within HUD requirements. In order to develop and implement an effective plan the City must actively engage citizens, public agencies and other interested parties at all stages of the process. Through a variety of methods the City has reached out to affected citizens, public agencies, and other interested parties seeking their comments, concerns, needs and priorities in developing its strategy for use of CDBG funds.

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

During the Consolidated Plan Process City partners were contacted in person through email, mail, public meetings and notices, and telephone. The City provided a variety of opportunities, such as public hearings, public meetings, surveys and workshops for collaboration with its partners and to enhance coordination efforts. In addition the City seeks to facilitate economic prosperity in Hemet by providing opportunities for collaboration with private industry, businesses, developers, and local agencies.

#### **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 Continuum of Care (CoC) 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 the Riverside County Department of Public Social Services, which serves as the lead agency of the CoC, is to coordinate homeless efforts and meet the varied needs of the County's homeless residents as well as establishing policies and procedures for oversight. The CoC is comprised of a wide-range of community stakeholders that include businesses, community service groups, faith-based agencies, local government, private foundations and anyone with a desire to support the goals of the CoC.

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

The City of Hemet is not a direct recipient of ESG funds.

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

See Table 2

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

1	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF COUNTY OF RIVERSIDE
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing Services-homeless Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority of the County of Riverside is a public agency chartered by the State of California to administer the development, rehabilitation or financing of affordable housing programs throughout Riverside County and was consulted for information on public housing matters and housing development initiatives, via email and phone.
2	<b>Agency/Group/Organization</b>	RIVERSIDE COUNTY OF DEPARTMENT OF PUBLIC SOCIAL SERVICES
	<b>Agency/Group/Organization Type</b>	Services-homeless Other government - County Lead Agency - Continuum of Care

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Through the outreach process, the County has identified homelessness, rapid re-housing and homeless prevention services as a priority. These services will help strengthen the Continuum of Care Strategy.
3	<b>Agency/Group/Organization</b>	Fair Housing Council of Riverside County, Inc.,
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Fair Housing Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing contact via phone, email and face to face provides feedback into the challenges City of Hemet residents face in obtaining and maintaining safe affordable housing. The City is committed to providing fair housing and landlord/tenant services for its citizens for the duration of this Plan.
4	<b>Agency/Group/Organization</b>	California Family Life Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing contact via phone, email and face to face provides opportunities for collaboration on the challenges and needs of at risk youth.
5	<b>Agency/Group/Organization</b>	Care-A-Van Transit, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing contact via phone, email and face to face provides opportunities for collaboration on transportation challenges faced by seniors, disabled and special needs persons within the City of Hemet.
6	<b>Agency/Group/Organization</b>	Center Against Sexual Assault of Southwest Riverside County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-Health Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing contact via phone, email and face to face provides opportunities for collaboration on the challenges and needs of victims of sexual assault and their families.
7	<b>Agency/Group/Organization</b>	Community Pantry
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing contact via phone, email and face to face provides opportunities for collaboration on the challenges and needs of persons at risk of homelessness and the homeless.
8	<b>Agency/Group/Organization</b>	Habitat for Humanity Hemet/San Jacinto, Inc
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing contact via phone, email and face to face provides collaboration on affordable home ownership opportunities for low income Hemet residents.
9	<b>Agency/Group/Organization</b>	SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing contact via phone, email and face to face provides collaboration on services for families, youth and elderly to overcome the challenges of poverty and homelessness.
10	<b>Agency/Group/Organization</b>	Valley Resource Center for the Retarded, Inc DBA EXCEED
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-Health Services-Education Services-Employment Regional organization Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing contact via phone, email and face to face provides opportunities for collaboration on the challenges and needs of disabled adults.
11	<b>Agency/Group/Organization</b>	Valley Restart Shelter, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing contact via phone, email and face to face provides opportunities for collaboration on the challenges and needs of persons at risk of homelessness and the homeless.

12	<b>Agency/Group/Organization</b>	Valley-Wide Recreation and Park District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing contact via phone, email and face to face provides collaboration of recreational facilities and services for youth, seniors and special needs citizens
13	<b>Agency/Group/Organization</b>	CITY OF SAN JACINTO
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Hemet collaborates with the City of San Jacinto on a variety of common issues and activities in an effort to maximize the benefits to valley residents from limited local resources.
14	<b>Agency/Group/Organization</b>	City of Hemet -Administrative Services
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Public Housing Needs  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy  Non-Homeless Special Needs  Market Analysis  Economic Development  Anti-poverty Strategy  Lead-based Paint Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.</p>
15	<p><b>Agency/Group/Organization</b></p>	<p>City of Hemet - Code Compliance</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - Local  Grantee Department</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Public Housing Needs  Homelessness Strategy  Non-Homeless Special Needs  Market Analysis  Economic Development  Anti-poverty Strategy  Lead-based Paint Strategy</p>

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.
16	<b>Agency/Group/Organization</b>	City of Hemet - Community Development
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.
17	<b>Agency/Group/Organization</b>	City of Hemet - Crime Free Rental Housing
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a contractor to the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.
19	<b>Agency/Group/Organization</b>	City of Hemet - Engineering
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.
20	<b>Agency/Group/Organization</b>	City of Hemet - Fire
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.
22	<b>Agency/Group/Organization</b>	City of Hemet - Police
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.

23	<b>Agency/Group/Organization</b>	City of Hemet - Public Works
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.

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

The City did not exclude any specific type of agency.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Riverside Department of Public Social Services	Homelessness, rapid re-housing, and homelessness prevention services are a priority of the CoC and City of Hemet
Consolidated Plan 2014-2019	County of Riverside Economic Development Agency	As a City within Riverside County many services and facilities located within the City and used by Hemet citizens are operated by the County.
General Plan - Housing Element	City of Hemet Planning Department	Housing and demographic data was used for the Housing Needs Assessment and Market Analysis.
Analysis of Impediments to Fair Housing Choice	City of Hemet	Housing and demographic data was used for the Housing Needs Assessment and Market Analysis.
Capital Improvement Plan 2014-2019	City of Hemet Engineering Department	CDBG funding provides much needed capital improvement and facilities projects in low-income neighborhoods.
Hemet Police Department Strategic Plan 2014-2019	City of Hemet Police Department	Provides the City's strategy for achieving a safe environment for all of its citizens.

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

**Narrative**

In addition to the aforementioned agencies and entities, the City of Hemet collaborates with the Hemet Unified School District and State of California. The school district provides child care, nutrition programs, family education and vocational opportunities for Hemet residents. CalTrans, the State transportation department provides funding opportunities for a variety of City road and sidewalk projects.

## **AP-12 Participation – 91.105, 91.200(c)**

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

The Code of Federal Regulations-Title 24-Part 91-Subpart B, requires that the City of Hemet’s Citizen Participation Plan both provide for and encourage public participation. The primary purpose of the programs covered by this Citizen Participation Plan is to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities—all principally for low and moderate income people. Therefore, the City will publish notices of public meetings, comment periods and public hearings in both the Press Enterprise and Spanish language, Unidos newspapers, and on the City website [www.cityofhemet.org](http://www.cityofhemet.org) to encourage involvement by all of its citizens, particularly, low- and moderate- income residents, residents of blighted neighborhoods, minorities, non-English speaking persons and persons with disabilities who may benefit from the use of HUD funded activities. In addition the City will consult with the Housing Authority of Riverside County to encourage the participation of residents of assisted housing developments within the City of Hemet. Opportunities for public participation may also be publicized through direct notification (mail, e-mail or flyers) of groups and individuals who have expressed an interest or whom the City identifies as having a greater potential interest, such as disabled persons, minorities, seniors, youth, etc. The City will provide opportunities for public involvement at all stages of the process, including:

- Identifying needs;
- Prioritizing identified needs; and
- Overseeing the way in which programs are carried out.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	2017/18 CDBG funding application and information posted on City of Hemet website October 24 through December 7, 2016.	No written comments received, telephone and email inquiries and questions received from interested parties.	N/A	<a href="http://www.cityofhemet.org">www.cityofhemet.org</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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Public notice in 11/4/16 Unidos of November 7 through December 12, 2016 public comment period and December 13, 2016 Public Hearing to participate in the development of 2017/18 Annual Action Plan needs and priorities. Also posted on City of Hemet website.</p>	No written comments received	N/A	<a href="http://www.cityofhemet.org">www.cityofhemet.org</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	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Public notice in 11/6/16 Press Enterprise of November 7 through December 12, 2016 public comment period and December 13, 2016 Public Hearing to participate in the development of 2017/18 Annual Action Plan needs and priorities. Also posted on City of Hemet website.</p>	No written comments received	N/A	<a href="http://www.cityofhemet.org">www.cityofhemet.org</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)
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	The 2017/18 CDBG funding workshop was attended by 11 representatives of community agencies.	Provided valuable insight and comments on the needs and priorities of a variety of City resident groups.	N/A	<a href="http://www.cityofhemet.org">www.cityofhemet.org</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)
5	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Public Hearing at the December 13, 2016 regular meeting of the Hemet City Council. Noticed in Unidos, Press Enterprise and on the City of Hemet website. Representatives of four community agencies, provided testimony: Rebecca Cleland of Center Against Sexual Assault, Lakshman Koka of Habitat for Humanity, Jim Lineberger of the Community Pantry and Matt McPherson of McPherson Partners. 2017	All provided an overview of their agency's work in the Hemet area, spoke of the great need for services in Hemet and requested CDBG funding for the 2017/18 program year.	N/A	<a href="http://www.cityofhemet.org">www.cityofhemet.org</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)
6	Public Meeting	Non-targeted/broad community	February 28, 2017 regular meeting of the Hemet City Council, members adopted the CDBG ad hoc committee 2017/18 funding recommendations for incorporation into the Annual Action Plan.	Jim Lineberger of Community Pantry, Susan Larkin of Valley Restart Shelter (VRS, and Rebecca Cleland of CASA thanked the CDBG ad hoc committee for meeting with and recommending funding for all of the public service applicants.	N/A	<a href="http://www.cityofhemet.org">www.cityofhemet.org</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)
7	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Public notice in March 17, 2017</p> <p>Unidos of March 20 through April 24, 2017 public comment period and April 25, 2017 Public Hearing of the draft 2017/18 Annual Action Plan and Revised Analysis of Impediments to Fair Housing Choice. Also posted on City of Hemet website.</p>	No comments received	N/A	<a href="http://www.cityofhemet.org">www.cityofhemet.org</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)
8	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Public notice in March 19, 2017</p> <p>Press Enterprise of March 20 through April 24, 2017 public comment period and April 25, 2017 Public Hearing of the draft 2017/18 Annual Action Plan. Also posted on City of Hemet website.</p>	No comments received	N/A	<a href="http://www.cityofhemet.org">www.cityofhemet.org</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)
9	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Public Hearing at the April 25, 2017 regular meeting of the Hemet City Council. Noticed in Unidos, Press Enterprise and on the City of Hemet website.</p>	<p>Michelle Granger of Family Service Association thanked the City Council for their recommendation of 17/18 CDBG funding.</p>	N/A	<p><a href="http://www.cityofhemet.org">www.cityofhemet.org</a></p>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The Consolidated Plan focuses on activities to be funded with the CDBG entitlement funding which HUD allocates to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate. Other funding resources will be leveraged by the City to achieve the goals of this plan.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	758,673	0	59,231	817,904	1,500,000	Annual grants are awarded on a formula basis for housing and community development activities that primarily benefit low to moderate income (up to 80% MFI)City of Hemet residents.

Table 5 - 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**

Although CDBG does not have a matching requirement, Hemet will strive to maximize CDBG funding through leveraging of a range of federal, State and local resources, including the Neighborhood Stabilization Program (NSP), State of California Housing and Community Development administered HOME funds, Mortgage Credit Certificates (MCC) administered by Riverside County, local utility conservation and energy efficiency programs administered by Southern California Edison and Southern California Gas, various state and federal transportation funding sources, the City's general fund and local agency in-kind resources.

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

Both the City of Hemet and Housing Authority of the County of Riverside own land and/or property within the City of Hemet. As opportunities for development arise the jurisdictions will collaborate, as appropriate, to strategically develop the properties to achieve a positive impact on the area as a whole.

**Discussion**

The projected resources needed for housing, community and economic development activities far outweigh the resources available to address these needs. To meet this challenge the City of Hemet will seek to leverage funding whenever possible from local, State, federal, and private sources. Many of Hemet's successful affordable housing projects, community facilities, infrastructure improvements and public service programs incorporate multiple funding sources.

## 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	Planning and Administration	2015	2019	Planning and Administration	City Wide	Affordable Housing Homelessness Non-Housing Community Development Non-Homeless Special Needs	CDBG: \$150,000	Other: 0 Other
2	Code Compliance	2015	2019	Affordable Housing Public Housing Code Enforcement	City Wide	Affordable Housing	CDBG: \$180,000	Housing Code Enforcement/Foreclosed Property Care: 4500 Household Housing Unit
3	Crime Free Rental Housing	2015	2019	Affordable Housing Public Housing Non-Housing Community Development	City Wide	Affordable Housing Non-Homeless Special Needs	CDBG: \$42,000	Housing Code Enforcement/Foreclosed Property Care: 4500 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Senior and Disabled Homeowner Rehabilitation	2015	2019	Affordable Housing Non-Homeless Special Needs	City Wide	Affordable Housing Non-Homeless Special Needs	CDBG: \$160,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
5	Infrastructure and/or Public Facilities	2015	2019	Non-Housing Community Development	City Wide	Homelessness Non-Housing Community Development Non-Homeless Special Needs	CDBG: \$137,475	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 75646 Persons Assisted
6	Supportive Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City Wide	Non-Homeless Special Needs	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 560 Persons Assisted
7	Fair Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	City Wide	Affordable Housing Non-Homeless Special Needs	CDBG: \$17,000	Public service activities for Low/Moderate Income Housing Benefit: 1500 Households Assisted
8	Homeless Prevention	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Affordable Housing Homelessness Non-Housing Community Development Non-Homeless Special Needs	CDBG: \$55,000	Homeowner Housing Added: 1 Household Housing Unit Homelessness Prevention: 120 Persons Assisted Other: 0 Other

**Table 6 – Goals Summary**

Annual Action Plan  
2017

## Goal Descriptions

1	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Enhance and maintain viable urban communities by providing decent housing, a suitable living environment, and expansion of economic opportunities principally for low to moderate income persons.
2	<b>Goal Name</b>	Code Compliance
	<b>Goal Description</b>	Sustainability of Decent Housing (DH-3)
3	<b>Goal Name</b>	Crime Free Rental Housing
	<b>Goal Description</b>	Sustainability of Decent Housing (DH-3) Improve the quality of rental housing in the City of Hemet.
4	<b>Goal Name</b>	Senior and Disabled Homeowner Rehabilitation
	<b>Goal Description</b>	Sustainability of Decent Housing (DH-3)
5	<b>Goal Name</b>	Infrastructure and/or Public Facilities
	<b>Goal Description</b>	Availability/Accessibility of a Suitable Living Environment (SL-1) Availability/Accessibility of Economic Opportunity (EO-1)

<b>6</b>	<b>Goal Name</b>	Supportive Services
	<b>Goal Description</b>	Availability/Accessibility of a Suitable Living Environment (SL-1)
<b>7</b>	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Availability/Accessibility of Decent Housing (DH-1) Availability/Accessibility of a Suitable Living Environment (SL-1)
<b>8</b>	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	Availability/Accessibility of Decent Housing (DH-1) Availability/Accessibility of a Suitable Living Environment (SL-1)

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

2017/18 CDBG Projects

### Projects

#	Project Name
1	COH Administrative Services
2	COH Code Enforcement Division
3	COH Community Development Department
4	COH Finance Department
5	COH Fire Department
6	Care-A-Van Transit, Inc.
7	Center Against Sexual Assault (C.A.S.A.) of Southwest Riv Co
8	Community Pantry
9	Fair Housing Council of Riverside County, Inc.
10	Family Services Association
11	Habitat for Humanity Hemet/San Jacinto
12	Hemet Hospice Volunteers, Inc.
13	Valley Restart Shelter
14	COH Engineering

Table 7 - Project Information

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

The projected resources needed for housing, community and economic development activities far outweigh the resources available to address these needs. To meet this challenge the City of Hemet will seek to leverage funding whenever possible from local, State, federal, and private sources. Many of Hemet's successful affordable housing projects, community facilities, infrastructure improvements and public service programs incorporate multiple funding sources.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	COH Administrative Services
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Affordable Housing Homelessness Non-Housing Community Development Non-Homeless Special Needs
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Planning and execution of community development activities related to the Community Development Block Grant (CDBG) including participation in the Riverside Continuum of Care.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City of Hemet 2017/18 CDBG programs will benefit low and moderate income residents.
	<b>Location Description</b>	Benefits the City as a whole, primary office location at 445 East Florida Avenue, Hemet, CA 92543
	<b>Planned Activities</b>	Planning and administration of CDBG eligible activities.
2	<b>Project Name</b>	COH Code Enforcement Division
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Code Compliance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$180,000
	<b>Description</b>	The Code Enforcement Division provides a comprehensive program which protects a property owners investments, promotes public health and welfare, and enhances the quality of life in the City of Hemet neighborhoods.
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Code Enforcement estimates that they will provide 4500 households with services ranging from ensuring safe housing and sanitary conditions to property maintenance issues and securing foreclosed properties from July 1, 2017 through June 30, 2018.
	<b>Location Description</b>	Code Enforcement staff services the entire City of Hemet, although only services provided in CDBG eligible (low/mod income) census tracts are eligible for CDBG reimbursement.
	<b>Planned Activities</b>	Enforcement of the Hemet Municipal Code, existing Health & Safety, Zoning Housing and Building Codes to ensure safe housing, sanitary conditions, property maintenance and security of foreclosed properties.
<b>3</b>	<b>Project Name</b>	COH Community Development Department
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Crime Free Rental Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$42,000
	<b>Description</b>	The Crime Free Rental Housing Program is a state-of-the-art crime prevention program designed to reduce crime, drugs, and gangs at rental properties in the City of Hemet.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Community Development estimates that 4500 City of Hemet residents in low/mod income census areas of Hemet will benefit from these services from July 1, 2017 through June 30, 2018.
	<b>Location Description</b>	The program serves the City of Hemet as a whole, but CDBG reimbursement is limited to services provided within the City of Hemet's low/mod income census tracts.
	<b>Planned Activities</b>	In partnership with the City of Hemet's Rental Housing Registration and Inspection program, this three phase program educates rental property owners and managers in the basics of achieving a crime free environment in their property, with a reduction in police calls for service, a more stable resident base and reduced exposure to civil liability as the anticipated benefits.
<b>4</b>	<b>Project Name</b>	COH Finance Department
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Senior and Disabled Homeowner Rehabilitation

	<b>Needs Addressed</b>	Affordable Housing Non-Homeless Special Needs
	<b>Funding</b>	CDBG: \$160,000
	<b>Description</b>	Providing administration of the S/DHR program in order to improve the quality of life in Hemet neighborhoods through maintenance and rehabilitation of the City's housing stock.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Senior and Disabled Owner Occupied Home Repair Program plans to assist up to 15 senior or disabled households from July 1, 2017 through June 30, 2018.
	<b>Location Description</b>	This program is available city wide to income eligible homeowners.
	<b>Planned Activities</b>	Home repairs and/or improvements that are health and safety issues and/or code violations for which the homeowner has insufficient resources to accomplish.
5	<b>Project Name</b>	COH Fire Department
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Infrastructure and/or Public Facilities
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$133,800
	<b>Description</b>	Public facility rehabilitation of Fire Stations 1 & 2 kitchens.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fire Department Services are available to all the citizens of Hemet, listed as 75,646 on the 2017/18 application of which 44,495 are low or moderate income.
	<b>Location Description</b>	Fire Station 1 at 220 North Juanita Street and Fire Station 2 at 895 West Stetson Avenue.
	<b>Planned Activities</b>	Replacement of delapidated cabinetry, inefficient appliances and damaged working surfaces in the kitchen areas of Fire Stations 1 & 2.
6	<b>Project Name</b>	Care-A-Van Transit, Inc.
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Supportive Services

	<b>Needs Addressed</b>	Non-Housing Community Development Non-Homeless Special Needs
	<b>Funding</b>	CDBG: \$26,800
	<b>Description</b>	Specialized transportation services for elderly, frail elderly, disabled and low income persons.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Care-A-Van expects to serve 450 elderly, frail elderly, disabled and/or low income Hemet residents during the 2017/2018 program year.
	<b>Location Description</b>	This service is available to income eligible residents of the San Jacinto Valley, CDBG reimbursement is for income eligible City of Hemet residents only.
	<b>Planned Activities</b>	Care-A-Van provides accessibility to community resources for senior, disabled and low income persons. Consumers are given the opportunity for safe transportation to medical appointments, social service agencies, education and literacy classes, job training, employment, social activities and specialized services that enhance the quality of life.
7	<b>Project Name</b>	Center Against Sexual Assault (C.A.S.A.) of Southwest Riv Co
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Supportive Services
	<b>Needs Addressed</b>	Non-Housing Community Development Non-Homeless Special Needs
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Sexual Assault Response Team (SART) for Hemet Valley Medical Center. This multidisciplinary interagency collaborative of public and private agencies will provide swift, competent, coordinated intervention in response to sexual assault.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CASA estimates that 75 victims of sexual assault will receive services at Hemet Valley Medical Center between July 1, 2017 and June 30, 2018 and of these approximately 45 will be low/mod income City of Hemet residents.
	<b>Location Description</b>	Services will be provided at Hemet Valley Medical Center, located at 1117 East Devonshire Avenue, Hemet, CA 92543.

	<b>Planned Activities</b>	Multi-disciplinary coordinated approach to continuation of local SART and mobile forensic exams at Hemet Valley Medical Center for victims of sexual assault.
8	<b>Project Name</b>	Community Pantry
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Non-Homeless Special Needs
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Provides food, rental/mortgage assistance, utility support, counseling and referrals to those residents of Hemet and the San Jacinto Valley who are temporarily unable to meet their substantive needs in an effort to prevent homelessness.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Community Pantry's services are available to anyone in the Hemet/San Jacinto valley area, but CDBG reimbursement will benefit up to 30 low income, City of Hemet seniors between July 1, 2017 and June 30, 2018.
	<b>Location Description</b>	Community Pantry offices are located at 521 North San Jacinto Street, Hemet, CA 92543
	<b>Planned Activities</b>	The Senior Citizen Emergency Assistance project provides low income seniors with temporary rent and/or utility assistance to prevent homelessness.
9	<b>Project Name</b>	Fair Housing Council of Riverside County, Inc.
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$17,000
	<b>Description</b>	Provides services to affirmatively promote fair housing rights and obligations as defined under the Federal Fair Housing Act and the California State Law Enactments (under the Rumford and Unruh Civil Rights Acts) which prohibit discrimination in the sale, rental or financing of housing units on the basis of race, age, color, national origin, religion, sex, familial status, disability, ancestry, marital status or any other arbitrary factors.

	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fair Housing Council of Riverside County (FHCRC) services are available to all residents. FHCRC estimates that 1500 income eligible City of Hemet residents will benefit from this service from July 1, 2017 through June 30, 2018.
	<b>Location Description</b>	FHCRC has its primary offices at 3933 Mission Inn Avenue, Riverside, CA 92501. City of Hemet residents receive services via phone, e-mail or face to face appointments as determined by the resident and program staff. Office hours with FHCRC staff have established office hours at Hemet City Hall on the first Tuesday of the month from 1-5pm.
	<b>Planned Activities</b>	Services that affirmatively promote fair housing rights and obligations as defined and articulated under the Federal Fair Housing Act and California State Law enactments under the Rumford and Unruh Civil Rights Acts, including education, training and technical assistance, enforcement of anti-discrimination, and landlord/tenant services.
<b>10</b>	<b>Project Name</b>	Family Services Association
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Supportive Services
	<b>Needs Addressed</b>	Non-Homeless Special Needs
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	FSA is a non-profit multi-faceted human service agency serving low income families in Riverside and San Bernardino Counties.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Family Service Association (FSA) - More Than a Meal program currently serves 376 Hemet seniors with prepared meals five days a week. From July 1, 2017 through June 30, 2018 FSA expects to provide 300 hours of case management services and referrals for services to 15-20 unduplicated clients.
	<b>Location Description</b>	Meals are prepared for delivery at 625 S. Pico Avenue, San Jacinto CA 92583
	<b>Planned Activities</b>	The More Than A Meal program will be enhanced by offering case management services to FSA senior nutrition participants, such as nutrition education, utility assistance, in-home handywork, transportation assistance, linkage to home care, and mental health screening.
<b>11</b>	<b>Project Name</b>	Habitat for Humanity Hemet/San Jacinto

	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Eliminate poverty housing and homelessness through homeownership education and the construction of family homes.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Habitat For Humanity Hemet/San Jacinto is requesting funding to assist with construction and permit costs of the remaining Palm Avenue Project home, which will be sold (at no interest and no profit) to a qualified low/moderate income family who are current local residents living in sub-standard housing conditions.
	<b>Location Description</b>	352 North Palm Avenue, Hemet, CA 92543
	<b>Planned Activities</b>	Costs, which must be incurred in the design, development, construction and completion of the Palm Avenue Project include labor, materials and fees payable to appraisers, engineers, geologists, and City inspectors as a requirement for processing or as a condition for approval.
<b>12</b>	<b>Project Name</b>	Hemet Hospice Volunteers, Inc.
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Supportive Services
	<b>Needs Addressed</b>	Non-Homeless Special Needs
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Hemet Hospice Volunteers, Inc. is a locally based, non-profit charitable organization guided by a volunteer Advisory Board of local community members. Dedicated volunteers and knowledgeable staff build community awareness in support of hospice services throughout Southwest Riverside County and provide resources for hospice patients, families, and the bereaved with love and compassion.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Hemet Hospice Volunteers (HHV) expect to provide 50 elderly, hospice patients living in the City of Hemet with essential care, services and goods for which they do not have the financial resources or insurance to obtain.

	<b>Location Description</b>	Although available to all qualified City of Hemet residents the HHV, Patient Special Needs program offices are located at 890 West Stetson Avenue, Hemet, CA 92543.
	<b>Planned Activities</b>	Hemet Hospice Volunteers provide free care, goods and services to patients and families that are not covered by insurance and that cannot afford themselves due to severe financial difficulties. Specific examples include: in-home nursing, therapy or dietician visits; grocery store gift cards; in-home emergency alert health monitoring systems; financial assistance for utility bills; and health related equipment.
<b>13</b>	<b>Project Name</b>	Valley Restart Shelter
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	24 hour/7 day a week homeless shelter that provides emergency services, shelter, food, education, job enhancement skills, counseling, case management, referrals for supportive transitional and permanent housing to homeless families and individuals.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Valley Restart Shelter (VRS) estimates that 90 to 100 unsheltered homeless persons in the Hemet/San Jacinto area will be contacted, assessed and entered into the Riverside County Coordinated Entry System between July 1, 2017 and June 30, 2018.
<b>Location Description</b>	Services will be available to residents of the Hemet/San Jacinto Valley, with the Housing Outreach Navigator's office located at Valley Restart Shelter, 200 East Menlo Avenue, Hemet CA 92543.	
<b>Planned Activities</b>	VRS proposes to utilize CDBG funding for a new Housing Outreach Navigator to contact the local unsheltered homeless persons and families in order to assess their vulnerability and enter them into the Coordinated Entry System which identifies and connects them to available Riverside County housing and service resources.	
<b>14</b>	<b>Project Name</b>	COH Engineering
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and/or Public Facilities
	<b>Needs Addressed</b>	Non-Housing Community Development

<b>Funding</b>	CDBG: \$8,303
<b>Description</b>	The Public Works Department-Engineering Division plans and designs public facilities and infrastructure improvements within the City of Hemet.
<b>Target Date</b>	6/30/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Engineering estimates 710 persons will benefit from this project in the low/mod census tract 043401.
<b>Location Description</b>	Alessandro Street at Kimball Avenue to Mayberry Avenue in census tract #043401= 5950 people with 3790 LMI
<b>Planned Activities</b>	Design/build 14 new ADA compliant pedestrian access ramps, 2,210 LF of new sidewalks & 1,705 LF of new curb and gutter.

## **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**

The City does not have any specified target areas for CDBG funding, although priority is given to the older City center area with high poverty (20% or more) census block groups which include 433.09, 434.01, 434.03, 434.04, 434.05, 435.03 and 435.07.

Only two tracts that are either high poverty or in the City center area do not overlap:

433.07 South of City center area; 27.6% poverty

435.05 City center area; 18.9% poverty.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

According to the LMISD from 2006-2010 ACS data, effective 7/1/14, 44,495 of the City of Hemet's 75,645 residents or 58.8% are in the low to moderate income categories.

### **Discussion**

No further discussion.

# Affordable Housing

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

### Introduction

According to HUD, a rental unit is considered affordable if gross rent, including utilities is no more than 30% of the household income. An owner unit is considered affordable if monthly housing costs, including principal and interest, taxes, and insurance is no more than 30% of the household income. Based on these standards a large proportion of Hemet’s housing stock is affordable to low and moderate income households. The City of Hemet 2015-2020 Analysis of Impediments to Fair Housing Choice, Housing Affordability Analysis: 2012 (page VI-5) shows there is a surplus of housing units affordable to low and moderate income owners and to moderate income renters with the major deficit in rental housing units affordable to extremely low income renters.

Existing Housing that receives governmental assistance represents one of the largest supplies of affordable housing in Hemet and other Inland Empire communities. Assisted units include projects which receive funding under federal, State or local programs, including HUD, State and local bond programs, density bonuses, and local redevelopment of direct assistance programs.

The City of Hemet’s 2014-2021 Housing Elements includes the following policies:

- Preserve the affordability of existing assisted housing units through rehabilitation and/or acquisition and management by entities dedicated to maintaining the affordability of these units.
- Monitor and coordinate with the owners and management of affordable housing developments to ensure preservation of the rental housing units as affordable housing for low income households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	5
Total	15

Table 9 - One Year Goals for Affordable Housing by Support Requirement

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### **Discussion**

The City of Hemet will directly provide funding for rehabilitation of approximately 15 income qualified owner occupied homes through the Senior and Disabled Home Repair Program from July 1, 2017 through June 30, 2018.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Authority of the County of Riverside (HACR) is a public agency chartered by the State of California to administer the development, rehabilitation or financing of affordable housing programs. HACR administers and manages several programs to address the housing needs of residents county-wide, with an annual estimated operating budget of \$98 million.

The Affordable Public Housing Program provides decent, safe and sanitary rental housing to low-income families, the elderly, and persons with disabilities. The County of Riverside currently has 469 Affordable Public Housing units that are located throughout the County, consisting of 17 apartment communities and 4 single family homes. Three of these apartment communities, Hemet Estates, Village Meadows Apartments, and Sahara Senior Village, are in Hemet. These multi-family developments were constructed or purchased with funding provided by HUD. The property units are operated and maintained by the HACR with funding subsidies from HUD. HUD has conditionally approved three (3) Commitments to enter into a Housing Assistance Payment (CHAPs) under the Rental Assistance Demonstration (RAD) program for its public housing properties which will result in the full conversion of HACR's 469 unit Public Housing portfolio to units assisted with Project Based Vouchers.

In addition to specific properties available through project based subsidized housing, portable vouchers for rental assistance are provided to individual families. Housing Choice Vouchers allow very low-income families to choose and lease safe, decent, and affordable privately-owned rental housing. As of October 4, 2016 HACR reported 1,218 Housing Choice Vouchers in the City of Hemet. The Housing Choice Voucher Program (formerly Section 8) provides property owners guaranteed rental payments, equal to the HUD determined fair market rent, in return for renting units to very low income tenants. The owner receives tenant payments restricted to 30% of income and HUD pays the remaining rent.

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

The Housing Authority of the County of Riverside will be converting all of its public housing stock to long term project based Section 8 contracts through the Rental Assistance Demonstration (RAD) program. The RAD application has been approved by HUD and the Housing Authority will initiate the conversion process in fiscal year 2016-2017 per the policies and procedures required by HUD. This conversion will allow HACR to leverage federal appropriations with other private and public capital to finance much needed rehabilitation and preserve these assets as affordable housing. Residents will retain strong rights and gain the choice to move with tenant based rental assistance within a reasonable time after conversion.

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

The Housing Authority operates on the premise that affordable housing is not the end goal for a family but a 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:

Regular engagement of residents via onsite managers, a resident newsletter, and specialized self sufficiency coaches funded through HUD's Resident Opportunity and Self Sufficiency (ROSS) program.

1. Outreach and information to all public housing residents on community homeownership initiatives and credit counseling agencies.
2. Collaborating with local Habitat for Humanity to provide public housing residents with targeted homeownership opportunities.
3. 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**

The Housing Authority of the County of Riverside (HACR) is not a troubled agency and has been HUD rated as either a "High Performer" or a "Standard Performer" in the past 5 years.

### **Discussion**

No further discussion.

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

### **Introduction**

The City of Hemet actively participates in the County of Riverside Continuum of Care (CoC) to assess homeless needs and implement strategies to address those needs both locally and regionally. Issues contributing to homelessness include increases in the number of persons whose income falls below the poverty level, reductions in subsidies to the poor, lack of affordable housing for low- and moderate-income persons, drug/alcohol abuse, and de-institutionalization of the mentally ill. The housing market and economic conditions have also resulted in some families facing homelessness due to foreclosures, unemployment, and/or underemployment.

The 2015 Point-In-Time Homeless Count and Survey (PIT), conducted on January 28, 2015, identified 1,587 unsheltered and 883 sheltered homeless people (total = 2,470) in Riverside County, California. Compared to the 2013 PIT the number of unsheltered homeless people counted decreased by 16% and the number of sheltered homeless people decreased by 19% in 2015. DPSS staff and community partners from Riverside County's Continuum of Care have identified the following factors that may have contributed to the overall countywide decrease: (a) increased HUD funding to provide supportive services to veterans and their families; (b) increased funding for the Veterans Affairs Supportive Housing (HUD-VASH) program that provides rental assistance for homeless veterans; (c) the Veterans Assistance Leadership of Riverside County (VALOR) initiative was implemented in May 2013 with the vision to end veteran homelessness in Riverside County; (d) an increase of 640 new HUD-funded permanent housing beds for homeless individuals and families throughout the county; and (e) inclement weather on the days leading up to and during the PIT Count in some cities and unincorporated areas may have caused homeless people to vacate identified encampment areas.

Preliminary data from the January 24, 2017 Point-In-Time Count will be presented by Riverside County, Department of Social Services on Thursday, April 6, 2017.

The CoC was notified in February 2017 of its 2016 Continuum of Care Program funding. HUD guidelines and the CoC's priority for ranking applications identify permanent housing (including permanent supportive housing for chronically homeless) and rapid rehousing families with children as its highest priority. The County Department of Public Social Services will receive \$9,385,526 for 25 projects including: transitional housing, permanent supportive housing, Rapid Rehousing, and HMIS. This amount includes the renewal burden demand of existing CoC housing and services programs, but also the following new funding:

Stepping Up Riverside - a Permanent Supportive Housing project; \$888,903

Collaborative Applicant Planning Grant; \$315,901

The above funds will leverage the County's relatively small allocation of Emergency Solutions Grant (ESG) funding to support shelter operations, outreach services, homelessness prevention, rapid rehousing and program administration.

## **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**

Based on the goals HUD has established in its Opening Doors Federal and Strategic Plan to Prevent and end Homelessness, the CoC has established chronically homeless persons as the highest need priority. The CoC is in the process of implementing a coordinated entry system to ensure appropriate intervention through program admissions that will be marketed to community groups and providers who coordinate outreach efforts with staff trained to guide households through the process regardless of age, gender, ethnicity, disability, etc. Within the CoC there are several outreach teams from county, city and nonprofit agencies that cover geographic regions in Riverside County or specific populations, such as the mentally ill, veterans, youth, and chronically homeless. The teams collaborate weekly and conduct daily mobile outreach and provide client services focused on the chronically homeless population living on the streets to connect them with supportive services and achieve housing stability. The Department of Mental Health, now known as the Behavioral Health unit of Riverside University Health System, has outreach peer specialists that perform 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 or transitional housing through partnerships with community agencies.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

As of December 31, 2016, Riverside County Continuum of Care reported 531 permanent supportive housing (PSH) beds, 165 rapid re-housing (RRH) beds, and 300 transitional housing (TH) beds. Transitional housing beds are decreasing and permanent housing beds are increasing because of funding reallocation and success in obtaining new HUD funding for permanent supportive housing.

The Housing First approach adopted by Riverside County CoC requires that homeless individuals or families are helped into permanent housing or rapid re-housing as soon as possible. Quick and effective assessment of homeless individuals or families facilitates emergency and transitional housing which lessen the length of time that the individual or family is homeless (LOTH). Once housed, case managers can address other needs such as mainstream benefits, employment, medical or mental health support, and permanent housing leading to self-sufficiency.

### **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 is implementing a countywide Coordinated Entry System (CES) to assess homeless individuals/families using the VI-SPDAT that tracks the length of time a client has been on the streets or in Emergency Shelter. DPSS will use HUD CoC Program planning grant funding to measure system-wide performance in HMIS, such as length of time homeless. This will help the CoC to prioritize and house those with the longest length of time homeless. In the planning process the CoC created the Standards and Evaluation Committee in 2015 to develop strategies prioritizing chronically homeless individuals/families with the longest time homeless and most severe needs, including:

- Increasing the supply of permanent supportive housing and rapid rehousing;
- Housing individuals/families identified in CES with the longest time homeless first;
- And using HMIS data to record episodes of homelessness and destination at program exit to track agency and system performance.

The CoC has adopted a “Housing First” approach, based on new evidence-based and promising practices endorsed by HUD, placing a homeless individual or family in permanent housing and providing services to keep them stably housed.

In November 2016 Riverside County announced it has become the nation’s first large county to meet “functional zero,” a federal benchmark for making permanent housing available for all homeless veterans who seek assistance from the county. The Board of Supervisors established the Veteran Assistance Leadership of Riverside County (VALOR) initiative in June 2013 to find permanent housing for every homeless veteran in Riverside County. Together, the Housing Authority division of the county Economic Development Agency, the Department of Public Social Services, Riverside University Health System, Sheriff’s Department, Probation Department, and Veterans’ Services partnered with housing providers, cities, law enforcement agencies and community agencies toward the goal of helping all homeless veterans get off the streets. Since VALOR’s inception, more than 1,100 homeless veterans have been placed into permanent housing, including 582 veterans housed since January 2015, when Riverside County launched the federal Zero 2016 initiative.

Homeless youth provider CoC agencies have implemented outreach and service based events in their communities to draw homeless youth, unaccompanied and transitional age youth into contact with services available to them. Operation SafeHouse is the only youth provider in the CoC that has opened a permanent supportive housing program for transitional age youth, Harrison House in the eastern desert region of Riverside County.

**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. The Discharge Planning Committee of the CoC is 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 include mental health services, substance abuse support, and housing. 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. The Behavioral Health unit of Riverside University Health System collaborates with the Department of Public Social Services and the CoC in the coordination and implementation of discharge planning for homeless individuals disabled by serious mental health and/or substance abuse disorders. Foster Care and Extended Foster Care programs help transition dependent youth who are emancipating from foster care to independent living. The Department of Public Social Services and the Riverside Sheriff's and Probation Departments support the CoC's mission of working towards reintegrating persons leaving correctional facilities to community based living and self-sufficiency.

Through AB 109 incarcerated individuals were released early from local California correctional facilities. This created a plethora of individuals released onto the streets in 2012. The awareness of the lack of services for persons released from incarceration and the data collected from the 2013 Homeless Point in Time Count (PIT) gave the county and the CoC hard data on other sources to homelessness and was an added impetus to the inclusivity of homelessness. From this data, the Department of Social Services, the Probation Department, law enforcement agencies, Behavioral Health, and CoC partner agencies created a process which included emergency services and housing opportunities for qualified persons.

## **Discussion**

The Department of Public Social Services (DPSS), as the County of Riverside's Continuum of Care (CoC) Collaborative Applicant and lead agency, creates and maintains the commitment and resources needed to leverage community stakeholders, agencies, businesses and non-profit partners. These partnerships have become solidified through the annual HUD CoC Homeless Assistance Consolidated Application and the CoC network program activities. The 2016/17 goal and highest priority for the CoC is to fully implement a countywide Coordinated Entry System (CES), allowing for more efficient connection of need and resources.

Collaboration of CoC housing providers, non-profit organizations, public agencies, and educational institutions create accessibility to emergency services and mainstream benefits for homeless families and individuals. Through their mission to specific sub-populations CoC providers are able to leverage federal funding sources in partnership with agencies like Behavioral Health (formerly the Department of

Mental Health), Housing Authority, Veterans Administration, and DPSS Self Sufficiency programs. These agencies and organizations offer prevention services and help close the gap through the local, state, and private funding streams accessed by them to fill in where needed and work in conjunction with non-profit organizations in their communities to end homelessness.

The draft of *A Plan to End and Prevent Homelessness in Riverside County* was released in February 2017 by the Riverside County Executive Oversight Committee on Homelessness Work Group (EOCH WorkGroup) and established three overarching goals in order to establish an effective plan to undertake local homelessness. The goals are:

- To end homelessness among all single individuals and families who are living on the streets and in shelter and transitional housing programs;
- To prevent homelessness among single individuals and families who are at risk of becoming homeless; and
- To help ensure funding for a coordinated system to end and prevent homelessness among individuals and families.

In order to achieve these goals, the EOCH Work Group is proposing four primary strategies:

- Create a coordinated system to end homelessness among unsheltered and sheltered individuals and families;
- Create a coordinated system to prevent homelessness among individuals and families who are at risk of becoming homeless;
- Provide recommendations to implement the coordinated systems to end and prevent homelessness among individuals and families; and
- Identify a wide-range of public and private funding opportunities to help carry out the recommendations.

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

### **Introduction:**

Hemet's Housing Element is required to provide a detailed assessment of public policy constraints and to develop strategies to alleviate the constraints. Governmental, market, infrastructure, and environmental factors may limit the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households, not readily available for households with special needs, or may cause certain types of residential construction economically infeasible for developers.

The intent of local government regulations is to protect public health and safety, and to ensure a decent quality of life for the community. However, local policies and regulations affect the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the development, improvement and maintenance of housing, especially affordable housing.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics may have significant, often adverse, impacts on housing cost and availability. Perhaps one of the greatest constraints to production of housing affordable to lower income households is the chronic shortage of State and federal financial assistance for such housing.

While constraints exist at other levels of government and in the public sector, the City has little or no control over these regulations and no ability to directly mitigate their effect on housing. The City's efforts, therefore, emphasize policies and regulations that can be mitigated by the City.

Nongovernmental constraints are those factors outside the local government control that limit the availability of housing and/or the feasibility of building affordable housing. The assessment of these constraints provides a basis for possible actions by the City to offset potential effects on the housing supply and cost. However, the City has little or no control over many of the nongovernmental factors that influence the cost and availability of housing.

### **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**

With the adoption of the 2014-2021 Housing Element, on January 14, 2014 the City's objective is to ensure that the zoning code and development standards do not constrain production of housing, especially affordable housing and housing for special needs residents. Specific actions include:

- Modification of the zoning district regulations to remove conditional use permit requirements

for apartments in multifamily zones.

- Establishment of permit procedures for multifamily residential zones that will encourage multifamily residential development, streamline processing, and promote certainty for applicants.

**Discussion:**

The City continues to affirmatively further fair housing choice, contracting with the Fair Housing Council of Riverside County for a full range of fair housing and landlord tenant services, available to residents and City staff.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The goal of the City of Hemet, with funding from CDBG, is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living.

The diverse population of Hemet is accompanied by divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. The City is struggling to balance limitations of available resources and the need to address some very critical issues including maintaining affordable housing, homelessness, aging infrastructure and community facilities, inadequate services, and underemployment.

### **Actions planned to address obstacles to meeting underserved needs**

The main obstacle to meeting underserved needs continues to be the availability of funding. The availability of both federal and state sources is a primary determinant in the ability of local jurisdictions to address identified needs. Federal and state funding of housing and community development programs continues to be reduced and future funding from traditional sources is debatable as lawmakers attempt to balance federal and state budgets. The City will continue to pursue all available sources of funding to address the needs of affordable housing and community development.

### **Actions planned to foster and maintain affordable housing**

The City of Hemet will continue to support development of additional affordable ownership and rental units. Development of affordable housing requires substantial leverage of public funds, and multiple layers of funding are often required to address the subsidies required. The City will continue to pursue available local, state, and federal funding resources for this purpose. In addition, the City will continue efforts to implement strategies and strengthen alliances with its partners to expand affordable housing. Currently the City offers density bonus incentives for the inclusion of affordable housing in otherwise market rate housing developments and provides streamlined permit processing for affordable housing developments.

### **Actions planned to reduce lead-based paint hazards**

The Consumer Product Safety Commission banned the use of lead-based paint in housing in 1978. According to the National Safety Council, approximately 38 million US homes contain lead paint. Any housing built prior to 1979 is considered to be at risk of containing some amount of lead-based paint. In particular, housing units constructed prior to 1950 have been found to have some of the highest levels of lead-based paint.

Under the Residential Lead-Based Paint Hazard Reduction Act of 1992 - Title X, a lead-based paint (LBP) 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 City of Hemet, Housing Authority of Riverside County, Riverside County Department of Public Health and the State of California Childhood Lead Poisoning Prevention Branch all have a role in addressing LBP hazards in Hemet.

The Childhood Lead Poisoning Prevention Program is a tool in the identification of lead hazards in the home, the Lead Hazard Reduction Compliance and Enforcement Program provides technical expertise in lead based paint management, the Lead Hazard Control Program requires the enforcement and prosecution of persons who refuse to abate lead hazards in housing occupied by low income families with children, the HEPA Vacuum Lending Program provides training and use of commercial grade HEPA vacuums to low income residents who want to do their own interim control, and the Public Health Department Childhood Lead Prevention Program provides outreach services to WIC, schools and communities.

### **Actions planned to reduce the number of poverty-level families**

The City of Hemet will continue its efforts to reduce the number of families and individuals living in poverty. The City will focus primarily on supporting programs that raise household incomes and stabilize housing situations. The City will utilize CDBG to support the continuation and implementation of affordable housing that help homeless person's make the transition to permanent housing and independent living. Hemet will use resources from state, federal and private sources to provide a number of community-based and direct services aimed directly or indirectly, at decreasing the poverty level. These programs include: job enrichment, development, and placement through education and economic development; food pantry programs, and programs designed to prevent and alleviate the devastating impact of domestic violence, which often plunge women and their children into poverty.

### **Actions planned to develop institutional structure**

The identified strengths and gaps provide a basis for cooperative strategies to fill gaps in the housing and community development delivery system. Focus on the institutional structure involves a broad strategy of coordination, empowerment, and communication with public, private, and non-profit sectors. Gaps in services, identified through the needs assessment process will be CDBG funded when innovative supportive services are presented during the annual funding process. CDBG funding will also be used to offset program delivery costs as appropriate.

City of Hemet staff maintain working partnerships with the Riverside County Employment Development Department, local financial institutions, school districts, community businesses, public agencies, and private partners such as Habitat for Humanity, Fair Housing Council of Riverside County and local nonprofits.

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

The City will continue to enhance coordination between public and private housing and social service agencies through collaboration with various local nonprofit organizations, the Housing Authority of the County of Riverside, the County of Riverside Economic Development Agency and other agencies that partner with the City to revitalize low income communities utilizing CDBG, mortgage revenue bonds, CalHome, and mortgage credit certificates.

The City as a collaborative partner of the CoC continues to play an important role in both facilitating and directly bringing together disparate interests to develop new or strengthen existing institutional structures, and enhance coordination between housing and service agencies. There are a variety of services for special needs populations and persons experiencing homelessness; however, major gaps in the service delivery system exist, including: inadequate funding to provide the level of services needed; lack of coordination and communication among different agencies; and uneven geographic coverage of services, with some rural and remote communities being underserved.

In addition, the following issues have been identified:

- Lack of public awareness of services and needs
- Local politics and agendas
- Local policies and procedures
- Institutional barriers (service areas)
- Underutilization of non-profit agencies as partners
- Language barriers
- Community apathy
- Funding policies on programs cultural views, beliefs and acceptance of government assistance

Actions to overcome these obstacles will continue as part of the Annual Action Plan and Citizen Participation processes.

### **Discussion:**

To better link services to the targeted population, City staff maintains relationships with local, state and federal agencies including, the County Department of Health and Human Services, California Department of Housing and Community Development, and the U.S. Department of Housing and Urban Development.

## Program Specific Requirements

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

#### Introduction:

As a Community Development Block Grant (CDBG) entitlement grantee, the City of Hemet prepares the Consolidated Plan (Con Plan or Plan) for submission to the U.S. Department of Housing and Urban Development (HUD), office of Community Planning and Development (CPD), whose goal is to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment and expand economic opportunities for low and moderate income persons. This planning document and application for funding is an analysis of projected housing and community development needs in the City of Hemet, a plan for addressing these needs, and a guide for evaluating accomplishments in the five fiscal years from July 1, 2015 through June 30, 2020.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**Housing Trust Fund (HTF)**  
**Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
  
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
  
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
  
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
  
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
  
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
  
- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
  
- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. **Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**7. HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

**Discussion:**

No further discussion