

City of Riverside

Five Year Consolidated Plan

FY 2010 - 2014

DRAFT
March 2010



City of Riverside
2010-2014 Consolidated Plan

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3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

I. GENERAL

A. Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

This Consolidated Plan provides a basis and strategy for the use of federal funds granted to the City of Riverside by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. This Consolidated Plan covers the period beginning July 1, 2010 through June 30, 2015, including five program years. Programs and activities described in this plan are intended to primarily benefit low-income and moderate-income residents of the City of Riverside, neighborhoods with high concentrations of low- and moderate income residents, and the City as a whole. HOPWA funds will be distributed to eligible activities throughout the City of Riverside and Riverside County. The City also uses this plan to coordinate with other federal and state grant programs and local initiatives.

This plan is the product of extensive public outreach, community meetings, multiple public hearings, and consultation with multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low-income and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. A complete draft of this plan has been made available for public review and comment for a 30-day period beginning March 12, 2010. The availability of both the draft plan and the final plan is advertised in the local newspaper and the complete documents are available for review on the City's website (<http://www.riversideca.gov/>) and in print form at the City of Riverside Development Department, the Housing and Community Development Division, the Riverside Public Library, and the Office of the City Clerk.

a. Vision:

On May 26, 2009, the Riverside City Council adopted the Seizing Our Destiny – The Agenda for Riverside's Innovative Future. The report establishes the community's

vision for the future of Riverside and highlights ten (10) main goals (a complete copy of the report can be viewed on the City's website at:

<http://www.riversideca.gov/pdf/seizingourdestiny.pdf>. The goals area as follows:

- Dynamism – by being a hub of global economy
- Future – that celebrates its history and its forward growth
- International Reach – with a great diversity of people
- Inspiration – by creating a culture and community of the arts
- Ideas – advanced through a world-class education
- Innovation – through the development of new technologies
- Health – by promoting well-being here and across the globe
- Earth – by creating a clean and sustainable environment
- Freedom – enjoyed with peace and safety
- Community – with a vibrant urban city center, neighborhoods, faith communities and outdoor life.

b. Available Funds:

The priorities and accomplishment goals outlined in this document are based on assumptions about future funding levels for the Consolidated Plan programs. In all cases, the City of Riverside has used the presumption of level-funding of each program at Federal Fiscal Year 2010 levels as outlined in **Table I-1** below. Because these programs are subject to annual Congressional appropriations as well as potential changes in funding distribution formulas or the number of communities eligible to receive entitlement grants, the accomplishment projections and planned activities are subject to change with availability of funding.

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

	CDBG	HOME	ESG	HOPWA	Total
Estimated Annual Entitlement	\$3,350,000	\$1,700,000	\$145,000	\$1,850,000	\$7,045,000
Estimated Program Income	\$0	\$0	\$0	\$0	
Estimated Annual Funds Available	\$3,350,000	\$1,700,000	\$145,000	\$1,850,000	\$7,045,000
Five-Year Total Estimated Funds Available	\$16,750,000	\$8,500,000	\$725,000	\$9,250,000	\$35,225,000

c. Community Development Block Grant (CDBG) Program:

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

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

- Benefit low- and moderate-income persons.
- Aid in the prevention or elimination of slums and blight.

- Meet other community development needs having a particular urgency.

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

As noted in **Table I-1**, the City anticipates receiving an annual CDBG Program allocation of approximately \$3,350,000 for the next five years.

d. Home Investment Partnerships Program (HOME):

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

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

As noted in **Table I-1**, the City anticipates receiving an annual HOME Program allocation of approximately \$1,700,000 for the next five years.

e. Homeless Services Programs (Including ESG Program):

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

Riverside County's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers. County agencies provide direct services for the homeless and/or significant resources for agencies

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

As noted in **Table I-1**, the City anticipates receiving an annual ESG Program allocation of approximately \$145,000 for the next five years.

f. Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program provides housing assistance and supportive services for low income people with HIV/AIDS and their families. Riverside is designated as the responsible jurisdiction for dispersing HOPWA funds throughout Riverside and San Bernardino counties. The City's project sponsors are the Riverside County Housing Authority and San Bernardino County Public Health Department. The City receives approximately \$1.85 million annually.

As noted in **Table I-1**, the City anticipates receiving an annual HOPWA Program allocation of approximately \$1,850,000 for the next five years.

g. Summary of Priorities, Goals, Budgets, and Anticipated Accomplishments

Table I-2 below outlines the priority need categories that HUD has found to be eligible to be supported with Consolidated Plan program funds. The table lists the amount of total Consolidated Plan funds that the estimates will be spent on each priority need category during the five program years covered by this plan. Besides each strategy, high and medium priority objectives are also listed. The proposed funding amounts are constrained in many cases by program eligibility requirements and expenditure caps. Program administrative expenses are apportioned within the various priority need categories based on program regulations.

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

**Table I-2:
Five-Year Strategies**

Housing - \$7,000,000		
Strategy	Outcome/Objective Statement	Priority
Expand the supply of affordable homeownership housing opportunities	Affordability for the purpose of providing decent affordable housing	Medium
Preserve and improve the existing owner-occupied housing stock	Affordability for the purpose of providing decent affordable housing	High
Expand the supply of affordable rental homeownership housing opportunities	Affordability for the purpose of providing decent affordable housing	High
Preserve and improve the existing rental housing stock	Affordability for the purpose of providing decent affordable housing	High
Ensure equal access to housing	Accessibility for the purpose of providing decent affordable housing	High
Anti –Crime - \$200,000		
Strategy	Outcome/Objective Statement	Priority
Decrease crime in neighborhoods and communities	Availability/Accessibility for the purpose of creating a suitable living environment	Medium
Economic Development - \$380,000		
Strategy	Outcome/Objective Statement	Priority
Stimulate business investment and job development to build vibrant, self-sustaining communities	Availability/Accessibility for the purpose of creating economic opportunities	High
Homeless - \$7,000,000		
Strategy	Outcome/Objective Statement	Priority
Support a continuum of services in support of the City's and County's effort to end homeless	Availability/Accessibility for the purpose of creating a suitable living environment	High
Increase the number of homeless persons moving into permanent housing	Availability/Accessibility for the purpose of providing affordable housing	High
End chronic homelessness	Availability/Accessibility for the purpose of creating a suitable living environment	High
Provide housing and support services for persons with HIV/AIDS and their families	Availability/Accessibility for the purpose of creating a suitable living environment	High
Infrastructure - \$2,400,000		
Strategy	Outcome/Objective Statement	Priority
Encourage the continued rehabilitation and improvement of infrastructure that benefit low/moderate income persons	Sustainability for the purpose of creating suitable living environments	High
Public Facilities - \$2,600,000		
Strategy	Outcome/Objective Statement	Priority
Improve the quality/Increase the quantity of neighborhood facilities serving the low- and moderate income persons	Sustainability for the purpose of creating suitable living environments	High
Improve the quality/Increase the quantity of facilities that benefit youth	Sustainability for the purpose of creating suitable living environments	High
Improve the quality/Increase the quantity of facilities that benefit seniors and the elderly	Sustainability for the purpose of creating suitable living environments	High
Non-Homeless Special Needs - \$200,000		
Strategy	Outcome/Objective Statement	Priority
Help persons with special needs live as independently as possible	Availability/Accessibility for the purpose of creating suitable living environments	High
Public Services - \$1,500,000		
Strategy	Outcome/Objective Statement	Priority
Provide low and moderate income youth and teens with appropriate health, recreational, educational, and other services that help them to develop into well-rounded, well-adjusted and independent adults	Availability/Accessibility for the purpose of creating a suitable living environment	High
Provide quality supportive services elderly residents can live as independently as possible	Availability/Accessibility for the purpose of creating a suitable living environment	High
Contribute to the well-being of low and moderate income individuals, families, and neighborhoods	Availability/Accessibility for the purpose of creating a suitable living environment	High

B. Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The Mission Statement for the City of Riverside is as follows:

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive, and livable community.

C. General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*
- 2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*
- 3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).*

3-5 Year Strategic Plan General Questions response:

1. Geographic Areas of the Jurisdiction

Riverside is the largest city in the Inland Empire metropolitan area of Southern California, and is approximately 60 miles east of Los Angeles, and 12 miles southwest of San Bernardino. Riverside is the county seat of Riverside County, and is named for its location beside the Santa Ana River. Riverside is the birthplace of the California citrus industry, home of the Mission Inn Hotel, the largest Mission Revival Style building in the United States, and home of the Riverside National Cemetery. As of 2008, Riverside had an estimated population of 311,575.

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

The first orange trees were planted in 1871, but the citrus industry in Riverside began two years later when Eliza Tibbets received two Brazilian navel orange trees sent to her by a friend at the Department of Agriculture in Washington. The trees thrived in the Southern California climate and the navel orange industry grew rapidly.

Within a few years, the successful cultivation of the newly discovered navel orange led to a California Gold Rush of a different kind: the establishment of the citrus industry, which is commemorated in the landscapes and exhibits of the California Citrus State Historic Park and the restored packing houses in the Downtown's Marketplace district. By 1882, there were more than half a million citrus trees in California, almost half of which were in Riverside. The development of refrigerated railroad cars and innovative irrigation systems established Riverside as the wealthiest city per capita by 1895.

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

Riverside's citizens are proud of the city's unique character born from a tradition of careful planning, from its carefully laid out historic Mile Square to its 1924 Civic Center designed by the same planner responsible for San Francisco's, Charles Cheney. Through the City's Office of Historic Preservation, it is committed to preserving the past as a firm foundation for the future. Over 100 City Landmarks, 20 National Register Sites and 2 National Landmarks have been designated by the City Council, all offering enjoyment and education to city residents and visitors.

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

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

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

Many of Riverside's historic buildings are open to the public including the Catherine Bettner home, restored and renamed the Heritage House, which is open for tours. The Riverside Art Museum was designed by America's most successful woman architect, Julia Morgan, famous for William Randolph Hearst's Castle in San Simeon. It was originally constructed for the YWCA on land donated by Frank Miller. Benedict

Castle was built as a private residence by Henry Jekel and is now occupied by Teen Challenge. It is available for special events and filming as are many of Riverside's historic homes and neighborhoods.¹

As of the 2000 U.S. Census, Riverside was home to 255,166 people with the U.S. Census 2006-2008 American Community Survey estimating the current population at 301,560 people. The 2000 census indicates that 103,789 or 10.7 percent of the residents of Riverside were members of minority group with 97,315 or 38.0 percent of the population being Hispanic or Latino. Since 1980, Riverside has been experiencing significant growth in its minority populations. The largest and fastest growing of the minorities includes Asians and Hispanics. The following table (Table I-3) illustrates these trends, which are expected to continue over the coming years. Areas of minority concentration are shown on the following map (**Map I-1**). For individual race maps, refer to Appendix "A" at the end of this document.

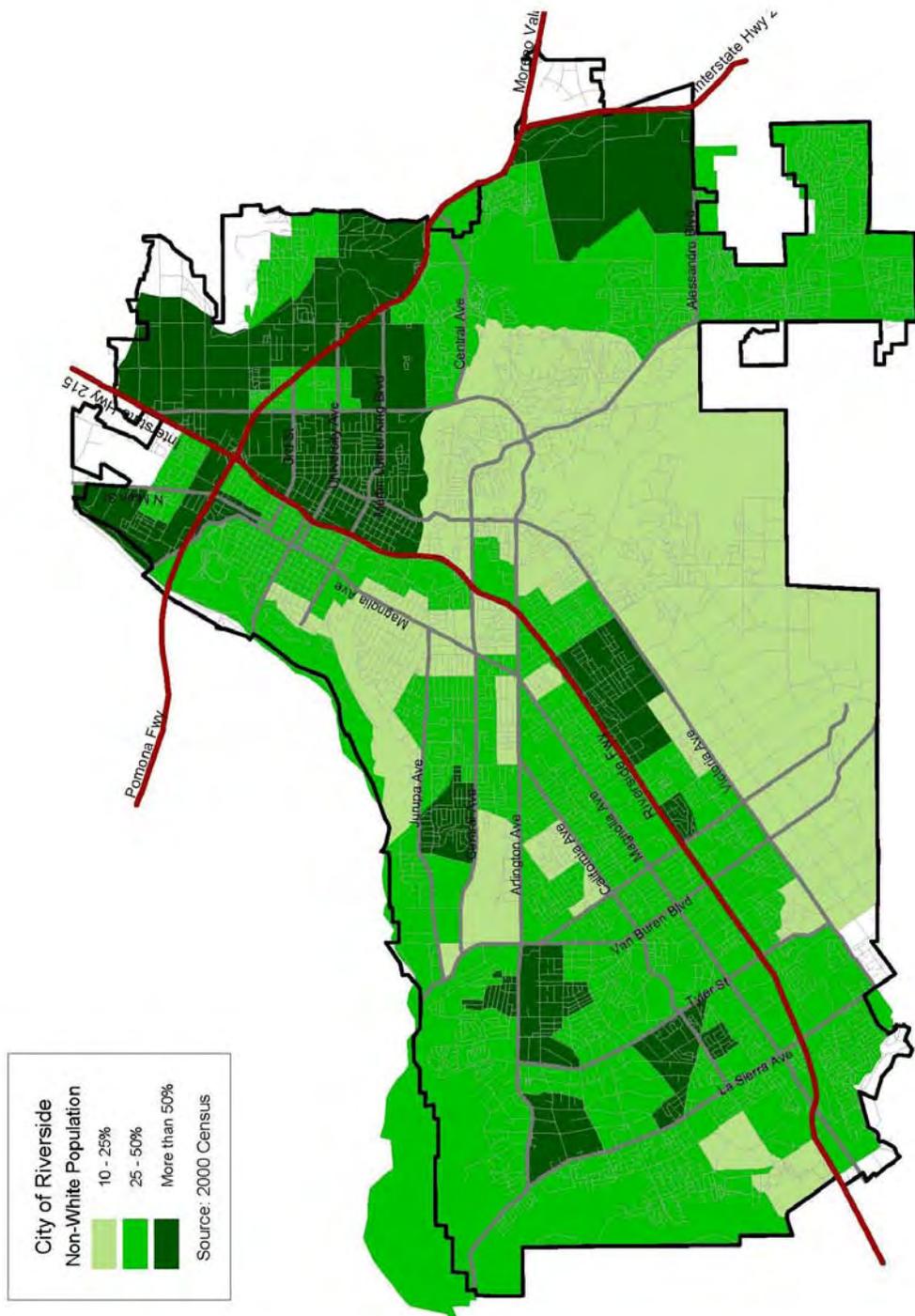
**Table I-3:
Population by Race and Ethnicity**

Race	1990 Population		2000 Population		1990-2000 Change		2006-2008 Est. Population		2006-08 Change	
	#	%	#	%	#	%	#	%	#	%
White	160,344	69.5%	151,377	59.3%	-8,967	-5.6%	180,572	60%	29,195	19.3%
Black or African American	16,740	7.2%	18,906	7.4%	2,166	12.9%	19,575	6.5%	669	3.5%
Native American	1,910	.8%	2,779	1.1%	869	45.5%	2,659	.9%	-120	-4.3%
Asian	10,920	4.7%	14,501	5.7%	3,581	32.8%	19,007	6.3%	4,506	31%
Pacific Islander	901	.4%	991	.4%	90	10%	636	.2%	-355	-36%
Some other race	35,690	15.4%	53,591	21%	17,901	50.2%	66,235	22%	12,644	24%
Multiracial	4,106	1.8%	13,021	5.1%	8,915	46%	12,876	4.3%	-145	-1.1%
Total:	230,611	100%	255,166	100%	15,640	10.6%	301,560	100%	46,394	18.2%
Ethnicity	1990 Population		2000 Population		1990-2000 Change		2006-08 Population		2006-08 Change	
	#	%	#	%	#	%	#	%	#	%
Hispanic or Latino	58,826	26%	97,315	38	38,489	65%	144,013	47.8%	46,698	48%
Not Hispanic or Latino:	167,679	74%	157,851	62	-9,828	-6%	157,547	52.2%	-304	-2%

Source (1990 US Census (SF1: P007, P009) , 2000 U.S. Census (SF1: P3, P4), and 2000 U.S. Census (SF3: H34, H36); and 2006-2008 American Community Survey

¹ City of Riverside website

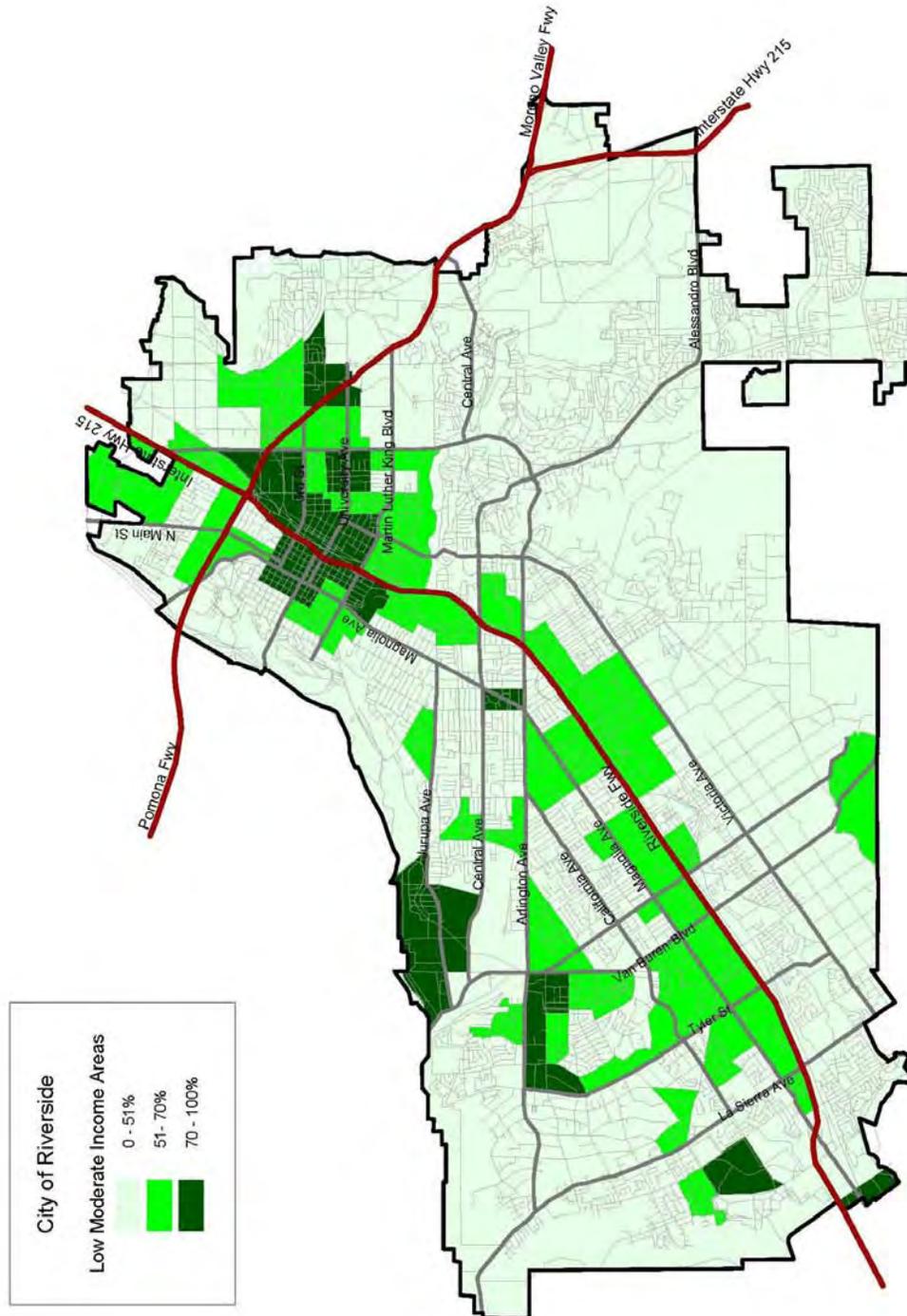
MAP I-1: Minority Concentration by Block Group



As of the 2000 U.S. Census, Riverside was home to 107,270 residents who earn less than 80% of the area median income and are therefore classified as low- or moderate-income by HUD. This represents 43.4% of the City-wide population for whom household income could be determined. The following map (**Map I-2**) illustrates the block groups with the heaviest concentrations of low-income and moderate-income residents in Riverside. Consolidated Plan funds (except HOPWA) will generally be targeted toward these low-income and moderate-income neighborhoods or toward activities that benefit the low- and moderate-income residents of the city.

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

Map I-2:
Low- and Moderate-Income Census Tracts



2. Basis for Allocating Investments Geographically

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

Based on the needs established through this Consolidated Plan, the City intends to utilize its funding to finance activities associated with housing, community development, economic development, and capital improvement projects. The majority of the funding will be used to fund projects targeting low- to moderate-income individuals and their families throughout the City, including those in special needs categories such as abused children, battered spouses, elderly persons, severely disabled adults, homeless person, illiterate adults, and persons living with HIV/AIDS. Based on the 2000 Census, over 42% of the residents of Riverside are identified as low- or moderate-income households.

In addition to eligible activities benefiting eligible participants citywide, the City will fund activities that will benefit the designated low- and moderate-income CDBG Target Areas shown in **MAP I-2**. The CDBG Target Areas are defined as geographic locations (census tracts/block groups) where a minimum of 51% of the households residing in that area, are of low- to moderate-income. HUD requires the City to use the 2000 census for determining the CDBG Target Area. According to the data, approximately 40 percent of the census tracts/block groups in the City qualify.

3. Obstacles to Meeting Underserved Needs

The primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding resources available to the public and private agencies who serve the needs of low-income and moderate-income residents. In recent years, the State of California has reduced funding for local aid to cities and towns, housing, community development, social services, education, homeless services, economic development, recreation, and public health programs in an attempt to counter the effects of the stagnant economy, and rising costs of service delivery. Many private foundations which have historically aided municipalities and not-for-profit organizations dedicated to addressing Consolidated Plan needs have seen their endowments substantially reduced by declines in their revenue since 2007. As a result, the major foundations serving the area have all reduced their giving in recent years. The City of Riverside's budget has been stretched to overcome the substantial reduction in funds from the State of California. Coupled with increasing service delivery costs, these cuts have resulted in a reduction of all department budgets. This leaves little room for expansion of community development funding at the local level. Finally, the City of Riverside's Consolidated Plan entitlement grants have not kept up with inflation and, in many cases, have been reduced, further limiting the funds available to address the needs in the community.

D. Managing the Process (91.200 (b))

- 1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*
- 2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*
- 3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.*

3-5 Year Strategic Plan Managing the Process response:

1. Lead Agency

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

2. Plan Development Process

The City of Riverside has embraced a process for the development of this five-year consolidated plan that included broad participation from the community. This process began with the City's adoption of the Seizing Our Destiny which was adopted in May 2009 and has continued through the preparation of this document and will remain in effect throughout the upcoming five-year period through the Citizen Participation Process outlined below. At each step in the process care has been taken to ensure that low-income and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and projects supported by the Consolidated Plan programs have been actively involved.

The Development Department staff conducted extensive outreach to engage a wide range of agencies, groups, organizations, and residents in the process of developing the 2010-2014 Five-Year Consolidated Plan and the 2010-2011 One-Year Action Plan. This process included:

1. Notices/Surveys being sent to every household in the City inviting participation in the Consolidated Plan process to include attendance at the Community Meetings (7 meetings, one at each Ward);
2. Letters sent to community based organizations and groups inviting participation in the process;

3. Public notices and advertisements published in the local newspaper inviting public participation in the process;
4. A public application process for the community based organizations to apply for project funding in program year 2010-2011;
5. Discussions with several city departments to help identify priority needs for the next five years;
6. Consultation with local and regional governmental agencies to help identify priority needs for the next five years; and
7. Consultation with City Council members regarding constituent and city wide priorities.

In order to identify priority needs in the City, a Priority Needs Survey was prepared and mailed to all residents of the City (see Appendix "B"). The survey was designed to identify and prioritize needs related to community services, community facilities, infrastructure, neighborhood services, special needs services, businesses and jobs, and housing. The surveys were also made available at all public facilities. The surveys were also distributed to community based organizations and stakeholders in the City.

Although the sample size of completed surveys (725) was relatively small (compared to the number of surveys distributed), the findings are nevertheless relevant (see Appendix "C."). Residents who responded noted the need for the following:

- Anti Crime
- Youth Services
- Street Improvements
- Parks and Recreation Facilities
- Graffiti Removal
- Neglected and Abused Children
- Jobs Training
- Retention of Companies that Provide Jobs
- Small Business Assistance

a. Public Hearings, Community Meetings, and Comment Periods

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

A draft of the Consolidated Plan was prepared in March 2010 and made available for public review and comment from March 12, 2010 through April 12, 2010. A summary of comments received and the City's responses can be found in the Citizen Participation section of this document. Notice of the availability of the draft plans and the opportunity to comment on them was advertised in The Press-Enterprise as required under the City's Citizen Participation Plan.

A public hearing was held on April 13, 2010 at the Riverside City Council Chamber regarding the Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, and the project/programs selection for the 2010-2011 program year.

3. Consultations

In developing this five-year Consolidated Plan, the Development Department, acting as the lead plan development agency, has consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low-income and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. In addition to the surveys, focus groups, hearings, and other outreach efforts described above, Development Department staff and/or its Consolidated Plan consultant contacted representatives, staff, and members of the Riverside County Housing Authority, and the Community Action Partnership of Riverside (Continuum of Care) during January and February of 2010. A copy of the final plan was also made available to adjacent cities for review and comment.

E. Citizen Participation (91.200 (b))

- 1. Provide a summary of the citizen participation process.*
- 2. Provide a summary of citizen comments or views on the plan.*
- 3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*
- 4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

**Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.*

3-5 Year Strategic Plan Citizen Participation response:

1. Citizen Participation Process

As required by the Department of Housing and Urban Development (HUD) Rules and Regulations, the City of Riverside complies with regulation 24 CFR 91.105, Citizen Participation Plan for local governments as outlined. The City has adopted a citizen's participation plan that sets forth the City's policies and procedures for citizen participation.

Citizen and community participation in the process of developing this Five-Year Consolidated Plan has been outlined in the discussion of the plan development process above.

a. Encouragement of Citizen Participation

The City of Riverside will enable citizens of the City to participate in the development of its Consolidated Plan, annual Action Plan, and any substantial amendments to the Consolidated Plan and required Consolidated Annual Performance and Evaluation Report (CAPER). The City will encourage participation by low and moderate-income persons, as defined by HUD, and in areas where CDBG funds are proposed to be used. Although over 43 percent of residents throughout the City of Riverside are classified as low- or moderate-income by the Department of Housing and Urban Development as of the 2000 Census, particular efforts will be made to encourage participation by residents of predominantly low- and moderate-income neighborhoods, which currently include the census tracts shown in **Map I-2** above.

In addition, it is expected the City will take steps to encourage the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities. The City will provide translation services for any public meeting or public hearing, if the request for such services is requested 48 hours in advance of the meeting. In addition, all meetings will be conducted in areas that are accessible to persons with disabilities.

The City will encourage the Riverside County Housing Authority (RHA) and its tenants to participate in the process of developing and implementing the City's Consolidated Plan and annual Action Plan, along with other low- income residents of targeted revitalization areas in which the developments are located.

b. Citizen Input

The City, on an annual basis, will make available to citizens, public agencies, and other interested parties, information that includes the amount of assistance the City expects to receive, including specific grant funds, available unspent prior year's funds, and related program income. The City will also disclose the range of activities that may be undertaken including the estimated amount that will benefit persons of low and moderate income.

The City will make available to citizens, public agencies, and other interested parties, on an annual basis, the following information through the indicated means:

c. City's Notification Requirement Regarding Draft Plan Availability

A notification will be advertised in a local newspaper of general circulation (The Press- Enterprise) to inform the public that a draft Consolidated Plan, or draft annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER), and Analysis of Impediments to Fair Housing Choice (AI) is available to examine and subject to public comment. The notification will provide a summary of the proposed action and describe the contents and purpose of the particular plan. The notice will also be posted on the City's home page (www.riversideca.gov) and on bulletin boards at the locations below. The public notice will state that copies of the particular Plan will be available for review on the City's website and at the following locations for thirty days:

**City Clerk's Office
3900 Main Street, 7th Floor
Riverside, CA 92522**

**Development Department
3900 Main Street, 5th Floor
Riverside, CA 92522**

**Riverside Public Library
3581 Mission Inn Avenue
Riverside, CA 92501**

**Development Department
Housing and Community Development Division
3900 Main Street, 2nd Floor
Riverside, CA 92522**

d. Citizen Response Time Frame

The City will make the Plan public, and upon request in a format accessible to persons with disabilities. The City will provide the citizens a reasonable opportunity to comment on the Plan, and on any amendments to the Plan as defined by this Citizen Participation Plan. The City will consider any comments or views of citizens received in writing, or orally, at any of the public hearings, or during the 30-day public review and will address those comments in the preparation of the final Consolidated Plan or Annual Action Plan. The City will include any written or oral comments in the final Consolidated Plan or Annual Action Plan submitted to HUD. The City will also make copies of the draft plan, and Final Plan available to the general public, at no cost on the City's website (www.riversideca.gov). Hard copies will also be available upon request.

e. Amendments

A *substantial amendment* to the Consolidated Plan or annual Action Plan is defined by the City as one of the following:

1. The use of CDBG funds is changed from one national objective to another;
 2. A new activity is proposed that is not contained in the Annual Action Plan;
 3. A funded activity described in the Annual Action Plan is cancelled; and
 4. A funded activity needs supplemental funding over \$50,000.
1. The City of Riverside has determined that it will provide affected citizens a period of not less than 30 calendar days to make comments on a substantial amendment before it is implemented. Acceptable methods of meeting the citizen participation requirements include:
- Publication of any proposed change in a local newspaper whose primary circulation is within the area serving the community of affected citizens;
 - Posting notices in a public buildings within the jurisdiction of the administering agency, which include, but are not limited to, public libraries and city halls; or
 - Holding meetings with citizens' advisory groups within the City or area affected by substantial amendment.

Notification to the public will advise citizens of how and where to submit comments on the proposed changes. A summary of these comments and a summary of comments not acceptable and the reasons therefore, will be attached to the substantial amendment of the Consolidated Plan. Documentation of each notice will be retained for a minimum period of five years.

2. Amendments that are not considered substantial will be referred to as standard amendments. The City of Riverside, as specified in CDBG regulations [Title 24 of the Code of Federal Regulations, Part 91.505(a)], will amend the consolidated Plan when it:
 - Changes allocation priorities or funds distribution method;
 - Revised policies, data, or goals;
 - Modifies the purpose, scope, location, or beneficiaries.

Such amendments are considered standard and do not require citizen participation.

f. Performance Report

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

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

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

The second hearing will be held prior to the development of the Action Plan at a community meeting that will be held in each of the seven City Council Wards. At such community meetings, the City will provide residents with the opportunity to discuss the needs and funding recommendations for the upcoming Program Year.

All public hearings will be advertised by publication prior to the hearing date in a newspaper of general circulation (The Press-Enterprise) throughout the area(s) eligible to receive funds under the programs advertised. The notice must be published no later than two weeks prior to the hearing date. All public hearing notices will also be posted on the City of Riverside's website (www.riversideca.gov) at least two weeks prior to the hearing date. The City will consider any comments or views of citizens received in writing or orally at a public hearing. Each hearing will be held in the facilities that are handicapped accessible. Each public hearing notice must include the availability of an interpreter if a significant number of non-English speaking or hearing-impaired persons are expected to participate at the hearing.

Public hearing notices will be translated into Spanish. It will be the responsibility of the residents to notify the City at least 48 hours in advance of the hearing if interpreter services are needed. Each public hearing notice will indicate this policy and provide a telephone number to contact the City.

g. Access to Records

The City will provide citizens, public agencies and other interested parties access to information and records relating to the City's Consolidated Plan and the City's use of funds for the CDBG, HOME, HOPWA and ESG funds for the preceding five years. Citizens must allow the staff of Development Department up to fourteen working days to compile and provide the information requested by the citizen.

h. Technical Assistance

The Development Department will provide technical assistance to persons or agencies providing services to low- and moderate-income that request such assistance in developing proposals for funding assistance under any of the federal or state programs covered by the Consolidated Plan. The level and type of assistance will be determined by the Development Department, but shall not include the provision of funds to any person, group, or agency.

i. Complaints

Citizens with complaints related to the Consolidated Plan, amendments, and the annual performance report must submit the complaint in writing to:

**City of Riverside
Development Department
Attn: Development Department Director
3900 Main Street, 5th Floor
Riverside, CA 92522**

Upon receipt of the written complaint, the Development Department will respond to the complaint in writing within fourteen working days. A meeting to discuss the complaint must be scheduled by the person initiating the complaint.

j. Use of The Citizen Participation Plan

The requirements for citizen participation do not restrict the responsibility or authority of the jurisdiction in the development and execution of the City's Consolidated Plan.

k. Anti-Displacement and Relocation Plan

The City of Riverside has as a goal, the non-displacement of any person(s) currently residing in standard housing (housing that does or will meet the HUD Housing Quality Standards with minimal improvements). However, the City also has a goal to not allow any person(s) to reside in dangerous and/or substandard housing. When the health and safety of any person is threatened due to the condition of their current housing, the City, when notified of the condition, will attempt to assist the property owner in bringing the housing up to Housing Quality Standards, remove

such substandard housing, or recommend temporary or permanent displacement of the person(s) residing therein.

The City's relocation assistance policy and program is outlined in two separate documents. The first is the Property Acquisition and Relocation Procedures document. The second is the Information Brochure Regarding Your Rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Both of these documents can be obtained through the Real Property Services Division, 3900 Man Street, 5th Floor, Riverside, California 92522.

Under its program, the City will provide, if funds are available, relocation assistance, relocation payments, and rental assistance payments to any person(s) who is displaced, permanently and involuntarily, from any existing housing unit as a direct result of the enforcement.

If the City provides, or proposes to provide, any CDBG, HOME, or other HUD-funded assistance to acquire, demolish, bring any existing housing units up to the minimum local health and building code requirements, or any action results in the direct permanent displacement of any legal resident(s), it will comply with the procedures, and provide the benefits, outlined in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601), as amended; the implementing regulations issued by the Department of Transportation at 49 CFR 24; and Section 104(d) of the Housing and Community Development Act of 1974 [42 U.S.C. 5304(d)].

Prior to any action that will result in the displacement of any existing resident(s) of existing housing unit(s), the City will notify all affected residents of the intended displacement action, and the extent of the benefits that will be available to each impacted person as outlined in 42 U.S.C. 4601 and 5304(d), and 49 CFR 24.

I. 2011-2014 Consolidated Plan Citizen Participation

1. Consolidated Plan Community Meetings:

The following are comments received during the Community Meetings held at each of the seven Council Wards:

October 28, 2009 - Ward 2: César Chávez Community Center

- Alleyways need better lighting,
- Concern over various criminal activity

October 29, 2009 - Ward 6: Bryant Park Community Center

- There is a need for more code enforcement in our neighborhoods.
- Need speed bumps on Sylvan Street.

November 4, 2009 - Ward 3: Janet Goeske Senior Center

- City needs indoor, year-round Olympic-sized pool. Participation drops in the winter.

November 5, 2009 - Ward 7: La Granada Elementary

- Need sidewalks and speed bumps on Bushnell Avenue.
- People are dumping trash in empty field on Cook Avenue.

November 12, 2009 - Ward 5: Arlington Library Community Room

- Expand Arlington Park

November 18, 2009 - Ward 1: Fairmount Park

- Pool room at Reid Park needs cover and lighting, closes early; staff responded that 09-10 CDBG funds would be used to refurbish pool room, install new lifeguard tower, shade covers, landscaping and lighting
- Sidewalks on Palm and Jurupa

November 19, 2009 - Ward 4: Villegas Park Community Center

- Need ability to hook up a generator for an emergency service operation at Villegas Community Center
- Need a projection screen that is permanently fixed and bolted

2. Comments Received/Responses to Comments on Consolidated Plan

- Written comments received on Consolidate Plan:
- [fill in prior to submittal of Consolidated Plan]
- City of Riverside responses to written comments:
- [fill in prior to submittal of Consolidated Plan]
- Comments received at the April 13, 2010 Public Hearing:
- [fill in prior to submittal of Consolidated Plan]
- City of Riverside Response to comments received at public hearing:

[fill in prior to submittal of Consolidated Plan]

3. Efforts to Broaden Participation

The components of the citizen participation plan discussed above have been designed with the explicit intention of accommodating and encouraging participation by low- and moderate-income residents, residents of low- and moderate-income neighborhoods, members of minority groups, persons with limited English skills, and persons with disabilities.

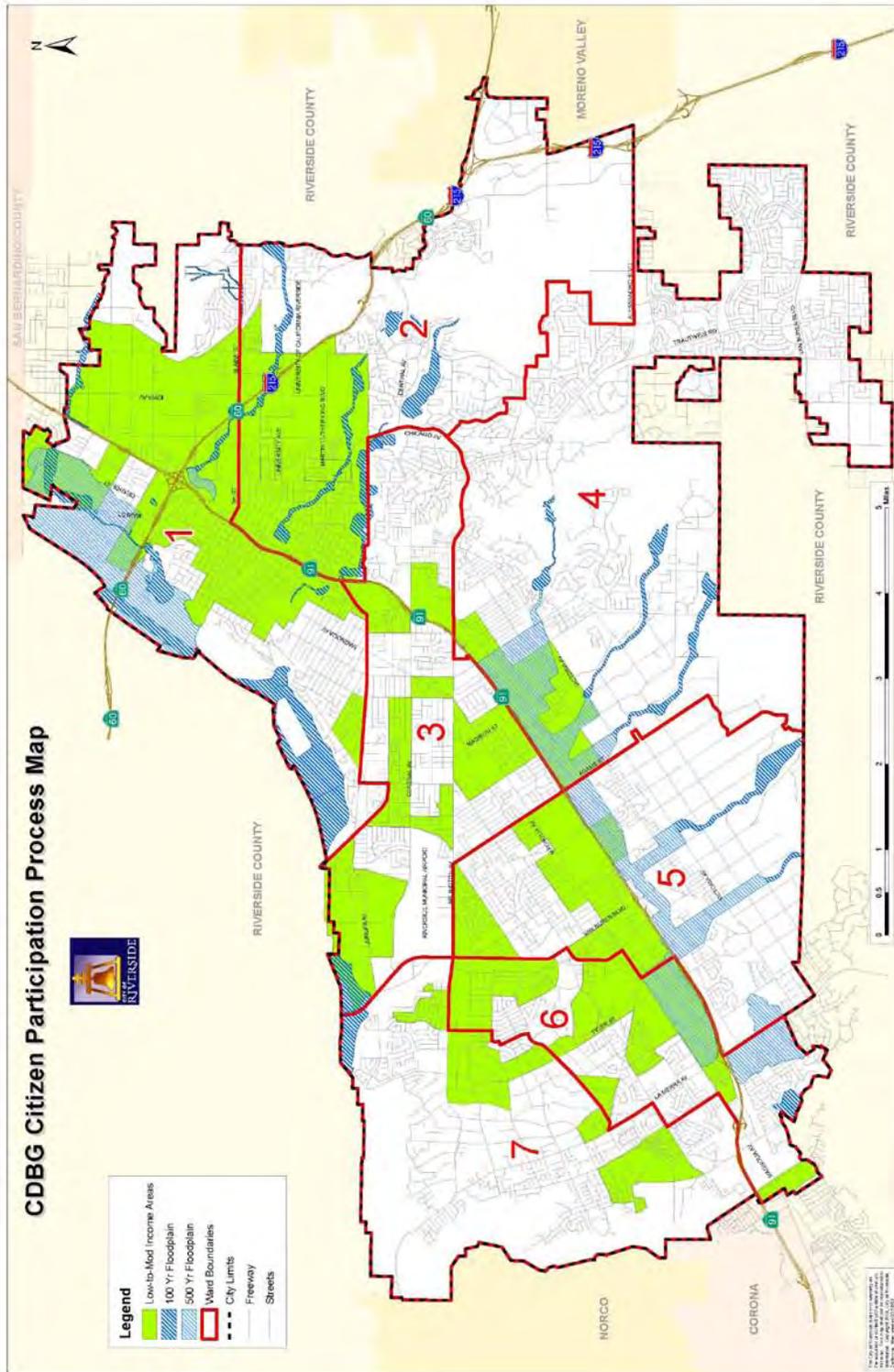
In the development of the Consolidated Plan, the City made affirmative efforts to provide adequate information to interested agencies and Riverside residents concerning the CDBG process and availability of funds. During the months of November and December 2009, staff members of the Development Department conducted a public meeting in each of the seven City Council Wards (see Map I-3). The intended purpose of these meetings was to provide the residents with an

overview of HUD programs, to obtain information on community needs and priorities that will be included as part of this Consolidated Plan, and to solicit community input regarding any current unmet need. The City Council Ward meetings were held at community centers, public libraries and other venues within the community and involved the participation of City Council members, and area residents in order to gather statistical information, assess the City's housing and community development needs, and receive input on spending plans and priorities for the upcoming program year.

The City also conducted extensive outreach to inform local agencies regarding the opportunity to apply for CDBG funds. Outreach included a public notice for availability for funding, a letter mailed to each interested agency, and an Application Workshop to assist those public service agencies with application preparation. Technical assistance was also provided to individuals and organizations throughout the application period.

Special efforts were made to reach low- and moderate-income residents. In October 2009, each resident and property owner in the City of Riverside was mailed a Riverside Community at Home Newsletter / Survey which provided an overview of the CDBG Program and invited them to attend the public meeting in their City Council Ward. Over 107,000 CDBG newsletters were distributed to encourage citizen participation. Persons unable to attend public meetings were invited to provide input and submit comments and suggestions to the City's Development Department. Bilingual interpretation services were made available at all public meetings.

Map I-2:
Low- and Moderate-Income Census Tracts by Wards



Source: City of Riverside Development Department

Publishing the Plan for Public Review and Comment:

The 2010-2014 Consolidated Plan and 2010-2011 One Year Action Plan were made available for public review and comment for a 30-day period beginning Friday, March 12, 2010 through Monday, April 12, 2010. Notice of availability of the Draft Consolidated Plan and One-Year Action Plan were available for viewing in the following public locations:

**City of Riverside
Development Department
Housing & Neighborhood Division
3900 Main Street, 2nd Floor
Riverside, CA 92522**

**City Clerk's Office
3900 Main Street, 7th Floor
Riverside, CA 92522**

**Development Department
3900 Main Street, 5th Floor
Riverside, CA 92522
(951) 826-5649**

**Riverside Public Library
3581 Mission Inn Avenue
Riverside, CA 92501**

A public hearing to present the Consolidated Plan and receive public input on the 2010-2014 Consolidated Plan was held on Tuesday April 13, 2010, at 3:00 p.m. before the City of Riverside City Council.

During the 30-day review period, the public was also invited to submit comments in writing by submitting their comments to:

City of Riverside Development Department
Housing and Neighborhood Division
3900 Main Street, 2nd Floor
Riverside, CA 92522

Finally, Consolidate Plan development consultations included specific targeted outreach to service providers, subrecipients, and their clients involved in the delivery of eligible program activities to eligible populations. These consultations necessarily involved the active participation of members of minority groups, low and moderate-income individuals, persons with limited English skills, and individuals with disabilities.

4. Comments Not Accepted

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

F. Institutional Structure (91.215 (i))

- 1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.*
- 2. Assess the strengths and gaps in the delivery system.*
- 3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.*

3-5 Year Strategic Plan Institutional Structure response:

1. Institutional Structure

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

Development Department staff will continue to work with for-profit and non-profit developers and lenders to facilitate the improvement, preservation, and/or creation of affordable housing opportunities for low- to moderate-income households within the City. Furthermore, the City will continue to work on coordinating activities with County of Riverside agencies such as the Department of Public Social Services, the Department of Mental Health, and the Housing Authority to continue to meet the needs of the City's special needs populations by providing services and affordable housing opportunities.

In addition, the City will continue to improve internal processes regarding the allocation and administration of all federal and state funded programs by identifying structural gaps and enhancing protocols to allow for greater accuracy in reporting and monitoring. Internally, Development Department staff will continue to enhance project coordination by utilizing Memorandums of Understanding (MOU) between the Department and other City departments responsible for administering HUD funded projects. This will continue to establish more communication, coordination and greater accountability on City administered projects.

2. Consolidated Plan Delivery System

Riverside is a City that prides itself on a decade's long track record of successful partnerships among public and private sector entities. The delivery system for the Consolidated Plan programs is no exception. Communication and cooperation

between the City of Riverside Development Department and the partner agencies and organizations that administer activities is strong.

In past years, Development Department staff have worked closely with the other organizations involved in the Consolidated Plan programs to improve regulatory compliance, monitoring, cooperation and partnerships among agencies, and technical capacity of organizations involved in project delivery.

The single most significant impediment that remains in the delivery system remains the lack of available funding to support community development, economic development, and affordable housing projects. State funding has been drastically reduced by several years of fiscal challenges for the State of California; private sources have been reduced as foundation endowments and corporate profits have shrunk in recent years; and City funds are extremely limited as the City government attempts to compensate for significant reductions in local aid from the state government. Finally, as the City's entitlement grants continue to shrink every year, despite increases in the cost of service delivery, it becomes more and more difficult to maintain existing levels of activity, nearly impossible to effectively expand services, and challenging to address major new initiatives.

Other potential gaps in the delivery system include the duplication of services among multiple non-profit agencies providing public services and the comparatively small number of experienced community development corporations involved in the production of affordable housing and public facilities for a city the size of Riverside. The Development Department is continually working to address these gaps by strongly encouraging partnerships among public service providers and by aggressively promoting the creation and designation of Community Housing Development Organizations and providing support and training to help these groups become more established and successful.

3. Public Housing Delivery System

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. The primary mission of the Housing Authority is to provide affordable decent, safe and sanitary housing opportunities to low and moderate income families including elderly and handicapped persons, while supporting programs to foster economic self-sufficiency. The Housing Authority of the County of Riverside (HACR) is a public body consisting of a five member Board of Commissioners. The agency is not a part of the City of Riverside and as such, the City does not have any jurisdiction over the operation of HACR.

In terms of relationships regarding hiring, contracting and procurement, the Riverside Housing Authority undertakes and completes the aforementioned items through its Executive Director and administrative staff, independently of the City of Riverside. The HACR must adhere to hiring practices required by the federal Department of Housing and Urban Development.

Residents of public and assisted housing are entitled to the use and benefit of services provided and funded by the City of Riverside in much the same way as all residents of the City of Riverside are entitled to the use and benefit of City of Riverside services. The HACR is eligible to apply to the City for Community

Development Block Grant and HOME Program funds. HACR residents are entitled to benefit from services and activities funded through CDBG and HOME Program funds.

As part of the Quality Housing and Work Responsibility Act of 1998, all housing authorities are required to develop a Comprehensive Five Year Plan and submit it to HUD for approval. Said Plan is available for review and comment by the City prior to submission to HUD. Therefore, the City of Riverside does have a method for review of the HACR's planned activities over a five-year period. The content of the HACR's five-year plan is coordinated with the content of this Consolidated Plan.

In terms of proposed demolition and/or disposition of HACR owned public housing within the City, HUD requires that, prior to demolition/disposition, the City be notified of said demolition/disposition. Consequently, the City has a built in review process for proposed HACR demolition/disposition activities.

G. Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

1. Monitoring Standards

Monitoring of the Development Department's contractors and subrecipient partners is not just a regulatory process or a fact-finding mission. Rather, it involves effective communication and cooperative, problem-solving relationships between Development Department and its contractors/subrecipients. In December 2008, the Development Department established a Sub-Recipient Grant Monitoring Policy to ensure that sub-recipients comply with OMB Circular A-133 regulations as well as City policies and procedures. A copy of the Policy is available upon request.

a. What is a Subrecipient?

A subrecipient is an organization receiving CDBG, HOME, HOPWA or ESG funds from the City. The Development Department monitors all CDBG, HOME, HOPWA and ESG programs. Each program requires a written agreement between the recipient and the subrecipient. The requirements demand that the agreement remain in effect throughout the period that the subrecipient has control over funds. In addition, regulations prescribe the provisions that the agreement must contain. These provisions include a statement of work (description of work, budget, and time schedule); records and reports, program income, uniform administrative requirements, other program requirements such as fair housing, labor, displacement, employment opportunities, lead-based paint, debarred contractors, conflict of interest, restrictions for certain resident aliens (as described in 24 CFR Part 49); provisions for Community Housing Development Organizations, religious entities, the Architectural Barriers Act and the Americans with Disabilities Act.

b. Project Monitoring Process

When the City awards a grant, the Development Department develops an individual monitoring schedule for each contractor/subrecipient that includes desk monitoring, monthly or quarterly performance reports and annual on-site reviews. These three (3) items combine to provide a clear and timely picture of each contractor/subrecipient's progress. The following narrative explains each of these three items in more detail.

c. Desk Monitoring:

Development Department staff reviews copies of case files to ensure complete and accurate documentation regarding the following items:

- Client eligibility.
- Property eligibility.
- Appropriate funding levels for the activity.
- Compliance with all program requirements (i.e. environmental review).

d. Performance Reports

The Development Department requires performance reports so it can assess a project's progress and better ensure timeliness. For capital projects and public service grants, reports are required on a quarterly basis. Housing program reports are obtained based upon specifics of the programs' operations.

e. Annual On-site Reviews

The Development Department, as appropriate, also provides annual on-site reviews of a project so it can assess capabilities of staff and review case files. These three items combine to provide a clear and timely picture of each sub-recipient's progress. For housing projects, the Development Department has additional monitoring procedures that provide the following assurances:

- Ensure consistency with primary objective—not less than 70% of CDBG funds used during the program year must be for activities that benefit low- and moderate-income persons.
- Ensure each activity meets the criteria for one or more of the national objectives.
- Compliance with all other regulatory eligibility requirements for each activity.
- Compliance with the Consolidated Plan regulations regarding displacement.
- Compliance with all other applicable laws and program requirements.
- Ensure production and accountability.
- Evaluate organizational and project performance.

The Development Department achieves success through:

- Pre-award screening, risk assessment, and orientation.
- Strong written agreements.
- Performance standards and program objectives.
- Defined monitoring visits for each selected subrecipient partner: quarterly, semi-annually, and/or annually.

f. Monitoring Staff

The Development Department periodically reports on the progress of each project. Staff has the following monitoring duties:

- Oversee the planning and budgeting process to ensure that projects and programs are consistent with the Consolidated Plan's identified high- and possibly medium-priority objectives and grant requirements. Staff will also provide technical guidance regarding Affirmative Marketing and Fair Housing practices.
- Provide technical guidance with each subrecipient partner regarding: program structure, income requirements, and document compliance. Staff will review the City's monthly expenditure reports. At a minimum, staff will perform quarterly drawdowns in HUD's Integrated Disbursement and Information System (IDIS) against the appropriate grant. For IDIS, staff will gather quarterly program statistical reports from the subrecipient partners and update all necessary fields from setup to completion of each project and activity. Regular updating and draws will ensure meeting the CDBG timeliness deadline and HOME's program year deadline. As needed, staff will perform environmental reviews and Davis Bacon monitoring.
- Review the invoices from each subrecipient and ensure timeliness with expenditures.
- Provide technical guidance regarding all housing construction, demolition, and rehabilitation projects ensuring the correct number of units, timeliness in build-out, and approval of payments. For new construction, ensure compliance with all applicable local codes, ordinances, and zoning ordinances at the time of project completion.
- Provide monitoring of all agencies on regular basis with selected subrecipient monitored based on prior experience and/or complexity of their program/project.

g. Community Based Organizations

Community-Based organizations (CBOs) are funded for a wide variety of CDBG-funded activities, especially public services. However, their experience and training in implementing these activities in compliance with applicable statutory and regulatory requirements vary widely.

In addition, some projects are a one-time City effort while others are ongoing activities. Based on this diversity, the City has determined that some of these projects can represent the highest potential for risk, while others represent a very low risk. Therefore, completed projects will be candidates for the full range of monitoring tools. Monitoring of CBOs has been augmented by mid-year technical assistance visits that are provided to every CBO in an effort to enhance programmatic compliance. Further, ongoing CBO projects receive annual on-site monitoring visits.

h. HOME-Assisted Activities

As a condition of receiving HOME funds, recipients agree to maintain all HOME-assisted units as affordable housing and in compliance with Housing Quality Standards (HQS) or the City's established standards. A site visit to determine compliance shall be conducted no less than once every three years for project

containing 1-4 units; once every two years for project containing 5-25 units; and once per year for properties with 26 or more units. In addition, in order to conduct mandatory tenant file reviews the City shall conduct annual tenant's income certification via a self-certification process. Every sixth year, full tenant income verification will be conducted. As a part of this review, the City shall verify that the rents on HOME assisted projects conform to current HOME rent limits and County of Riverside Housing Authority utility allowances.

Under the HOME Program, each Community Housing Development Organization (CHDO) shall be recertified annually as a part of the monitoring process. The review for recertification will include, among other things, a review of the Board of Directors, capability of current staff, review of financial statements, mission statements, and review of past and current projects.

i. Consolidated Plan Monitoring

The Development Department understands that monitoring the Consolidated Plan and the annual activities must be carried out regularly to ensure that statutory and regulatory requirements are met and that, where appropriate, information submitted to HUD is correct and complete.

To ensure that the City's CDBG, ESG, HOPWA and HOME programs further Consolidated Plan goals, the Development Department incorporates the Consolidated Plan's strategies, objectives, and activities into its work plan. The Department will measure its achievement of Consolidated Plan goals by the same standards used to evaluate all programs and activities.

Staff will appraise its diverse operations and controls and determine whether: risks are identified and reduced; acceptable policies and procedures are followed; established standards are met; resources are used efficiently and economically; and ultimately, its objectives are achieved.

The City through the Development Department prepares documentation and reports as required by HUD, including the Consolidated Annual Performance and Evaluation Report (CAPER). Using a substantial citizen participation and consultation process, the CAPER describes each year's performance regarding Consolidated Plan strategies, objectives, actions, and projects.

H. Priority Needs Analysis and Strategies (91.215 (a))

1. *Describe the basis for assigning the priority given to each category of priority needs.*
2. *Identify any obstacles to meeting underserved needs.*

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

1. Basis for Priority

Because the primary national objectives of the Consolidated Plan programs are to benefit low-income and moderate-income residents, Riverside's community block

grant program funds will be targeted to low-income and moderate-income neighborhoods. **Map I-2** illustrates these areas.

Based on the needs established through this Consolidated Plan, the City intends to utilize its funding to finance activities associated with housing, community development, economic development, and capital improvement projects. The majority of the funding will be used to fund projects targeting low- to moderate-income individuals and their families throughout the City, including those in special needs categories such as abused children, battered spouses, elderly persons, severely disabled adults, homeless person, illiterate adults, and persons living with HIV/AIDS. Based on the 2000 Census, over 42% of the residents of Riverside are identified as low- or moderate-income households.

In addition to eligible activities benefiting eligible participants citywide, the City will fund activities that will benefit the designated low- and moderate-income CDBG Target Areas shown in **MAP I-2**. The CDBG Target Areas are defined as geographic locations (census tracts/block groups) where a minimum of 51% of the households residing in that area, are of low- to moderate-income. HUD requires the City to use the 2000 census for determining the CDBG Target Areas. According to the data, approximately 40 percent of the census tracts/block groups in the City qualify.

2. Obstacles to Meeting Underserved Needs

The primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding resources available to the public and private agencies who serve the needs of low-income and moderate-income residents. In recent years, the State of California has reduced funding for local aid to cities and towns, housing, community development, social services, education, homeless services, economic development, recreation, and public health programs in an attempt to counter the effects of the stagnant economy, and rising costs of service delivery. Many private foundations which have historically aided municipalities and not-for-profit organizations dedicated to addressing Consolidated Plan needs have seen their endowments substantially reduced by declines in their revenue since 2007. As a result, the major foundations serving the area have all reduced their giving in recent years. The City of Riverside's budget has been stretched to overcome the substantial reduction in funds from the State of California. Coupled with increasing service delivery costs, these cuts have resulted in a reduction of all department budgets. This leaves little room for expansion of community development funding at the local level. Finally, the City of Riverside's Consolidated Plan entitlement grants have not kept up with inflation and, in many cases, have been reduced, further limiting the funds available to address the needs in the community.

I. Lead-based Paint (91.215 (g))

- 1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.***
- 2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the***

reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

1. Prevalence Among Extremely-Low, Low, and Moderate Income Families

Lead-based paint poisoning among children is increasing nationwide. Research indicates that even a low level of lead in a child's blood can have harmful effects on physical and developmental health. The Center for Disease Control has designated lead exposure as the primary environmental health hazard facing American children. The most common source of exposure is deteriorating lead-based paint and lead-contaminated dust found in the home.

Fortunately, lead poisoning is preventable. To adequately protect children, the Federal government streamlined, modernized, and consolidated all lead-based paint requirements in federally assisted housing. New HUD regulations (24 CFR Part 35) took affect implementing these sweeping changes in 2000, and the City is ensuring that its programs comply with these new regulations.

a. Lead Hazards

Lead can cause severe damage in young children. It attacks the central nervous system, the neurological system, and can cause brain damage, IQ reduction, learning disabilities, decreased attention span, hyperactivity, growth inhibition, comas, seizures, and in some cases, death. Fetuses may also experience significant adverse effects through prenatal exposure.

In 1991, the Center for Disease Control ("Center") issued guidelines for identifying children with lead poisoning. It recommended that jurisdictions screen all young children for lead in their blood. Children identified with blood lead poisoning would receive intervention to remove the source of the poisoning and reduce the blood lead level.

The problem of lead poisoning has increased so dramatically that the Center has reduced the standard regarding the blood level that demarcates lead poisoning by more than half. By reducing the standard from 25 micrograms to 10 micrograms of lead in a deciliter of blood ($\mu\text{g}/\text{dL}$), it expanded the number of people that are considered poisoned and in need of help.

A level of 10 $\mu\text{g}/\text{dL}$ or above is now considered an "elevated blood lead level." If a child's blood lead level is 20 $\mu\text{g}/\text{dL}$ or remains at 15 $\mu\text{g}/\text{dL}$ after two tests, the Center requires case management by local health professionals. Even a low level of lead in a child's blood can have harmful effects on physical and developmental health.

b. Sources of Lead Hazards

The most common source of child lead poisoning is exposure to lead-based paint (and lead-contaminated dust) in the child's home. Housing built before 1978 may contain some lead-based paint since the use of lead-based paint became illegal that year. Since the amount of lead pigment in the paint tends to increase with a home's age, older housing is more likely to have lead-based paint hazards.

Lead exposure occurs when children ingest chips of lead-based paint, paint-contaminated dust, or paint-contaminated soil. It also occurs if children inhale dust particles from lead-based paint (usually occurring due to deterioration, abrasion, home renovation, or maintenance). Children are also exposed to lead through a variety of other sources besides lead-based paint, such as gasoline, air, food, water, soil, dust, and parental hobbies such as pottery and stained glass making.

Occupational lead exposure accounts for approximately 90 percent of adult lead poisoning cases. Occupations in which a worker is potentially exposed include smelting and refining industries, battery manufacturing plants, gasoline stations, and construction and residential painting.

c. What is a Lead-based Paint Hazard?

Lead-based paint hazards consist of any condition that causes exposure to lead from the following sources that would result in adverse human health effects:

- Lead-based paint dust.
- Lead-based paint contaminated soil.
- Lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces.

d. Effects of Lead Hazard

Lead poisoning is one of the most common and preventable health hazards to American children today. Research indicates that even a low level of lead in a child's blood can have harmful effects on their physical and developmental health. Lead poisoning is the most serious environmental threat to children's health. If harmful levels of lead are not detected early, children could suffer from:

- Decreased growth.
- Learning problems.
- Impaired hearing.
- Behavior problems (such as hyperactivity).
- Nerve and/or brain damage.

Children are more susceptible to the effects of lead, because their growing bodies absorb more lead, and young children often put their hands and other objects in their mouths. In addition, children's brains and nervous systems are more sensitive to the damaging effects of lead.

Most children do not have any symptoms, even if a blood test shows that they have an elevated blood lead level. If a child does have symptoms, the symptoms may be mistaken for the flu or other illnesses. If symptoms occur, they might be:

- | | | |
|----------------|---------------------|--------------------------|
| ▪ Irritability | ▪ Frequent Vomiting | ▪ Poor appetite |
| ▪ Fatigue | ▪ Headache | ▪ Stomachache and cramps |
| ▪ Constipation | ▪ Sleep disorder | |

e. Who is At Risk?

Residents of any housing built before 1978 are considered to be at risk of containing some amount of lead-based paint. Older housing is more likely to have lead-based

paint and the amount of lead pigment in the paint tends to increase with the age of the housing. A small amount of Riverside’s housing stock (30.7 percent) was built after 1979, eliminating the residents of these homes from risk of lead-based paint hazards. An additional 22.0 percent of the City’s housing stock was built between 1970 and 1979, which has a somewhat low risk of lead-based paint hazards.

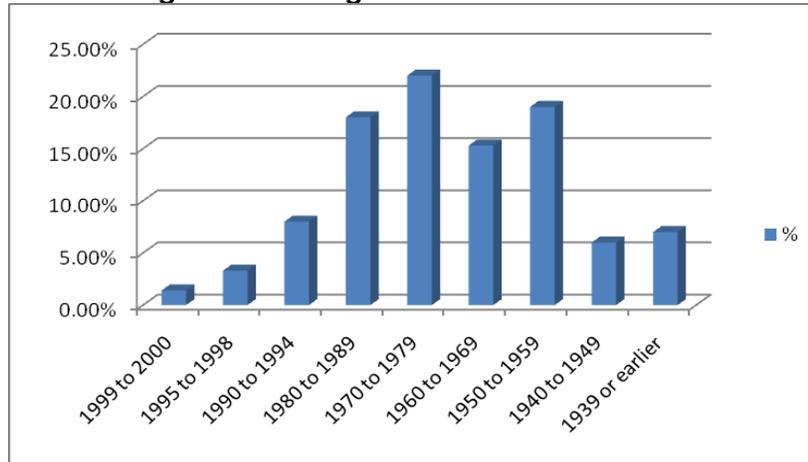
**Table I-4:
Age of Housing Stock: Year Unit Built by Tenure**

Year Structure Built	Total Units		Owner			Renter		
	#	%	#	Share of Category	Share of Owner	#	Share of Category	Share of Rental
1999 to 2000	1,180	1.4%	817	1.8%	69%	363	1.0%	31%
1995 to 1998	2,778	3.4%	1,631	3.5%	59%	1,147	3.2%	41%
1990 to 1994	6,359	7.7%	3,493	7.5%	55%	2,866	8.1%	45%
1980 to 1989	14,812	18.1%	7,541	16.2%	51%	7,271	20.4%	49%
1970 to 1979	17,847	21.7%	9,193	19.8%	51%	8,654	24.3%	49%
1960 to 1969	12,567	15.3%	6,682	14.4%	53%	5,885	16.6%	47%
1950 to 1959	15,904	19.4%	10,897	23.4%	68%	5,007	14.1%	32%
1940 to 1949	4,847	5.9%	2,819	6.0%	58%	2,028	5.7%	42%
1939 or earlier	5,785	7.1%	3,441	7.4%	59%	2,344	6.6%	41%
Total:	82,079	100%	46,514	100%	57%	35,565	100%	43%

Source: 2000 U.S. Census (SF3: H34, H36)

*Note: 2006-2008 ACS estimates that from 2000 to the present, a total of 12,079 units have been built.

**Graph I-1
Age of Housing Stock: Year Unit Built**



Based on the 2000 U.S. Census, 43.4 percent of Riverside’s residents are low- and moderate-income. If it is assumed that they occupy a percentage of the City’s housing units proportional to their population, then as many as 43-44 percent of all the pre-1980 housing units could be reasoned to be occupied by low- and moderate-income families. This number may be even higher, since the low income population may be more likely to live in older housing than people with greater means. The City of Riverside estimates the number of housing units housing low-income and moderate-income families that may have lead paint hazards present to be approximately 24,700. Young children who live in housing built before 1978 could ingest lead-based paint and are thus at higher risk. The following children in Riverside could be at higher risk:

- Children under 5 years of age: about 8.0 percent of the population of Riverside, or 20,435 children.²
- Approximately 2,023 households living below the poverty level were built prior to 1978.

Regardless of the precise numbers, Riverside has an aging housing stock and a sizable proportion of extremely low-, low-, and moderate-income individuals and families.

f. Number of Children with Elevated Blood Levels of Lead

The Center for Disease Control mandates lead screening for all children who participate in federally funded health programs. Screening typically occurs when a child is between 12 and 72 months old. An elevated blood level (EBL) is recorded when the blood level is 10 µg/dL or higher.

In accordance with the Center for Disease Control and Prevention, a “case” is defined as a child having a blood lead level equal to or greater than 20 µg/dL once, or blood lead levels between 15-19 µg/dL for at least two tests. Once a case is reported, the Center is involved in the case, as described below the heading, Childhood Lead Poisoning Prevention Program (CLPP).

The Center for Disease Control records the number of reported annual screenings, the number of children with elevated blood levels, and the number of reported cases for the cities within the County. The chart below shows the number of screenings, EBLs, and cases in the City of Riverside. **Table I-5** below provides the number of elevated blood lead levels and cases for the City of Riverside in the prior 5 years.

**Table I-5:
Number of Elevated Blood Lead Levels and Cases**

City	2005	2006	2007	2008	2009	Total
EBLL's*	57	48	55	57	45	262
Cases	16	4	15	9	15	59

*Source: Childhood Lead Poisoning prevention Program Riverside County Dept. of Public Health.
* EBLL's are defined as ≥ 9.5 µg/dL, and are “Uniquely Identified” by year. Only the highest BLL is displayed per year per child. A child may be reported more than once across years, but only once per year. BLL's <10 µg/dL not displayed.*

2. Evaluation and Reduction of Lead Paint Hazards

The City has had a highly active program for the evaluation and reduction of lead paint hazards since 1998. The lead-based paint compliance is centered in the Riverside Housing Development Corporation, and integrates its activities with the Residential Rehabilitation Programs (Rehabilitation Loans, Senior and Disability Grants, and Emergency Grants Programs). The City undertakes a range of activities to address the problem of lead-based paint in the housing, including outreach, assessment, and abatement. As required by HUD regulation 24 CFR Part 35, the City, under its housing rehabilitation programs and other housing activities,

² U.S. Census Bureau – 2000 Census

conducts housing inspections to determine if various types of housing are safe, sanitary, and fit for habitation. Residents or applicants that are low- and moderate-income and have a child under the age of 6 are referred to the Riverside County Lead- Based Paint Abatement Program where they can obtain free lead-based paint testing, information about lead, and lead paint abatement.

The City has taken aggressive action to ensure compliance with HUD's Consolidated Lead-Based Paint Regulations. The matrix in **Table I-6** displays the process and procedures that the City uses to address lead-based paint in CDBG and HOME-funded Rehabilitation Programs. This matrix is broken into three categories—rehabilitation under \$5,000, rehabilitation \$5,000 to \$25,000, and rehabilitation over \$25,000—and describes the approach to lead hazard evaluation and reduction, application to the program, scope of work, notification, lead hazard evaluation, relocation requirements, lead hazard reduction, clearance, and options.

To ensure that its staff is knowledgeable about lead regulations, the City has sent key staff to HUD-sponsored training sessions. The City compiled an informational source document based on HUD-sponsored training materials and conducted internal training sessions for the other Housing staff members. The training sessions were designed to help other staff members provide meaningful oversight of lead-hazard consultants and contractors to ensure safe work practices are followed, and to ensure that compliance requirements are implemented in conjunction with rehabilitation and renovation program activities.

The Development Department will continue to work with the Riverside County Department of Public Health to address lead based hazards throughout the City. Information and identification of instances of lead poisoning and elevated blood lead levels in children are given highest priority when awarding grants and processing loan applications.

**Table I-6:
Addressing Lead-Based Paint in CDBG and HOME funded Programs**

Requirements	< \$5,000	\$5,000 - \$25,000	> \$25,000
Approach to Lead Hazard Evaluation and Reduction	Do no harm	Identify and control lead hazards	Identify and abate lead hazards
Application to Program	Application reviewed and approved; agreement determines commitment	Application reviewed and approved; agreement determines commitment	Application reviewed and approved; agreement determines commitment
Scope of Work	Scope of work to determine if painted surfaces will be disturbed; begin to identify lead hazards	Scope of work to determine if painted surfaces will be disturbed; begin to identify lead hazards	Scope of work to determine if painted surfaces will be disturbed; begin to identify lead hazards
Notification	Lead hazard pamphlet; notification to buyers; notify. of evaluation; notify. of reduction	Lead hazard pamphlet; notification to buyers; notify. of evaluation; notify of reduction	Lead hazard pamphlet; notification to buyers; notify. of evaluation; notification of reduction
Lead Hazard Evaluation	Paint testing required by certified paint inspectors* or risk assessors* for surfaces disturbed during rehab.	Paint testing required by certified paint inspectors* for surfaces disturbed during rehab; risk assessment on entire dwelling and soil	Paint testing required by certified paint inspectors* for surfaces disturbed during rehab; risk assessment on entire dwelling and soil
Relocation Requirements	Relocation from work area	Relocation from unit may be required when extensive rehab. occurs in kitchens, bathrooms, etc.	Relocation from unit may be required when extensive rehab. occurs in kitchens, bathrooms, etc.
IF LEAD IS PRESENT OR PRESUMED: Lead Hazard Reduction	Repair lead-based paint disturbed during rehab. and apply a new coat of paint; Safe Work Practices (SWP) that restrict types of paint removal methods, provide for occupant protection, and require cleaning after lead hazard reduction activities.	Interim Controls on lead-based paint include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint and paint stabilization through-out unit; SWP	Abatement to lead-based paint involves permanently removing lead-based paint hazards, often through paint and component removal, and enclosure and interim controls on exterior surfaces not disturbed by rehab; SWP
Clearance	Clearance testing on repaired surfaces by certified professional*	Clearance testing performed unit-wide and on soil	Clearance testing performed unit-wide and on soil
Options	Presume lead-based paint; SWP	Presume lead-based paint; use standard treatments	Presume lead-based paint; abate all applicable surfaces
Contractor Qualifications	SEP-contractors familiar with Safe Treatment Methods and Prohibited Treatment Methods	Interim Controls or Standard Treatments- accredited lead-based paint worker course or lead-based paint abatement supervisors course	Abatement contractors- trained and state-certified abatement supervisors and accredited lead abatement worker training
<p>*Certified Paint Inspectors must successfully complete an Environmental Protection Agency (EPA) or state-accredited training program and receive state certification; Certified Risk Assessors must successfully complete an Environmental Protection Agency (EPA) or state-accredited training program, receive state certification, and have related experience.</p>			

a. Activities of Other County Agencies

The Riverside County Department of Public Health through its Children’s Medical Services Division implements the Childhood Lead Poisoning Prevention Program (CLPPP). The program is a court ordered program which implements a multifaceted approach to preventing childhood lead poisoning which includes screening, surveillance, risk reduction, primary prevention activities, interagency coordination, and services for children affected by lead. The mission of Riverside County Department of Public Health CLPPP is to reduce children's blood lead levels below 10 µg/dl through primary prevention activities.

Additional information on lead based paint can be obtained from the agencies provided in **Table I-7**.

**Table I-7:
More Local Sources for Information On Lead-Based Paint**

Air Quality Management District <i>To report the spread of lead dust due to construction.</i> www.aqmd.gov 1-800-288-7664	National Center for Lead Safe Housing www.lead-safe-housing.org/
California Department of Health Services <i>Occupational Lead Poisoning Prevention Program</i> (510) 622-4332	CDC Childhood Lead Poisoning Prevention Program www.cdc.gov/nceh/lead/lead.htm
National Safety Council/Environmental Health Center www.nsc.org/ehc/lead.htm	National lead service Provider's Listing System www.leadlisting.org
Child Health and Disability Prevention Program <i>Provides no cost health examination, including blood lead test, for children under 21</i> www.dhs.cahwnet.gov/pcf/cms/html/chdp.htm 1-800-993-CHDP ; 1-800-993-2437	Lead-Related Construction Information Line <i>List of certified workers and contractors</i> www.dhs.ca.gov/childlead 1-800-597-LEAD; 1-800-597-5323
Healthy Families <i>State's low-cost health insurance for children ages 1-19</i> www.healthyfamilies.ca.gov 1-800-880-5305	Office of Lead Hazard Control/Department of Housing and Urban Development www.hud.gov/lea/
Consumer Product Safety Commission Hotline <i>For information on lead in consumer products</i> www.cpsc.gov 1-800-638-2772	Medi-Cal <i>This program provides no-cost or low-cost medical care for families. For more information, call</i> www.medi-cal.ca.gov 1-888-747-1222
Environmental Protection Agency EPA - Home repairs and renovations www.epa.gov 1-415-744-1124	EPA's Safe Drinking Water Hotline <i>Information on lead in drinking water</i> www.epa.gov/OGWDW 1-800-426-4791
National Lead Information Center <i>Information on protecting children, during home repairs and renovations</i> www.epa.gov/lead 1-800-LEAD-FYI; 1-800-424-LEAD	Occupational Lead Poisoning Prevention Program <i>Lead concerns in the workplace</i> www.dhs.cahwnet.gov/ohb/olppp 1-510-622-4332
Poison Control System <i>For Poison Emergencies</i> www.calpoison.org 1-800-876-4766	

II. HOUSING

A. Housing Needs (91.205)

**Please also refer to the Housing Needs Table in the Needs.xls workbook*

- 1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).*
- 2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

3-5 Year Strategic Plan Housing Needs response:

1. Housing Needs

Table II-1 below (*HUD Table 2A*) provides estimates of the housing needs among low-income and moderate-income families in Riverside. The information presented is based primarily on data from HUD's Comprehensive Housing Affordability Strategy (CHAS) and City of Riverside estimates.

The table documents many areas where households are facing cost burdens (housing costs which exceed 30% of household income) and severe cost burdens (housing costs which exceed 50% of household income). Many of the households identified as having housing problems that do not face cost burdens are subject to overcrowding or substandard conditions. According to the 2000 US Census, 15% of housing units in Riverside have occupancies greater than 1.01 persons per room (see **Table II-2**). In accordance with the American Community Survey (ACS), it is estimated that the numbers decreased to 9.3 percent. In 2000, 0.4 percent of housing units lacked complete plumbing facilities and 0.1 percent lacked complete kitchen facilities (see **Table II-3**).

**Table II-1:
HUD Table 2A - Priority Housing Needs/Investment Plan Table**

PRIORITY HOUSING NEEDS (households)		Priority Need Level (High, Medium, Low)		Unmet Need	Goals
Renter	Small Related	0-30%	High	1,705	15
		31-50%	High	1,369	6
		51-80%	High	1,260	6
	Large Related	0-30%	High	1,705	0
		31-50%	Medium	1,369	175
		51-80%	Low	1,260	150
	Elderly	0-30%	High	1,705	69
		31-50%	High	1,369	105
		51-80%	Medium	1,260	200
	All Other	0-30%	Medium	1,705	0
		31-50%	Medium	1,369	0
		51-80%	Medium	1,260	0
Owner	0-30%	Medium	1,695	3	
	31-50%	Medium	2,000	3	
	51-80%	High	4,180	3	
Special Needs		0-80%	High	45	0
Total Goals					
Total 215 Goals (i.e., units with HOME Covenants)					755
Total 215 Renter Goals (i.e., units with HOME Covenants)					746
Total 215 Owner Goals (i.e., units with HOME Covenants)					9

Source: HUD 2000 CHAS data; SCAG RHNA Data

**Table II-2:
Overcrowding Rates: Overcrowding By Race/Ethnicity**

Overcrowded Housing Units					
Race/Ethnicity	2000 Total Households	Overcrowded		2006-08	
		#	%	#	%
White	54,387	4,574	8.4		
Black	6,406	881	13.8		
Native American	718	206	28.7		
Asian	4,420	832	18.9		
Pacific Islander	285	52	18.2		
Other Race	12,460	4,904	39.4		
Multiracial	3,403	763	22.4		
Total	82,079	12,212	15%	8,475	9.3%
Hispanic	22,647	8,040	35.5%		

Source: 2000 US Census: SF3: HCT 2; and 2006-2008 American Community Survey

**Table II-3:
Substandard Conditions - Units Lacking Plumbing or Complete Kitchen**

Housing Problem	Housing Units Lacking Plumbing or Complete Kitchen 2000		2006-2008	
	# of Housing Units	% of Housing Stock	# of Housing Units	% of Housing Stock
Lacking complete plumbing facilities	370	0.4%	159	0.2%
Lacking complete kitchen facilities	873	0.1%	410	0.5%

Source: U.S. Census Bureau, 2000 (SF3: H47, H50); and 2006-08 American Community Survey Est.

The City of Riverside is a part of the Riverside-San Bernardino, California Transitional Grant Area (TGA) for HIV/AIDS. An analysis of epidemiological data from the U.S. Center for Disease Control and the Riverside County Department of Public Health HIV/AIDS Program and the Inland Empire HIV Planning Council indicates that an estimated 9,422 people in the Riverside-San Bernardino TGA are living with HIV/AIDS as of December 2008. The vast majority of these cases represent unique households, most of whom can be presumed to have some housing need.

There may be an overlap between the families described in the above tables and those on the public housing and tenant-based Section 8 certificate waitlists. **Table II-4** below describes the families on these lists as of December 3, 2009. According to the Housing Authority of the County of Riverside (HACR), the Section 8 waiting list is currently open.

**Table II-4:
Housing Needs of Families on Housing Authority Waiting List**

	Public Housing		Section 8	
	Families	%	Families	%
Waiting List Total	66,663		50,751	
Extremely Low Income (<=30% AMI)	52,853	79	39,091	77
Very Low Income (>30% but <=50% AMI)	11,328	17	9,607	19
Low Income (>50% but <=80% AMI)	2,139	3	1,759	4
Families with Children	39,208	59	32,310	64
Elderly Families	6,485	10	3,871	8
Non-Elderly Families with Disabilities	18,871	28	11,859	23
White	42,475	64	31,994	63
African-American	20,274	30	16,091	32
American Indian	1,018	2	799	2
Asian	1,417	2	1,019	2
Pacific Islander	542	2	406	0.8
Race Not Given	939	1	535	1

Source: Housing Authority of the County of Riverside – 2010 PHA 5 Year Plan

Based on assessments of housing and construction costs in Riverside, **Table II-5** below illustrates the City’s estimates of the average and total subsidy amounts that would be needed to address the CHAS housing needs outlined above. The average per unit subsidies are calculated by assuming that a household can pay up to 30% of their annual income on rent/mortgage payments and utilizes prevailing market costs for housing construction and sales. The subsidy required is the difference between what the market costs per housing unit are and the total amount the household can pay either as payments toward a 30-year mortgage or rental payments to cover a landlord’s financing costs and a small profit margin.

**Table II-5:
Subsidy Level Required to Address CHAS Housing Needs**

Median Family Income	Households with Need	Average Subsidy Required per Unit	Total Subsidy Required
0-30% AMI	8,489	\$160,000	\$1,358,240,000
30-50% AMI	7,452	\$80,000	\$596,160,000
50 – 80% AMI	9,229	\$25,000	\$230,725,000
TOTAL	25,170		\$2,185,125,000

2. Disproportionate Housing Needs

Table II-6 and II-7 documents the proportions of all households in Riverside with housing needs identified by HUD’s Comprehensive Housing Affordability Strategy (CHAS). Data is presented for various household income levels relating to the area median household income and for ethnic and racial groups in Riverside.

**Table II-6:
CHAS Housing Need Data**

Median Family Income	Total Households	Households w/ Housing Problems	% with Any Housing Problems	Disproportionate Need Threshold
0-30% AMI	8,489	6,034	83.5	93.5
30-50% AMI	7,452	3,298	79.4	89.4
50 – 80% AMI	9,229	2,180	60.2	70.2

**Table II-7:
CHAS Housing Need Data by Race/Ethnicity**

Median Family Income	Total Minority Households	Households w/ Housing Problems	% with Any Housing Problems	Disproportionate Need Threshold Exceeded
White Non-Hispanic Households				
0-30% AMI	4,020		83.5	No
30-50% AMI	3,980		79.4	No
50 – 80% AMI	6,935		60.2	No
>80% AMI	31,045		15.9	No
African-American Non-Hispanic Households				
0-30% AMI	1,120		83.9	No
30-50% AMI	815		92.0	Yes
50 – 80% AMI	1,060		61.3	No
>80% AMI	3,170		26.2	No
Pacific Islander Non-Hispanic Households				
0-30% AMI	40		100.0	Yes
30-50% AMI	19		100.0	Yes
50 – 80% AMI	60		83.3	Yes
>80% AMI	134		18.7	No
Native American Non-Hispanic Households				
0-30% AMI	52		84.6	No
30-50% AMI	39		74.4	No
50 – 80% AMI	75		66.7	No
>80% AMI	254		23.2	No
Asian Non-Hispanic Households				
0-30% AMI	1,225		68.6	No
30-50% AMI	435		88.5	No
50 – 80% AMI	515		68.0	No
>80% AMI	2,180		27.5	No
Hispanic Households				
0-30% AMI	3,245		88.9	No
30-50% AMI	3,240		88.7	No
50 – 80% AMI	5,065		72.9	Yes
>80% AMI	11,100		38.6	No

Source: 2000 CHAS Data

Based on this analysis, one income group among African-Americans, two among Pacific Islanders, and one among Hispanics were found to have a disproportionate housing need relative to the City's population as a whole with comparable household incomes.

B. Priority Housing Needs (91.215 (b))

- 1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*
- 2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.*

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

- 3. Describe the basis for assigning the priority given to each category of priority needs.*
- 4. Identify any obstacles to meeting underserved needs.*

3-5 Year Strategic Plan Priority Housing Needs response:

1. Priority Housing Needs

Table II-1 above, outlines the City of Riverside's priority housing needs for the 2010-2014 Consolidated Plan period. Activities which are labeled as "High" priorities in the tables below and elsewhere in this plan are those which will receive Consolidated Plan funding assuming level funding of the City's formula grants over the next five years. Activities which are identified as "Medium" priorities are those which will likely receive Consolidated Plan funding if the applicable formula grants to the City of Riverside are increased during the next five years and may also receive funds if particularly strong projects are identified. Activities that receive a "Low" priority will not receive Consolidated Plan funding over the next five years without an amendment to this Consolidated Plan.

2. Analysis of Characteristics of Housing Market

a. Riverside Housing Element

Healthy and strong neighborhoods with an adequate supply of quality and affordable housing are fundamental to the economic and social well-being of the City. The California Government Code requires that each city, through the preparation of a Housing Element, identify and analyze existing and projected housing needs and prepare goals, policies, and programs to further the development, improvement, and preservation of housing. To that end, State law requires that the housing element:

- Identify adequate sites to facilitate and encourage housing for households of all economic levels, including persons with disabilities;

- Remove, as legally feasible and appropriate, governmental constraints to housing production, maintenance, and improvement;
- Assist in the development of adequate housing for low and moderate income households;
- Conserve and improve the condition of housing, including existing affordable housing; and
- Promote housing opportunities for all persons.

b. Market conditions

Market conditions have a significant and deterministic impact on the City of Riverside's priority housing needs. As is discussed in the Housing Needs section of this plan, under current construction and housing market conditions, the City of Riverside estimates that an average subsidy of approximately \$25,000 is required for each unit that is affordable to households earning between 50% and 80% of AMI. Approximately \$80,000 in subsidy is required for each unit that is affordable for households earning between 30% and 50% of AMI and \$160,000 is required for each unit that is affordable for households earning between 0% and 30% of AMI. As a result, the City calculates that more than \$2.185 billion in subsidy would be required to address all of the housing needs identified in the CHAS tables for the City of Riverside. Because we anticipate having approximately \$35 million in Consolidated Plan funds available over the next five years, even if matched 3:1 or 4:1 with other funding, the City would only be able to meet approximately 5% of the total housing needs identified. As a result, the City has placed a higher priority on meeting the needs of households earning between 30% and 80% AMI so that a greater number of housing units can be assisted than would be possible with the much more substantial subsidy demands required to create units affordable to those earning between 0% and 30% AMI. An exception to this approach is projects which directly assist homeless persons in making the transition to permanent housing.

c. Promoting Home Ownership

In response to market conditions, Riverside's has established a goal of increasing the rate of homeownership in Riverside's neighborhoods. The City recognizes the value of homeownership in creating and promoting neighborhood stability and cohesion. The 2000 Census reported that the City's homeownership rate was 54%, well below the national average of 66.2%. Minority homeownership rates are even lower in Riverside. The City believes that the rates have increased somewhat since 2000; however, a large gap remains. In order to continue to improve the City's rate of homeownership, a priority has been placed on addressing the housing needs related to owner-occupied housing. The City will continue to place a high priority on supporting projects which provide first time homebuyers with downpayment assistance and training programs as well as those which create opportunities for new owner-occupied units to be created. Homebuyer training and assistance programs will be offered in multiple languages and particular efforts will be paid to encouraging members of minority communities to participate in these programs.

d. Severity of Needs

In addition to the factors identified above, the City recognizes that certain housing needs are more acute than others. Once the other factors identified above are considered, the City will prioritize projects which address those needs that have been documented as the more severe prior to those which are less acute.

3. Basis for Assigning Priorities

The priorities above are a reflection of four key factors that are the basis of assigning priorities. The priorities are not listed in any order of importance. The four factors are also listed above. They are: Riverside Housing Element, housing market conditions, a strong desire to increase the homeownership rate in the City of Riverside, and the relative severity of needs. Each of these influences is discussed in detail in section 2 above.

4. Obstacles to Meeting Underserved Needs

As discussed above, the City has calculated that \$2.185 billion would be required to address all of the identified housing needs in Riverside. Without question the largest impediment to addressing these needs is the cost of housing production coupled with the limited availability of funds. At the current rate of public and private funding availability for affordable housing activities under current market conditions, the City can address approximately one percent of the total housing need each year. As is discussed in the Barriers to Affordable Housing Production section below, there are few factors influencing the costs of housing production that are within the City's control that have not been ameliorated in recent years. The remaining and more substantial factors are products of the regional housing market and State and Federal policies that impact local government revenue generation.

C. Housing Market Analysis (91.210)

**Please also refer to the Housing Market Analysis Table in the Needs.xls workbook*

- 1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*
- 2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*
- 3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.*

3-5 Year Strategic Plan Housing Market Analysis responses:

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

affordable housing based on Section 215 of the National Affordable Housing Act:

- Rental Housing is considered affordable if it is occupied by a household earning less than 80 percent of the area median income and pays a rent no more than the existing fair market rent established by HUD.
- Owner-occupied Housing is considered affordable if it is the principal residence of the owner, whose income is less than 80 percent of the area median income and the purchase price is not more than 95% of the median purchase price for the area.

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

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

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

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

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

1. Housing Characteristics

a. Housing Supply

The Development Department reviewed several variables of the community's housing stock in order to gain a complete understanding of the available supply of homes. This section will address the supply, tenancy, condition, and other characteristics of existing housing stock, as well as touch on future housing development. The data that has been used for the analysis is derived from the 2000 U.S. Census and the 2006-2008 American Community Survey (ACS) and is based on occupied units and not the total number of housing units located in the City. Tables where this occurs will contain a note denoting such.

1. Overall Supply

The overall number of housing units in Riverside grew at a moderate rate throughout the 1990's. The 2000 U.S. Census indicates that Riverside's current housing stock contains 85,974 units, an increase of over 7.1 percent, or 5,734 units, from 1990. In accordance with the ACS, the City's current estimated housing stock has increased to 97,881 units which is an increase of 13.8 percent or 11,907 units from 2000.

2. Tenure

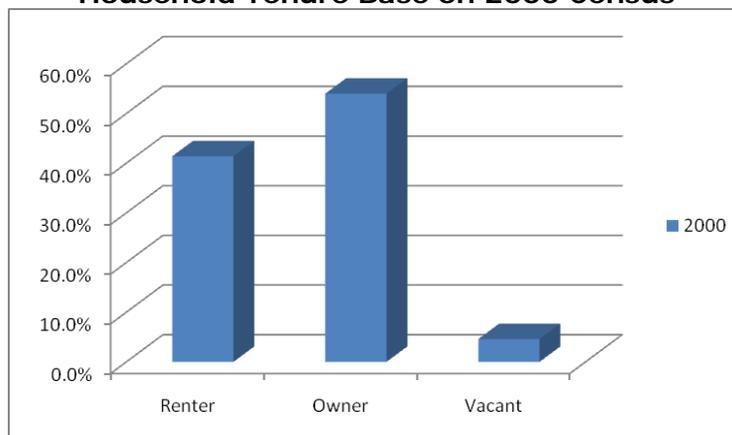
Table II-8 shows that the rate of homeownership has remained relatively constant in Riverside since 2000. The 54 percent homeownership rate in 2000 was below the national rate of 66.2 percent. It should be noted that homeownership rates in Riverside increased during the 1990-2000 ten year period by 13 percent. It is estimated that the homeownership rate has decreased to 53 percent based on the 2006-2008 ACS data. In addition, the current economic crisis, increase in foreclosures, and stricter loan underwriting has resulted in homeownership being less attainable to families of modest income in the past two years. Nonetheless, low interest rates on mortgages during the prior four year period have brought homeownership within reach of some families who were previously excluded when rates were higher.

**Table II-8:
Change in Household Tenure: 1990-2000 and 2006-2008 (ACS Est.)**

Tenure	Housing Units & Percent of Total Units							
	1990		2000		Change in Unit	2006-2008 Estimate		Change in Units
Renter	42,466	53%	35,550	41.4%	-6,916	39,317	40%	3,767
Owner	32,997	41%	46,455	54%	13,458	51,430	53%	4,975
Vacant	4,777	6%	3,969	4.6%	-808	7,134	7%	3,165
Total	80,240	100%	85,974	100%	5,734	97,881	100%	11,907

Source: 1990 (SF-1: H002, H003); 2000 (SF-1: H1, H3, H4) US Census; 2006-08 American Community Survey

**Graph II-1
Household Tenure Base on 2000 Census**



3. Housing Size

Table II-9 below provides a breakdown of the size of the housing in the City by tenure. Note that the table reflects occupied units and not total units. The table shows that under the 2000 census, 54.6 percent of Riverside’s occupied housing units contain between two to three bedrooms. A total of 18.2 percent of the units are one-bedroom units. Combine these figures. 72.8 percent of Riverside’s housing units contain one to three bedrooms. Slightly under six (6) percent or 4,718 units are considered to be efficiencies. Less than three (3) percent of the units have more than 5 bedrooms. Together, the four and five bedroom units make up slightly more than 21 percent of the housing units in the City. The percentages under the 2006-2008 ACS indicate some changes in the both the smaller and larger units.

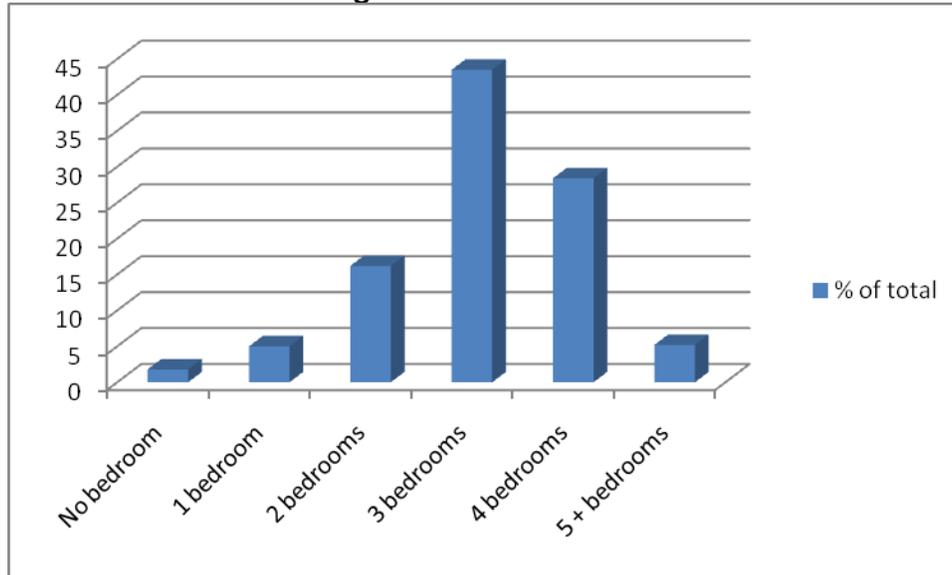
**Table II-9:
Housing Supply: Size of Housing Units by Tenure**

Size of Housing Units by Tenure	Housing Supply: Size of Housing Units by Tenure 2000						2006-2008	
	2000 Owner		2000 Renter		Total		Total	
	#	% of total	#	% of total	#	% of total	#	% of total
No bedroom	831	1.8	3,887	10.9%	4,718	5.7%	1,454	1.5%
1 bedroom	2,307	5.0	12,612	35.5%	14,919	18.2%	14,257	14.6%
2 bedrooms	7,544	16.2	11,415	32.1%	18,959	23.1%	25,952	26.5%
3 bedrooms	20,230	43.5	5,589	15.7%	25,819	31.5%	32,292	33.%
4 bedrooms	13,189	28.4	1,894	5.3%	15,083	18.4%	19,594	20%
5 + bedrooms	2,413	5.2	168	.5%	2,581	3.1%	4,332	4.4%
Total	46,514	100%	35,565	100%	82,079	100%	97,881	100%

Source: 2000 U.S. Census (SF3: H41, H42); and 2006-2008 American Community Survey

* Note: Numbers do not reflect vacant units.

**Graph II-2
Size of Housing Units – Based on 2000 Census**



4. Housing Type

Table II-10 below indicates that single family detached units currently account for a predominant share of the housing stock in Riverside. Slightly more than 64% of all units in the City are detached single-family units while attached single-family units, such as townhouses and condominiums, account for fewer than five (5) percent. As land becomes less available, developers will build houses on smaller lots with greater density.

**Table II-10:
Housing Supply: Units in Structure by Tenure**

Number of Units in Structure	2000								2006-2008	
	Total Units		Owner			Renter			Total Units	
	#	%	#	Share of Category	Share of Total	#	Share of Category	Share of Total	#	%
1, detached	52,739	64.3%	42,027	90.4%	80%	10,712	30.1%	20.3%	62,376	63.7%
1, attached	4,021	4.9%	1,927	4.1%	48%	2,094	5.9%	52%	3,754	3.8%
2	1,613	2.0%	128	.3%	8%	1,485	4.2%	92%	1,640	1.7%
3 or 4	3,727	4.5%	248	.5%	6.7%	3,479	9.8%	93%	4,789	4.9%
5 to 9	3,387	4.1%	96	.2%	2.8%	3,291	9.3%	97%	6,685	6.8%
10 to 19	2,997	3.7%	28	.1%	.9%	2,969	8.3%	99%	7,476	7.6%
20 to 49	3,630	4.2%	64	.1%	2.1%	3,566	10%	98%		
50 or more	7,754	9.6%	120	.3%	1.5%	7,634	21.5%	98%	8,996	9.2%
Mobile home	2,146	2.6%	1,861	4.0%	86.7%	285	.8%	13%	2,131	2.2%
Boat, RV, Van	65	.1%	15	.1%	23%	50	.1%	77%	34	.1%
Total:	82,079	100%	46,514		57%	35,565		43%	97,881	100%

Source: 2000 U.S. Census (SF3: H30, H32); and 2006-2008 American Community Survey

Existing multifamily housing is often packaged in small complexes with less than 10

units. These units account for 10.6 percent of all housing stock. In the 2000 Census, structures with ten or more units account for 17.5 percent of the housing stock, with structures containing 50 or more units accounting for 9.6 percent of that total. Many of these structures were built between 1970 and 1989. The 2006-2008 ACS estimates a decrease in the percentage of structures with ten or more units to 16.8 percent.

Mobile homes have traditionally filled a unique and useful niche for the lower income seniors. These units are recognized as a viable solution to the shortage of affordable housing. The ACS estimates that occupied mobile homes currently account for 2.2 percent of housing in Riverside, or 2,131 units. Compared to 2,146 units in 2000 this is a decrease of 15 units from 2000 to 2008. Land in Riverside is becoming too valuable for use as mobile home parks.

b. Condition of Housing Stock

According to the latest Census figures, the majority of housing stock in Riverside was built between 1970 and 1989 (see **Table II-11**). This coincides with one of Riverside's booming economic growth periods. During that period 32,659 units were built, accounting for 40 percent of the City's current housing stock.

Concerning mobile homes, the condition of these homes has become more of an issue as these units' age and decrease in value while the residentially zoned land where they are located becomes more valuable. When parks close, the older and more deteriorated homes cannot be transported without renovations that are unaffordable to the owner.

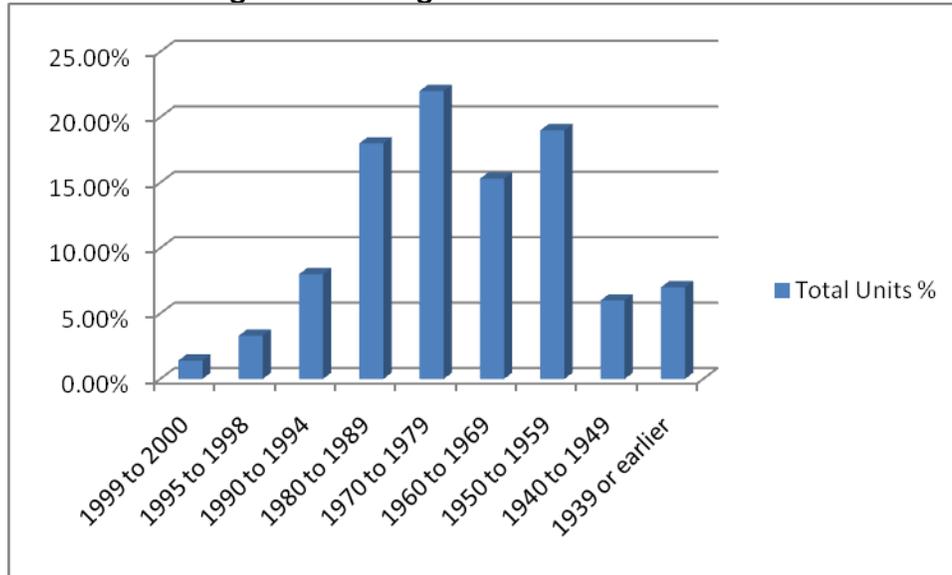
**Table II-11:
Age of Housing Stock: Year Unit Built by Tenure**

Year Structure Built	Total Units		Owner			Renter		
	#	%	#	Share of Category	Share of Owner	#	Share of Category	Share of Rental
1999 to 2000	1,180	1.4%	817	1.8%	69%	363	1.0%	31%
1995 to 1998	2,778	3.3%	1,631	3.5%	59%	1,147	3.2%	41%
1990 to 1994	6,359	8.0%	3,493	7.5%	55%	2,866	8.1%	45%
1980 to 1989	14,812	18.0%	7,541	16.2%	51%	7,271	20.4%	49%
1970 to 1979	17,847	22.0%	9,193	19.8%	52%	8,654	24.3%	48%
1960 to 1969	12,567	15.3%	6,682	14.4%	53%	5,885	16.6%	47%
1950 to 1959	15,904	19.0%	10,897	23.4%	69%	5,007	14.1%	31%
1940 to 1949	4,847	6.0%	2,819	6.0%	58%	2,028	5.7%	42%
1939 or earlier	5,785	7.0%	3,441	7.4%	59%	2,344	3.6%	41%
Total:	82,079	100%	46,514	100%	57%	35,565	100%	43%

Source: 2000 U.S. Census (SF3: H34, H36)

*Note: 2006-2008 ACS estimates that from 2000 to the present, a total of 12,079 units have been built.

**Graph II-3
Age of Housing Stock: Year Unit Built**



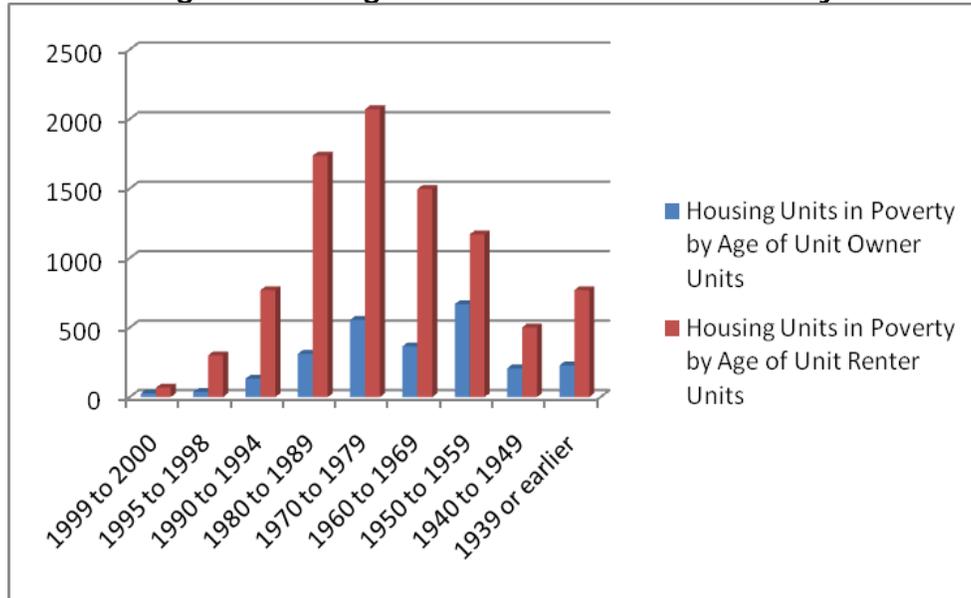
According to the latest Census figures, a substantial number of units built prior to 1979 are occupied by households that are living below the poverty level (see **Table II-12 and Graph II-4**). According to the data, there are 2,023 owner-occupied households and 6,007 renter occupied households or 8,030 total households living below the poverty level.

**Table II-12
Age of Housing Stock: Households in Poverty**

Housing Units in Poverty by Age of Unit		
Year Built	Owner Units	Renter Units
1999 to 2000	27	67
1995 to 1998	36	300
1990 to 1994	132	769
1980 to 1989	311	1,737
Subtotal: After 1980	506	2,873
1970 to 1979	556	2,071
1960 to 1969	365	1,496
1950 to 1959	668	1,170
1940 to 1949	207	501
1939 or earlier	227	769
Subtotal: Before 1980	2,023	6,007
Total	2,529	8,880

Source: 2000 US Census (SF3: H36)

**Graph II-4
Age of Housing Stock: Households in Poverty**



c. New Construction

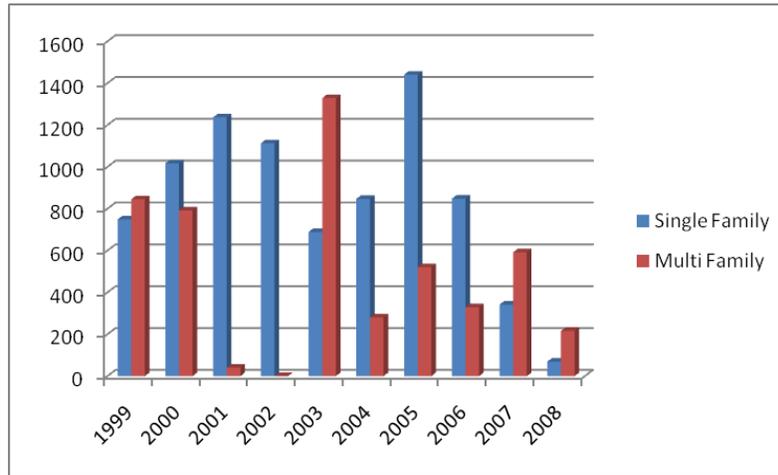
The City tracks the housing activity as it relates to the number of housing permits issued during a given year. **Table II-13** and **Graph II-5** provided below shows the permit activity for the last ten (10) years for both single-family and multi-family housing. The graph indicates that the number of building permits for single-family residential peaked from 2000 through 2002 with another high occurring in 2005. Activity for single-family has decreased every year since 2005 to an all time low of 69 permits being issued in 2008. The activity for the multi-family permits has fluctuated starting from a low of zero (0) permits in 2002 to a high for the ten year period of 1,329 in 2003. Activity for multi-family housing also experienced the decrease in 2008 with a total of 216 permits being issued during that year.

**Table II-13
Housing Permits 1999-2008**

Units	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Single Family	749	1,017	1,237	1,113	689	847	1,441	848	342	69	8,352
Multi Family	845	792	40	0	1,329	280	521	329	592	216	4,944
Total	1,594	1,809	1,277	1,113	2,018	1,127	1,962	1,177	934	285	13,296

Source: <http://socds.huduser.org/permits/index.html>

**Graph II-5
Housing Permits: Recent Permit Activity**



d. Market Trends

1. Rental Units

Using 2000 U.S. Census data, and 2008 data from the National Low Income Housing Coalition (NLIHC), the NLIC calculated that more than 30% of households in Riverside County are renters. 20% of these households live below the poverty level. **Table II-14** lists the cost of rental housing based on the 2000 census for the City of Riverside. The rents are broken down by bedroom size.

**Table II-14
Cost of Rental Housing: Rental Units by Price and Bedroom Size**

Rental Units by Price and Bedroom Size (1999 rents)									
# of Bedrooms		Less than \$200	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 or more	No cash rent	Total:
Efficiency	# of units	120	156	1,373	1,604	406	169	44	3,872
	% of size	3.1%	4%	35.5%	41.4%	10.5%	3.4%	1.1%	
	% of total	.3%	.4%	3.9%	4.5%	1.1%	.8%	.1%	
1 Bedroom	# of units	294	452	2,799	6,667	1,841	399	144	12,596
	% of size	2.3	3.6	22.2	53	14.6	3.2	1.1	
	% of total	.8%	1.3%	7.9%	18.8%	5.2%	1.1%	.4%	
2 Bedroom	# of units	173	131	963	5,672	3,497	768	190	11,394
	% of size	1.5%	1.1%	8.5%	49.8%	30.7%	6.7%	1.7%	
	% of total	.5%	.4%	2.7%	16%	9.9%	2.0%	.5%	
3 + Bedroom	# of units	5	43	340	1,350	3,114	2,482	307	7,641
	% of size	.07%	.6%	4.4%	17.7%	40.75%	32.48%	4.0%	
	% of total	.01%	.1%	1.0%	3.8%	8.8%	7.0%	.7%	
Subtotal		592	782	5,475	15,293	8,858	3,818	685	35,503
Share of Total		2%	2%	15%	43%	25%	11%	2%	

Source: 2000 US Census (SF3: H67)

According to the NLIHC's *Out of Reach 2008 Report* for Riverside County, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,125. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$3,750 monthly or \$45,000 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$21.63.

In Riverside County, a minimum wage worker earns an hourly wage of \$8.00. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 108 hours per week, 52 weeks per year. Or, a household must include 2.7 minimum wage earner(s) working 40 hours per week year-round in order to make the two bedroom FMR affordable.

For Riverside County, the estimated mean (average) wage for a renter is \$11.17 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 78 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.9 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Supplemental Security Income (SSI) payments for an individual are \$907 in Riverside County. If SSI represents an individual's sole source of income, \$272 in monthly rent is affordable, while the FMR for a one-bedroom is \$954.³

A unit is considered affordable if it costs no more than 30% of the renter's income.

**Table II-15:
Fair Market Rents by Number of Bedrooms**

Fair Market Rents by Number of Bedrooms										
Year	Efficiency		1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms	
	FMR	Incr.	FMR	Incr.	FMR	Incr.	FMR	Incr.	FMR	Incr.
2006	\$715		\$781		\$911		\$1,294		\$1,512	
2007	\$765	7%	\$835	7%	\$974	7%	\$1,383	7%	\$1,617	7%
2008	\$896	17%	\$979	17%	\$1,142	17%	\$1,622	17%	\$1,896	17%
2009	\$867	-3%	\$954	-3%	\$1,125	-1%	\$1,583	-2%	\$1,846	-3%
2010	\$854	-1%	\$940	-1%	\$1,108	-2%	\$1,559	-2%	\$1,818	-2%

Source: HUD Fair Market Rents

The table below (**Table II-16**) illustrates the income needed to afford housing units at the 2008 Fair Market Rents for Riverside County.

**Table II-16:
Income Needed to Afford FMR - 2009**

	Annual Income					Percent of Family AMI				
	0 BR.	1 BR	2 BR	3 BR	4 BR	0 BR.	1 BR	2 BR	3 BR	4 BR
Riverside County	\$34,680	\$38,160	\$45,000	\$63,320	\$73,840	54%	59%	70%	98%	114%

Source: National Low Income Housing Coalition.

³ National Low Income Housing Coalition

In contrast to price trends in traditional single-family homes, housing rents have increased at a slower but more predictable rate. Since 2000, rents have increased 50 percent to 60 percent, or between 2 percent and 10 percent annually. Rent increases have generally been predictable and consistent with changes in the cost of living over the last eight years. In contrast to the rapid loss in single-family home values, apartment rents are expected to remain generally stable.

As is the case with single-family home market, apartment rents in Riverside County vary by location, quality and average size. RealFacts conducts quarterly surveys of nearly 50 apartment projects for Riverside. In accordance with RealFacts, apartment rates average \$802 for a studio apartment, \$1,026 for a one-bedroom unit, and \$1,312 for a two-bedroom unit.⁴

2. Ownership Units

The Local Area Low Income Housing Database, supplied by the NLIHC, reports that 66.6 percent of households in the Riverside-San Bernardino, PMSA, own their own home. Less than 7 percent of these households are below the poverty level, though 36.2 percent of them spend more than 30% of their income on housing costs.

In prior years, the cost of single-family homes in the City of Riverside increased to the point that the number of families that were able to purchase a home has decreased substantially. The record lows for interest rates during the same time period was part of the impetus for the surge in home prices. During the prior two years, the cost of housing has decreased as a result of the economic climate; large number of foreclosures; and the new stringent loan underwriting criteria. **Table II-17** below shows the median sales price for a single-family home in Riverside for the 2009 calendar year. The results are decreases in all zip codes ranging from 15.4 percent to 31.9 percent. Similar conditions occur for condominium or attached single-family dwellings, however the decline in prices was more drastic with the reductions for zip code 92503 exceeding 43 percent (see **Table II-18**).

**Table II-17:
Cost of Owner-Occupied Housing - Single-Family by Zip Code**

Median Single Family Home Prices by Zip Code			
Zip Code	Number of Sales	Median Price	12 Mo. Change
92501	299	\$150	-28.2%
92503	1,298	\$177	-26.3%
92504	796	\$155	-24.9%
92505	551	\$171	-27.2%
92506	581	\$236	-15.4%
92507	407	\$160	-31.9%
92508	545	\$288	-15.6%

Source: sales data in 2009; Dataquick

⁴ Riverside Housing Element

**Table II-18:
Cost of Owner Occupied Housing - Condominiums by Zip Code**

Median Condominium Prices by Zip Code			
Zip Code	Number of Sales	Median Price	12 Mo. Change
92501	12	\$90	-19.6%
92503	73	\$90	-43.6%
92504	16	\$120	-42.6%
92505	56	\$204	-20.2%
92506	34	\$191	-4.5%
92507	80	\$104	-36.3%
92508	7	\$108	-25.8%

Source: sales data in 2009; Dataquick

e. Housing for Persons with Disabilities

Riverside is home to a number of people who have personal disabilities that prevent them from working, restrict their mobility, or make it difficult to care for oneself. Eight percent of the population between the age of 16 and 64 years reported an employment disability and 13% of all residents reported a non-employment disability. Among the latter, 3 to 4% of residents reported a mobility, self-care, sensory and physical disability. These disabilities are defined as follows:

- Work disability: refers to a condition lasting over six months which restricts a person's choice of work and prevents them from working full-time.
- Mobility limitation: refers to a physical or mental condition lasting over six months which makes it difficult to go outside the home alone.
- Self-care limitation: refers to a physical or mental condition lasting over six months that makes it difficult to take care of one's personal needs.
- Sensory Disability: refers to blindness, deafness or severe vision or hearing impairment. Approximately 3% of Riverside residents have a sensory disability.
- Physical disability: refers to a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting or carrying.

Riverside provides a variety of housing programs for people with disabilities. The City's Building Code requires new multi-family housing to comply with the 1988 amendments to the Fair Housing Act. Disabled persons may also need to retrofit homes with special housing design features (e.g., ramps, holding bars and wider doors among others). The City allows the installation of ramps for single-family homes. The City's housing rehabilitation program's disability grant may also be used for accessibility improvements.

The City has recently updated its land use, zoning and permitting processes for changes in State and Federal accessibility laws by adopting a reasonable accommodation ordinance. For persons unable to live in an independent setting or needing additional care, the City allows State-authorized, certified or licensed family care homes, foster homes, or group homes serving six or less disabled persons in all residential zones.

2. Assisted Housing

Public housing and other assisted housing programs are crucial elements of the City of Riverside's efforts to address the affordable housing needs of low- and moderate-income families in Riverside. The Housing Authority of the County of Riverside HACR oversees the City's public housing programs.

As a standard performing housing authority, the Housing Authority of the County of Riverside administers the Section 8 Housing Choice Voucher Program (Section 8), which provides rental assistance to eligible individuals and families.

The HACR was established in 1942 under the U.S. Housing Act of 1937 and the State of California Housing Authority Law of 1938.⁵ The HACR applies for available voucher programs through State and Federal affordable housing programs. The HACR has worked closely with the City of Riverside for several years in the development and rehabilitation of affordable housing units to provide more housing choices for low-income families and special needs populations in the City.

a. Public Housing

The HACR, as part of its mission of collaboration and leveraging, is committed to working with public and assisted housing providers to address housing needs. The following section provides a summary of the various agencies that provide public housing assistance or programs that can be used to create public housing.

1. Housing Authority of the County of Riverside:

The HACR offers two types of housing assistance programs. These are the Section 8 Assisted Housing Programs and the Public Housing Program. Under both programs, the owner is required to provide decent, safe, and sanitary housing to tenants at a reasonable rent. Inspections are performed initially and at least once annually thereafter to insure that tenants and owners comply with Housing Quality Standards, and other lease and contract provisions. A summary of each program is provided below.

Public Housing Program: Anyone whose income does not exceed 80 percent of median income is eligible to reside in public housing. However, the HACR is required to target 40 percent of all new admissions from families earning below 30 percent of median income. Specific income limits are defined by HUD and are based on family size and the community in which the unit is located. The HACR maintains a waiting list based on the date and time the application is submitted.

The Public Housing program is comprised of 469 public housing units owned and/or managed by the HACR. Many of these housing units received U.S. Department of Housing and Urban Department (HUD) funding when they were developed. Many of these developments continue to receive an operating subsidy from HUD. The balance was developed through a variety of partnerships with the State of California, cities throughout the county and other non-profit agencies. HACR owns one public housing facility in the City of Riverside. The facility is

⁵ Source: 2010 5-Year Plan, Housing Authority of the County of Riverside

called El Dorado Apartments at 4675 Jackson. Consisting of sixty-eight (68) apartment units.

Residents in the Public Housing program are required to pay rent based on 30% of their adjusted gross income. The difference between the resident portion of the rent and the cost of maintaining the unit is substantially paid by HUD in the form of an operating subsidy. The Public Housing program provides vital assistance for many low income families and seniors, aggressively addressing the need for affordable housing in the county of Riverside.

Section 8 Assisted Housing Program: The Section 8 Assisted Housing program was established by the 1974 Housing and Community Development Act and is administered by the HACR. This federally funded program provides rental assistance in the form of a voucher to very low-income families, senior citizens, disabled, handicapped, and other individuals for the purpose of securing decent, affordable housing. The HACR is currently managing 8,627 Section 8 Housing Choice Vouchers under their Annyel Contribution Contract (ACC) contract with HUD.

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

b. Units at Risk of Conversion

HUD requires that the City undertake an analysis of federal, state and locally assisted housing units that may be lost from the City's affordable housing stock. The expiration of affordability restrictions on government assisted rental units is the typical reason of this potential loss. Much of the housing at risk of conversion from affordable housing to market rate housing is predominantly reserved for lower income households.

Use restrictions, as defined by State law, means any federal, state or local statute, regulation, ordinance or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

Table II-19 provides an inventory of the assisted units that are located within the City of Riverside. The Table shows that there are 568 units "At-Risk" (Sierra Woods, Canyon Shadows, and Whispering Fountains) of conversion to market rate with an additional 186 (Mount Rubidoux) that are renewed annually.

**Table II-19:
Inventory of Assisted Units**

Project Name and Address	Tenant Type	Type of Public Assistance	Total Units	Total Affordable Units	Date of Potential Conversion
Autumn Ridge - 8911 Indiana Ave.	Family	RDA/HOME	47	47	2056
Breezewood Apts. - 1365-71 Main St.	Family	RDA/HOME	156	156	2028
Cypress Springs - 7850 Cypress Ave.	Family	RDA/HOME LIHTC	101	99	2062
El Dorado Apts. -4675 Jackson Ave.	Family	Public Housing	68	68	Perpetuity
Emerald Pointe Apts - 1863 12 th St.	Family	RDA	144	79	2024
Oaktree Apt. - 1946 7 th Street	Family	HOME	51	25	2026
Linden Manor - 1245 Linden St.	Family	LIHTC	192	191	2028
Phoenix Gardens - 6930 Phoenix Ave.	Family	RDA	89	87	2050
Mission Pointe - 2750 Topaz Ave.	Family	RDA/HOME LIHTC	64	63	2051
Riverside Park - 1804-1891 12 th St.	Family	HOME	144	79	2024
Victoria Heights - 7650 Lincoln Ave.	Family	Sec. 27/LIHTC	150	150	2050
Sandra Apts. - 1789 7 th Street	Family	RDA	25	8	2025
Sierra Pines Apts. - 3900 Fir Tree Dr.	Family	MRB	120	24	-
Sierra Woods - 4655 Minier Ave.	Family	Sec. 231 (j)(1)	190	188	2013
La Sierra Manor	Family				
10560-10590 Burton St.	Family	RDA/HOME	16	10	2027
10594 Burton	Family	RDA	4	4	2046
10661 Burton Street	Family	RDA	4	4	2046
4171 & 4205 Lively Street	Family	HOME	8	8	2029
10680 Collett Avenue	Family	RDA	4	4	2046
10662/70 Collette & 4221 Lively St.	Family	RDA	12	3	2025
10640 Collett Avenue	Family	RDA	4	1	2025
10628 Burton Street	Family	RDA	4	1	2025
10640 & 10652 Burton Street	Family	RDA	8	2	2025
10680 Burton Street	Family	RDA	4	1	2025
Brandon Place Apartments 3941 Polk Street	Senior	LIHTC	196	196	2045
Silvercrest Senior Apartments 3003 Orange Street	Senior	RDA HUD 202	75	75	2024
TELACU Las Fuentes	Senior	RDA/HOME Sec. 202	75	74	2052
TELACU El Paseo	Senior	RDA/HOME Sec. 202	75	74	2056
Tyler Springs - 10406 Indiana Ave.	Senior	MRB	273	55	2016
Cambridge Gardens 3533 Harrison Street	Senior	RDA/Sec. 202	75	75	2022
Canyon Shadows 8505 Arlington Avenue	Senior	RDA/HOME/ LIHTC	124	112	2015
Goldware Senior Apartments 6730 Streeter	Senior	HOME/LIHTC	162	137	2050
Whispering Fountains 4790 Jackson Avenue	Senior	HUD VOUCHERS	268	N/A	2013
Mount Rubidoux 3993 Tenth Street	Senior	Section 8	186	186	Annual
Victoria Manor - 4660 Victoria	Seniors	RDA; LIHTC; HOME	112	112	2041

Source: City of Riverside Housing Element

3. Market Influence on Use of Available Funds

The characteristics of the housing market will significantly impact how the City will direct its housing funds over the next five years. Specifically, the City intends to focus its monies on homeownership units, and on low-income and moderate-income households.

With favorable interest rates and the comparatively low ownership rates, the City of Riverside will continue to place greater importance on owner-occupancy. Homeownership provides households with an opportunity to build equity, and benefits the community by encouraging neighborhood stabilization. The City also aims to direct its housing funds to moderate- and low-income households. The cost per unit subsidy required to support a moderate- or low-income household is less than that needed to support a very low-income household. Because of this, more housing units can be created with extremely limited funds, especially in a market with high sales prices and increasing construction costs.

D. Specific Housing Objectives (91.215 (b))

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

3-5 Year Strategic Plan Specific Housing Objectives response:

1. Specific Housing Objectives

The following table (**Table II-20**) outlines the specific accomplishment goals that the City of Riverside hopes to achieve over the 2010-2014 Consolidated Plan period.

**Table II-20:
Housing Goals 2010-2014**

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL
Rental Housing Subsidies	Households	230
Construction of Housing	Housing Units	400
Direct Homeownership Assistance	Households	50
Rehab, Single-Unit Residential	Housing Units	325
Rehab, Multi-Unit Residential	Housing Units	10
Rehab, Publicly-Owned Residential Buildings	Housing Units	20
Energy Efficiency Improvements	Housing Units	10
Lead-Based/Lead Hazard Test/Abatement	Housing Units (Abated)	40
Homeownership Assistance (not direct)	People (Served)	1,200

The City has placed a renewed emphasis on strengthening the capacity of Community Housing Development Organizations (CHDOs), as defined in 24 CFR Section 92.2, operating in Riverside. CHDOs will continue to be particularly instrumental in the rehabilitation and disposition of affordable housing for low- and moderate-income persons.

2. Use of Resources

Assuming continued level funding of the HOME and CDBG programs, the City of Riverside expects to spend approximately \$4 million of HOME and CDBG funds on affordable housing projects between July 2010 and June 2015. It is anticipated that approximately \$2 million of this will be spent on homeownership projects \$2.5 million on housing rehabilitation projects, and the balance will be applied to rental projects. Based on prior project experience, we anticipate that these funds will be matched at a rate of 2:1 with other public and private funding, including:

- Continued funding of permanent housing projects through the McKinney program
- Project-based Section 8 certificates through the Riverside Housing Authority
- Low Income Housing Tax Credits
- Project financing at favorable interest rates from the Redevelopment Agency and local lenders
- Private contributions to local CHDOs
- Private market real estate investments by local CHDOs
- Market rate housing that subsidizes affordable units on the same development site

E. Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

1. Summary of Public Housing Occupied Housing Units

HACR offers two types of housing assistance programs. These are the Section 8 Assisted Housing Program and the Public Housing Program. Under both programs, the owner is required to provide decent, safe, and sanitary housing to tenants at a reasonable rent. Inspections are performed initially and at least once annually thereafter to insure that tenants and owners comply with Housing Quality Standards, and other lease and contract provisions. A summary of each program is provided below.

a. Public Housing Program

Anyone whose income does not exceed 80 percent of median income is eligible to reside in public housing. However, the HACR is required to target 40 percent of all new admissions from families earning below 30 percent of median income. Specific

income limits are defined by HUD and are based on family size and the community in which the unit is located. The HACR maintains a waiting list based on the date and time the application is submitted.

The Public Housing program is comprised of 469 public housing units owned and/or managed by the HACR. Many of these housing units received U.S. Department of Housing and Urban Department (HUD) funding when they were developed. Many of these developments continue to receive an operating subsidy from HUD. The balance was developed through a variety of partnerships with the State of California, cities throughout the county and other non-profit agencies. One of the HACR owned public housing development; the El Dorado Apartments is located in the City of Riverside. The El Dorado Apartment complex contains 68 affordable units.

b. Section 8 Assisted Housing Program

The Section 8 Assisted Housing Program was established by the 1974 Housing and Community Development Act and is administered by the HACR. This federally funded program provides rental assistance in the form of a voucher to very low income families, senior citizens, disabled, handicapped, and other individuals for the purpose of securing decent, affordable housing. The HACR is currently managing 8,627 Section 8 Housing Choice Vouchers under their ACC contract with HUD. A total of 1,236 vouchers are located in the City of Riverside.

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

c. Characteristics of Families on Waiting Lists

There are 66,663 families on the HACR waiting list for public housing and an additional 50,751 families on the waiting list for Section 8 vouchers. According to the HACR, 79 percent of these families have an income of less than or equal to 30% of the area's median income; and the majority (59 percent) of households have children.

**Table II-21:
Housing Needs of Families on Housing Authority Waiting List**

	Public Housing		Section 8	
	Families	%	Families	%
Waiting List Total	66,663		50,751	
Extremely Low Income (<=30% AMI)	52,853	79%	39,091	77%
Very Low Income (>30% but <=50% AMI)	11,328	17%	9,607	19%
Low Income (>50% but <=80% AMI)	2,139	3%	1,759	4%
Families with Children	39,208	59%	32,310	64%
Elderly Families	6,485	10%	3,871	8%
Non-Elderly Families with Disabilities	18,871	28%	11,859	23%
White	42,475	64%	31,994	63%
African-American	20,274	30%	16,091	32%
American Indian	1,018	2%	799	2%
Asian	1,417	2%	1,019	2%
Pacific Islander	542	1%	406	1%
Race Not Given	939	1%	535	1%

Source: Housing Authority of the County of Riverside – 2010 PHA 5 Year Plan

d. Physical Condition of Public Housing

It is the policy of the HACR to inspect each unit at least once per year. Emergency deficiencies found during the inspection are corrected within 24 hours; routine deficiencies are addressed within two weeks. The HACR conducts repairs and upgrades to HACR properties during the year including site improvements and upgrades to dwelling equipment.

Housing units which have occupancy permits are considered to be in standard condition. According to HACR, there are currently no substandard public housing units in Riverside. To ensure that existing units remain in standard condition, each housing unit is inspected for code compliance during the turnover process, before being rented to a new household.

e. Restoration and Revitalization Needs

HUD requires public housing authorities to prepare an annual Performance and Evaluation Report, detailing the progress made by the agency in meeting its modernization goals and activities planned for the future. According to summaries of the Performance and Evaluation Reports of the past five years, HACR has dedicated many of its resources to upgrading units throughout its jurisdiction, including the conversion of units into handicapped accessible units, roof replacements, replacement of dwelling equipment (stoves, refrigerators, air conditioning), and general outdoor site improvements.

F. Public Housing Strategy (91.210)

- 1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public*

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

- 2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*
- 3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))*

3-5 Year Strategic Plan Public Housing Strategy response:

1. Addressing Public Housing Needs

The City of Riverside does not own or manage any public housing. The City works with the HACR for all of its public housing needs. As such, the information provided in this section reflects the HACR's information.

a. Addressing the Needs of HACR Residents

The HACR works on a regional level to address the needs of extremely low-income, low-income, and moderate-income families. Expansion of its Section 8 Homeownership program is one activity in particular which the authority hopes will help assist households throughout Riverside County. HACR continues to promote partnerships with local organizations to provide quality services to its tenants.

b. Addressing Revitalization and Restoration Needs

According to the HACR Capital Fund Program Action Plan, the agency is constantly making improvements to its facilities. Upgrades to dwelling units including, but not limited to, replacing swamp coolers with new A/C units; replacing water heaters with on-demand units; replacement of kitchen and bathroom cabinets; new flooring; replacement of playground equipment, installation of ADA site improvements; energy and water conservation measures; and replacement of exterior security lighting. The HACR has budgeted more than \$1.8 million for each year to achieve their goals.

c. Improving the Living Environment of HACR Residents

The HACR offers programs and activities which help improve the living environment for low-income and moderate-income families living in public housing.

2. HACR Resident Participation

In an effort to address the needs of public housing, the HACR offers its residents opportunities to become involved in HACR management and policy implementation. HACR also provides a variety of activities aimed at self-sufficiency and homeownership among its residents. The Family Self-Sufficiency Program is described below:

a. Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) Program is designed to foster a holistic approach to self-sufficiency. Other services provided through the program include: resume development and interviewing techniques, computer training, day care placements, First-Time Homebuyers Program, and credit repair/credit establishment.

Also administered through the FSS Program is a Homeownership Program. The program assists residents of public housing and Section 8 participants through the home buying process. The Joint Employment Program has recently been implemented through the FSS Program. The program provides employment opportunities for public housing residents, with a goal of assisting residents in obtaining full-time employment and ultimately economic independence.

3. "Troubled" Designation

Not Applicable

G. Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

- 1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*
- 2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

3-5 Year Strategic Plan Barriers to Affordable Housing response:

1. Public Policies Impacting the Cost of Housing

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

a. Development Standards

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

1. Allowable Land Uses

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

2. Open Space Requirements

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

In recognition that multiple-family residences create a need for recreational amenities, open space requirements apply. Each unit is required to have a minimum common usable open space of 500 square feet per unit, and either 120 square feet of private open space for ground floor units or 50 square feet of private open space for upper story units. The open space area shall include recreational amenities (enclosed tot lot, court facilities, pool, open lawn area, etc.) based on the size of the complex.

3. Flexibility in Development Standards

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

- **Density Bonus.** The City's density bonus ordinance offers a density bonus and at least one additional concession or incentive to an applicant of a housing development who agrees to construct one of the following: 1) at least 10% of the units restricted and affordable to low income households; 2) at least 5% of units restricted and affordable to very low income households; 3) a housing development restricted to qualified seniors; 4) at least 10% of units in a condominium project for moderate income households. Conditions and affordability covenants required by state law apply.
- **Transit-Oriented Project.** Higher residential densities are permissible for transit-oriented projects in the MU-V and MU-U Zones. Proposed projects within one-half of a mile of : (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0. This

provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process.

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

b. Development Permit Process

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

1. Timeframe for Review

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

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

Municipal Code. This process requires a public hearing before the Planning Commission, who is the recommending authority.

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

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

c. Building Codes And Site Improvements

The City of Riverside implements and enforces various building codes and requires site improvements to ensure quality housing; maintain neighborhood quality; and protect the health, safety, and welfare of Riverside residents and business. The primary requirements are codified in the Municipal Building Code, the Subdivision Code (Title 18), and administrative regulations.

1. Building Codes

As required of all communities by state law, the City of Riverside must periodically adopt building codes from the California Building Code. The California Building Code is a set of uniform health and safety codes addressing building, electrical, mechanical, plumbing, fire safety, and other topics. The California Building Code has been updated in recent years, largely based on the new International Building Code. Riverside has adopted the 2007 edition of the CBC.

As part of the adoption of the California Building Code, a city may adopt additional codes if it makes an express finding that such modification is reasonably necessary because of local climatic, geological, or topographical conditions (Health and Safety Code Section 17958.7). The City Council has adopted additional codes to address local climatic, geological, or topographical conditions. Major changes are fire suppression and protection, repair and reconstruction of damaged structures, and seismic safety concerns.

2. Building Design

California's Title 24 regulations require new housing to meet minimum energy conservation standards. This requirement can be met in two ways. The prescriptive approach requires each individual component of a building to meet a minimum energy requirement. The performance approach allows measures that, in totality, meet specified energy conservation targets. In addition to California's Title 24 standards, all residential projects are subject to meeting the state building codes, which also include energy conservation standards. Riverside also offers the following energy conservation programs.

- The Riverside Green Builder (RGB) program is a voluntary program based on the California Green Builder Program. A RGB-certified home must meet five criteria: energy efficiency (15% more efficient than Title 24 requirements), water conservation (20,000 gallons per home), waste reduction (50% waste diversion), wood conservation, and indoor air quality. The City offers priority field inspections, guaranteed timelines, overtime inspections, and priority electrical design incentives for developers wishing to utilize the program.
- The Community Energy Efficiency Program (CEEP) is a voluntary program that encourages the construction of homes built to standards 15% above Title 24 requirements. CEEP homes have mechanically engineered HVAC systems, tight ducts, high performance windows, and improved installation of energy-efficient features. Riverside's Public Utilities Department offers financial incentives of up to \$500 per home to help defray the costs to the builders of certification and promote building energy efficient homes. Developers may also postpone Transportation Uniform Mitigation Fees (TUMF) until just prior to the completion of construction and occupancy of the home.
- The Residential Photovoltaic (PV) System rebate programs is open to Riverside Public Utilities' electric customers only, and provides financial incentives for the purchase and installation of solar powered systems. The level of incentive is \$3 per watt per electric account per year. Project rebate amounts cannot exceed \$25,000 or 50% of the project costs, whichever is less. The Riverside Public Utilities Department will also provide up to \$250 toward City of Riverside Planning and Building and Safety fees per installation.

The City of Riverside also offers a number of programs to retrofit homes for energy-saving devices. These programs can be found online at <http://www.riversideca.gov/utilities/>.

2. Strategy to Ameliorate Barriers

Relative to other communities within the Southern California Region housing market, Riverside minimizes these barriers. Property costs in Riverside, although not the lowest in the region, the costs remain lower than most others in the region. Nevertheless, the cost of affordable housing production remains extremely high in the Riverside market. As a result, the City of Riverside continues to work to eliminate barriers that may limit the production or feasibility of affordable housing construction that are within the capacity of local government to address. Foremost among these are zoning and land-use regulations.

The City supports many programs to encourage the development of infill parcels and discourage leapfrog development. The Residential Infill Program reduces or eliminates key fees for the development, redevelopment, or reuse of less than five vacant or underutilized R-1 or RR zoned parcels of 21,780 square feet or less, surrounded by residential uses (80% of land uses within a half-mile radius) where the proposed project is consistent with General Plan designations and applicable zoning. The reduction in fees lowers the total cost of project fees by about 25 percent. Affordable units are also exempt from the TUMF, incentivizing and facilitating the production of affordable housing.

In addition, the City oversees nine redevelopment project areas and provides financial, regulatory, and land incentives to projects within project area boundaries. The City also leverages low- and moderate-income set-aside funds to facilitate the development of affordable housing. The Riverside RDA projects an annual contribution of \$10-\$11 million in low-mod funds annually for all project areas, which can significantly facilitate the production of affordable housing.⁶

Riverside's permit fees and development review process are also some of the least burdensome in the region. In recent years, there have been almost 3,600 affordable student housing units and 383 affordable senior housing units with an additional 1,167 planned or entitled senior units.

⁶ City of Riverside Housing Element

III. HOMELESS

A. Homeless Needs (91.205 (b) and 91.215 (c))

**Please also refer to the Homeless Needs Table in the Needs.xls workbook*

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

The City of Riverside, as with most large urban cities, is faced with the challenge of dealing with a high concentration of homeless people in this community. This includes not only Riverside residents who become homeless, but also individuals and families with children who become homeless in other cities and come to Riverside seeking access to resources.

As such, the City has taken a pro-active approach toward addressing homelessness in this community working in partnership with a wide-range of social service agencies, non-profit organizations, faith-based institutions and other community partners. The Riverside City Council adopted the “Riverside Community Broad-Based Homeless Action Plan” in June of 2003. Since its adoption, the City has aggressively pursued implementation of 30 action-based strategies within the plan including hiring a homeless services coordinator and street outreach workers, opening a new emergency shelter, developing a multi-service access center, expanding funding for community-based service agencies, identifying new funding for homeless prevention strategies, strengthening collaboration with faith-based service providers and creating more affordable and supportive housing opportunities. Over the last few years, the City has worked with community partners to develop new programs and initiatives focused on building a community-wide infrastructure that goes beyond efforts to manage homelessness and concentrates on strategies to prevent and eradicate homelessness as we know it today based on a “Housing First” model.

In addition, the City of Riverside actively participates in the Riverside City & County Continuum of Care which is led by the County of Riverside Department of Public Social Services. The City has standing representation on the steering committee of the Housing and Homeless Coalition for Riverside County which serves as the planning body for the county-wide continuum of care. The Continuum of Care is

responsible for coordinating the countywide effort to address homelessness and administers federal funding from the U.S. Department of Housing and Urban Development (HUD) and other resources to combat homelessness.

1. Homeless Needs

The U.S. Department of Housing and Urban Development (HUD), the largest source of homeless program funding, has directed that continuum of care communities (such as Riverside County) biennially perform a “one-day, point-in-time” count of sheltered and unsheltered homeless individuals beginning “in the last week of January.” On January 28th, 2009, the City of Riverside joined with other local jurisdictions and 250 community volunteers from throughout Riverside County to set out on the task of answering the question “How many homeless people are there in Riverside County on any given day?” Much of the data cited that follow in this section are derived from the results of that effort as published in the 2009 County of Riverside Homeless Count and Survey. Therefore, much of the data presented is based on a regional basis. Where available, the data will be provided exclusively for the City of Riverside and will be noted as such.

The goal of the 2009 Riverside County Homeless Count was to obtain an unduplicated count of homeless individuals and families on a given day in the County. The comprehensive effort to identify the answer to this question included both a street-based enumeration, counting homeless individuals encountered on the streets and a service-based enumeration that counted homeless individuals staying in emergency shelters and other limited stay housing facilities as well as those utilizing programs providing emergency assistance services. It should be noted that HUD does not consider the following persons to be homeless – persons who are “doubled up”, or persons who are “near homelessness” – but considers them to be at risk of homelessness. Such persons were not included in the homeless count. Doubling-up refers to individuals or families who are sharing permanent housing, such as an apartment, with other individuals or families.

The Results of the 2009 count provide a benchmark number by which to measure the success of our efforts to provide effective programs and services to homeless individuals and families. The count findings are provided in **Table III-1** below. The count revealed that 2,043 homeless individuals were unsheltered and 1,323 were sheltered for a point-in-time total homeless population of 3,366 individuals. Data from the point-in-time count and the subsequent homeless surveys were used to calculate the number of persons who experienced homelessness over the course of the year. The annualized homeless population was estimated at 11,191.

**Table III-1:
County Homeless Count Population**

	Total People	Percent Total
Unsheltered	2,043	60.7%
Unaccompanied Individuals	1,345	40.0%
Persons in Families	698	20.7%
Sheltered	1,323	39.3%
Emergency Shelters	618	18.4%
Unaccompanied Individuals	413	12.3%
Persons in Families	205	6.1%
Transitional Housing	705	20.9%
Unaccompanied Individuals	181	5.4%
Persons in Families	524	15.6%
TOTAL	3,366	100%
PERCENT TOTAL	100%	

Source: County of Riverside, 2009 Riverside County Homeless Count

The Countywide count results showed a 25% decline in the number of homeless individuals in the County on any given day when compared to the point-in-time count conducted in 2007. There were 632 individuals identified as being homeless in the City of Riverside on any given day based on the census results which represents an over 46% reduction from the 2007 count.

HUD requires that Cities, to the extent that information is available, include in the Consolidated Plan a description of the extent of homelessness by racial and ethnic group. **Table III-2** provides the homeless count numbers broken down by the race and ethnicity of the homeless adults identified in the County of Riverside. This data is not currently available at the local level.

**Table III-2:
Race or Ethnicity of County Homeless Count Population**

Race or Ethnicity	Unsheltered		Sheltered		Total	
	Count	%	Count	%	Count	%
White /Caucasian	872	52.34%	431	46.05%	1,303	50.08%
Hispanic /Latino	511	30.67%	280	29.91%	791	30.40%
Black / African American	182	10.92%	167	17.84%	349	13.41%
American Indian/Alaska Native	30	1.80%	29	3.10%	59	2.27%
Asian / Pacific Islander	28	1.68%	16	1.71%	44	1.69%
Other	43	2.58%	13	1.39%	56	2.15%
Total Sample	1,666	100.0%	936	100.0%	2,602	100.0%

The 2009 Homeless Count also involved an effort to identify individuals within the various HUD designated "homeless sub-populations." **Table III-3** provides a breakdown of homeless sub-populations identified in the County of Riverside. This data is not currently available at the local level.

Table III-3 (HUD Table 1A) outlines the physical shelter and housing resources available to assist the homeless and formerly-homeless in Riverside County. The tables also show the gaps between those resources and the enumerated needs in the community.

**Table III-3:
HUD Table 1A - Riverside County Homeless and Special Needs Populations**

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	64	0	30
	Transitional Housing	102	0	100
	Permanent Supportive Housing ⁷	120	25	250
	Total	286	25	380
Persons in Families With Children				
Beds	Emergency Shelter	50	0	30
	Transitional Housing	34	0	125
	Permanent Supportive Housing	50	0	250
	Total	134	0	405

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	69	136	133	338
1. Number of Persons in Families with Children	221	497	447	1,165
2. Number of Single Individuals and Persons in Households without children	263	349	2,731	3,343
(Add Lines Numbered 1 & 2 Total Persons)	332	485	2,864	3,681
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	154			
b. Seriously Mentally Ill	660			
c. Chronic Substance Abuse	667			
d. Veterans	171			
e. Persons with HIV/AIDS	17			
f. Victims of Domestic Violence	205			
g. Unaccompanied Youth (Under 18)	3			

Source: County of Riverside Continuum of Care

**Table III-4:
HUD Table 1A (Optional)- CoC Homeless Housing Activity Chart**

Fundamental Components in CoC System – Housing Inventory Chart											
EMERGENCY SHELTER											
Provider Name	Facility Name	HMIS	Geo Code	Target Population		2009 Year-Round Units/Beds			2009 All Beds		
				A	B	Fam. Units	Fam. Beds	Indiv. Beds	Year-Round	Seasonal	Overflow /Vouch
Current Inventory											
Path of Life Ministries Inc ECWS	Winter Shelter Program - Riverside	N	063048	SMF+ HC		0	0	0	0	71	0
Path of Life Ministries Inc Family	Family Shelter	Y	063048	SFHC		16	50	0	50	0	0
Path of Life Ministries Inc Year Round	City of Riverside Shelter	Y	063048	SM		0	0	64	64	0	0
				SUB TOTAL		16	50	64	114	71	0
Under Development											
None											
TRANSITIONAL HOUSING											

⁷ HUD's point in time count does not include persons or beds in permanent supportive housing as currently Homeless

Provider Name	Facility Name	HMIS	Geo Code	Target Population		2009 Year-Round Units/Beds			2009 All Beds		
				A	B	Fam. Units	Fam. Beds	Indiv. Beds	Total Beds	Seasonal	Overflow/voucher
Current Inventory											
MFI Recovery Center	A Women's Place	Y	063048	HC		14	34	0	34		
Operation Safe House	Main Street Transitional Living Program	Y	063048	SMF		0	0	20	20		
Whiteside Manor	Housing for Dually Diagnosed	Y	063048	SMF		0	0	30	30		
Whiteside Manor	Substance Abuse Recovery Program	Y	063048	SM		0	0	52	52		
				SUB TOTAL		14	34	102	250		
Under Development											
None											
PERMANENT SUPPORTIVE HOUSING											
Provider Name	Facility Name	HMIS	Geo Code	Target Population		2009 Year-Round Units/Beds			2009 All Beds		
				A	B	Fam. Units	Fam. Beds	Indiv. Beds	Total Beds	Seasonal	Overflow/Voucher
Current Inventory											
City of Riverside	Riverside Permanent Supportive Housing Program for disabled	Y	063048	SMF		0	0	8	8		
County Housing Authority	Tenant-based - Western Riv. County	Y	069065	SMF +HC		14	40	11	51		
County Housing Authority	Tenant-based - Eastern Riv. County	Y	069065	SMF +HC		11	10	9	19		
County Housing Authority	TB S+C Chronic Homeless	Y	069065	SMF		0	0	28	28		
County Mental Health Dept.	Women's Permanent Housing	Y	063048	SF		0	0	6	6		
County Mental Health Dept.	Men's Permanent Housing	Y	063048	SM		0	0	10	10		
County of Mental Health Dept.	Safe haven - Riverside "The Place"	Y	069065	SMF		0	0	25	25		
County Housing Authority	TB S+C Chronic Homeless	Y	069065	SMF		0	0	23	23		
				SUBTOTAL							
Under Development											
City of Riverside	Riverside Permanent Supportive Housing for Chronic Hmls.	N/A	063048	SMF		0	0	8	8		
County Housing Authority	Enhanced Housing	N/A				0	0	4	4		
County Housing Authority	Street to Home	N/A				0	0	13	13		
				SUB TOTAL		0	0	25	25		

B. Priority Homeless Needs

1. *Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of*

each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

- 2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

3-5 Year Strategic Plan Priority Homeless Needs response:

1. Priority Homeless Needs

Riverside has taken a proactive approach toward identifying and addressing the needs of homeless individuals and families. The City works with its community based organizations (CBO's) to shift the emphasis from managing homelessness through shelter and emergency services to fostering housing stability through homeless prevention and rapid re-housing initiatives. Until such time, the City offers a range of emergency shelter, transitional housing, and permanent supportive housing resources and services.

The **Table III-5** below outlines the relative priorities of various categories of homeless needs within the Continuum of Care for consolidated plan program funding. Categories identified as "High" priorities are those for which funding will be provided over the next five years for the support of existing initiatives and programs as well as for new projects. Categories noted as "Medium" priorities will be funded to maintain and continue existing operations, but funds may not be available for new projects or programs to address these needs. All ratings and funding plans are based on the assumption of level funding of all consolidated plan programs over the next five years.

**Table III-5:
Priorities of Homeless Needs**

Housing Continuum Category	Individuals	Families	Funding Source
Emergency Shelter	Medium	Medium	ESG, CDBG
Transitional Housing	Medium	Medium	ESG, CDBG, HOWPA
Permanent Supporting Housing	High	High	HOME, HOPWA, SHP
Chronically Homeless	High	High	ESG, CDBG, HOME, SHP

In addition to these specified categories, Riverside's Continuum of Care (CoC) Homeless Assistance programs identified the following activities as core priorities:

- Develop permanent supportive housing for homeless persons with disabilities,
- Support CoC renewal programs that include individual and family emergency and transitional shelters,
- Support domestic violence emergency and transitional shelters,
- Conduct a major outreach program.

The City is also creating the Riverside Homeless Services Campus, a multi-service campus for the homeless people modeled after the nationally acclaimed "PATH Mall" concept. The Riverside Homeless Services Campus will feature an innovative

services-to-housing approach that offers temporary shelter and a mix of supportive services in one centralized campus. The campus will offer a coordinated system of care that includes strategic outreach, crisis intervention, interim housing, rapid re-housing, homeless prevention resources and coordinated case management. The campus will include a collaborative focus on nationally acclaimed best practice strategies, such as “Housing First” and other rapid re-housing approaches, centered on one goal: to end homelessness in Riverside.

a. Process Basis for Developing and Determining Relative Priorities

The City of Riverside Continuum of Care planning and project selection process established priority homeless needs identified in this plan. This process included public notice of solicitations for project proposals and needs. In addition, the City is using the strategies outlined under the aforementioned 2003 Riverside Community Broad-Based Homeless Action Plan as a reference for determining relative priorities for funding.

The largest gaps between currently available services and needs identified through the Continuum of Care outreach and planning efforts are in the area of permanent supportive housing. This category is therefore a top priority for supporting new initiatives. The Continuum of Care planning observed that existing facilities generally meet the identified needs for emergency shelter and transitional housing. However, if the existing facilities do not continue to receive support through the Consolidated Plan programs, there is a danger that services may be reduced below the needs in these areas as well.

2. Chronic Homelessness

As part of a larger initiative to end chronic homelessness within 10 years, Riverside has given high priority to developing permanent supportive housing for chronically homeless individuals.

C. Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

1. Homeless Inventory

Riverside’s comprehensive Continuum of Care approach offers a wide range of emergency shelter, transitional housing, and permanent supportive housing resources and services. Riverside is the only City in the western Inland Empire that provides year round emergency shelter serving the general homeless population.

Riverside County provides funding support for the City's year-round emergency shelter during the cold weather season and for the City's year-round family shelter. However, no other municipality in the region financially supports the City nor the individual households who become homeless in their community and come to Riverside for shelter and other resources.

The tables below (**Table III-6**) document the inventory of facilities available for homeless people in the City of Riverside.

**Table III-6:
Homeless Shelter Inventory**

Facility	Sites	Individuals	Persons in Families	Youth	Total
Emergency Shelter	6	156	110	17	283
Transitional Housing	8	110	304	20	477
Permanent	6	149	-	-	149
Other Facilities	N/A	N/A	N/A	N/A	227
Total	20	415	414	37	909

Source: City of Riverside Housing Element

Despite the City's influx of homeless persons from other jurisdictions, the City's current inventory of transitional housing and shelter beds is adequate to meet the needs identified in the 2009 Homeless Census.⁸

D. Homeless Strategic Plan (91.215 (c))

- 1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.*
- 2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.*

⁸ Riverside Housing Element

3. *Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*
4. *Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*
5. *Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

3-5 Year Homeless Strategic Plan response:

1. Homelessness Strategy

The City of Riverside has taken a pro-active approach to addressing homelessness in our community in partnership with a wide-range of non-profit organizations, social service agencies and faith-based institutions. In June of 2003, the City of Riverside adopted the “Riverside Community Broad-Based Homeless Action Plan”. Since its adoption, the City has pro-actively pursued implementation of the 30 action-based strategies within the plan as well as other initiatives in partnership with the County of Riverside and a broad range of non-profit organizations, social service agencies, faith-based institutions, and others working together to address the issue of homelessness in our community. The City will continue to implement this strategy as part of its Consolidated Plan homeless strategy.

Significant developments, accomplishments and milestones are proposed over the Consolidated Plan period to include working with our community partners to achieve the following:

1. One-Stop Multi-Service Campus:

The City will establish a centralized location for providing a wide-range of homeless assistance and prevention services in one location modeled after the nationally acclaimed “PATH Mall” concept and other similar models around the country.

2. Housing First Initiative/Tenant-Based Rental Assistance Program:

The TBRA program will provide eligible homeless individuals and families as well as those at-risk to homelessness in Riverside with short-term rental subsidies coupled with home-based case management.

3. Warehousing, Distribution & Logistics Employment Training:

Riverside Community College's Corporate Connection program will continue to provide a free training program for career opportunities in the Warehousing, Distribution and Logistics Industry.

4. Homeless Street Outreach Program:

The City of Riverside Homeless Street Outreach Team will continue to provide daily mobile outreach and client service engagement focused on the "hardest-to-reach" and "service-resistant" populations on the streets, in service venues, and other locations where they can be found.

5. Riverside Homeless Care Network:

Over 50 organizations, including nonprofit service providers, municipal service agencies, law enforcement, and faith-based institutions will participate in monthly meetings of the City-sponsored Riverside Homeless Care Network to facilitate effective communication, coordination, and collaboration within the continuum of care services to the homeless in the City of Riverside.

6. Riverside Project Homeless Connect:

Continue to promote the Project Homeless Connect which is an effort to assist homeless individuals and families on the road to self-sufficiency by providing a concentration of services including medical, behavioral health, housing, employment, financial assistance, veteran's, identification and personal care in a consumer-centric one-stop setting.

7. Annual Funding for Social Service Providers:

Subject to the availability of funds, the City Council will continue to allocate funding to local agencies providing a range of services to homeless and those at-risk of becoming homeless.

In addition, the City will continue to work with the Riverside County Continuum of Care as implemented by the Housing and Homeless Coalition for Riverside County. The City will work with the Continuum to apply for funding through the U.S. Department of Housing and Urban Development's SuperNOFA Continuum of Care Homeless Assistance programs to continue to prioritize the development of permanent supportive housing project for homeless persons with disabilities each year.

The City will continue to fund The City of Riverside Homeless Street Outreach Team. The team is made up of four outreach team workers who conduct daily mobile outreach focusing on the homeless on the streets, at service venues, and other locations where they can be found in the City of Riverside. The Outreach Team

works in partnership with local agencies, law enforcement, health professionals, and other city staff to help people get off the streets and connected with services they need to gain stable housing and achieve self-sufficiency. The Outreach Team also responds to the needs and concerns of business operators, residents, and others relative to issues of homelessness in the community. Staff from local service agencies, as well as community volunteers, assist the Team through “ride-alongs” throughout the week.

During the 2007-2008 program year, the Outreach Team engaged over 650 homeless individuals on the streets and other locations not meant for human habitation in the City of Riverside. Outreach staff works with community partners to get people connected to shelter, housing, employment, benefits assistance, behavioral health services, transportation back to their hometown, and other help they need.

For years, Riverside’s network of community service organizations, public agencies and non-profit providers have worked together on issues of hunger and homelessness. As noted in **Table III-6** above, the City is cognizant of the needs and is taking steps to end homelessness in Riverside.

2. Chronic Homelessness

The City is aggressively working to address the issue of chronic homelessness. The City’s Homeless Street Outreach Team, Housing First/TBRA Program, Safe Haven facility and permanent supportive housing projects are specifically focused on the chronically homeless population within the City. Chronic homelessness actions include:

- Continue the implementation of a “Street to Home” project through our Homeless Street Outreach Team focused on moving chronically homeless individuals off the streets and directly into housing linked to rental subsidies, home-based case management and wrap-around supportive services;
- Establishing new units of permanent supportive housing specifically devoted to chronically homeless individuals;
- Work with local CHDO’s to secure federal and state funding to establish additional permanent supportive housing units for chronically homeless individuals;
- Assist chronically homeless individual with permanent supportive housing in the new Safe Haven facility;
- Continue to deploy a homeless street outreach team that will engage and assist chronically homeless individuals with getting connected to the services they need to exit life on the streets.

In addition, the following is the multi-step strategy that has been developed by the County of Riverside’s Continuum of Care to end chronic homelessness and assist persons in making the transition to permanent housing and independent living. The Housing and Homeless Coalition for Riverside County (Coalition), of which the City is a member, is responsible for coordinating the continuum of care planning process in Riverside County.

1. Homeless Prevention: Implement a county-wide homeless prevention strategy designed to prevent at least half (50% of the 7,000 households that become homeless each year from becoming homeless during the first five (5) years of

implementation of this plan.

2. Discharge Planning: Establish county-wide protocols and procedures to prevent people from being discharged from public and private institutions of care into homelessness that will help decrease the number of person being discharged into homelessness by at least 10%
3. Street Outreach: Expand street outreach programs throughout the County that bring social services directly to chronically homeless persons in a more “assertive” way in order to 1) decrease the number of chronic homeless individuals each year by at least 10% and 2) help prevent additional persons from living on the streets for one (1) year or more during the first five (5) years of implementation of the strategy.
4. Shelter Beds: Create 150 additional shelter beds throughout the County for individuals living on the streets and encourage participation in a case management plan during the first five (5) years of the implementation of the strategy.
5. Transitional Housing: Create 75 additional transitional housing units consisting of 225 beds to serve families who are living on the streets and encourage participation in a case management plan during the first five (5) years of implementation of the strategy.
6. Permanent Supportive Housing: Create at least 500 beds or units of permanent supporting housing for chronic homeless persons during the first five (5) years of implantation of the strategy.
7. Permanent Affordable Housing: Develop 1,500 units of permanent affordable housing for extremely low, very low, and low-income families and individuals during the first five (5) years of the implementation of this strategy.
8. Homeless Management Information System (HMIS): Engage full participation from all homeless prevention, emergency shelter, transitional housing, permanent support housing, and related supportive service programs in the County of Riverside Homeless Management Information system during the first five (5) years of implementation of the strategy.
9. Mainstream Resources: Create a streamlined benefits application system featuring a single application process for multiple programs in order to expedite enrollment and access to available resources for homeless and at risk to homeless individuals and families during the first two (2) year of implementation of the strategy.
10. Housing Trust Fund: Create a Housing Trust Fund that receives an ongoing dedicated source(s) of public funding to support 1) production and preservation of affordable housing including housing for extremely low, very low, and low income households; 2) homeless prevention activities; and 3) ancillary supportive services during the first year of implantation of the strategy.
11. Inclusionary Housing Practices: Encourage Riverside County and local jurisdictions to explore inclusionary housing practices that promote housing creation with incentives such as zoning bonuses, expedited, permits, reduced

fees, cash subsidies, or other enticements for developers who build affordable housing for homeless individuals and families.⁹

In order to ensure that the recommendations and related activities are implemented, coordinated, and evaluated, the partnership of existing interagency bodies, including the City of Riverside, carry out these responsibilities.

3. Homelessness Prevention

Providing decent and affordable housing for individuals and families with children is important for the City. As part of the homelessness prevention strategy, the City will continue to focus its attention and funds on efforts to prevent individuals and families from becoming homeless. In 2009, the City received \$1.3 million under the Homelessness Prevention and Rapid Re-housing Program (HPRP) under the American Recovery and Reinvestment Act (ARRA). The funds were to provide financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized. The City is utilizing the HPRP funds to expand its Housing First Tenant Based Rental Assistance (TBRA) Program. The program addresses the need for permanent housing solutions for individuals and families that are homeless or on the verge of homelessness in the City of Riverside. The assistance is in the form of short-term rental subsidies, move-in costs, and case management. The Housing Authority of the County of Riverside is currently administering the City's Tenant Based Rental Assistance Program which is funded with HOME and CDBG funds.

In addition, the City will continue to provide ongoing support for community based organizations that provide emergency services to individuals and families that are in need of temporary assistance.

4. Institutional Structure

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

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

5. Discharge Coordination Policy

The City of Riverside will continue to work with the County of Riverside to implement strategies identified in the Riverside County Ten-Year Plan to end Homelessness (see number 3 above). The plan calls for the establishment of a cohesive, countywide Discharge Coordination Policy to ensure that individuals are not discharged from public or private institutions of care into homelessness.

⁹ County of Riverside Continuum of Care

E. Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

Not Applicable (States Only)

IV. COMMUNITY DEVELOPMENT

A. Community Development (91.215 (e))

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.*
2. *Describe the basis for assigning the priority given to each category of priority needs.*
3. *Identify any obstacles to meeting underserved needs.*
4. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

1. Priority Community Development Needs

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

1. Help ensure that Riverside can be the "Location of Choice," particularly for those for whom the affordability of housing is a primary impediment. HOME and other funds will be used to support the production and rehabilitation of housing. CDBG and other funds will be used to provide public services aimed at youth, the elderly, and other underserved classes, to supplement basic housing in creating a stable and desirable community for people of all ages particularly at the low-income and moderate-income levels. Priority will also be placed on developing and supporting facilities for seniors and youth that provide social and other benefits to these age cohorts.
2. Provide training, education, and employment opportunities to help expand Riverside's workforce, particularly by lifting low-income and moderate-income residents into stronger positions in the evolving economy. Particular emphasis

will be placed on programs that cultivate microenterprise as well as those that create opportunities for job creation through technical assistance, and assistance to businesses.

3. Strengthen, preserve, and enhance the physical character of and quality of life in Riverside's neighborhoods, including the housing stock, and the public infrastructure and facilities, with particular emphasis on the low-income and moderate-income neighborhoods, designated urban renewal areas, and those areas that benefit all residents of this primarily low-income and moderate-income City. Priorities will be placed on projects that improve streets and transportation infrastructure, install sidewalks and provide for pedestrian safety, and redevelop parks in these neighborhoods. Finally, homeownership programs funded with HOME and RDA housing funds will be supported to help improve community stability by increasing homeownership rates in Riverside.
4. Continue to build the capacity of residents to empower themselves to help strengthen their community, address problems, and develop pride in their City. Public service activities that strengthen neighborhood organizations, provide employment, skills, and homebuyer training, and offer leadership opportunities to youth will be emphasized.

a. Section 108 Loan Activities

During the Five-Year Consolidated Plan period, the City may utilize the Section 108 Program to support future economic development, public facility, or housing development projects that serve the low- and moderate income community. The City has utilized the Section 108 Program in the past for the development of the Mission Village Project, an economic development project. The City is currently in year 10 of a 20 year loan repayment period.

2. Basis for Assigning Priorities

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

Activities which are labeled as "High" priorities in the tables below and elsewhere in this plan are those which will receive Consolidated Plan funding, assuming level funding of the City's formula grants over the next five years. Activities which are identified as "Medium" priorities are those which will likely receive Consolidated Plan funding if the applicable formula grants to the City of Riverside are increased during the next five years and may also receive funds if particularly strong projects are identified. Activities that receive a "Low" priority will not receive Consolidated Plan funding over the next five years without an amendment to this Consolidated Plan.

A "Low" rating does not necessarily diminish the importance of these activities or indicate that there is no need for them in Riverside. Many activities that are assigned a "Low" priority for CDBG funding are nevertheless important needs for the community or high priorities for other sources of funding. Some activities receive "Low" ratings if the funds that are potentially available under the Consolidated Plan

programs would be insufficient to have a meaningful impact on these needs or adequately funding them would result in minimal output or outcome accomplishments relative to the amount of funds expended at the expense of other priority programs.

Activities for which a matrix code has been assigned but are not listed in the table below are either not applicable to Riverside or have not been identified as a priority need to be supported by Consolidated Plan funds over the next five years. **Table IV-1 (HUD Table 2B)** identifies the relative priority of community development activities identified for the July 2010 through June 2014 Consolidated Plan period.

**Table IV-1:
HUD Table 2B - Priority Community Development Needs**

Priority Need	Priority Need Level	5 Yr Goal Plan/Act	Dollars to Address Need	Finding Source
01 Acquisition of Real Property	Low			
02 Disposition	Low			
03 Public Facility (General)	High	3	100K	CDBG
03A Senior Centers	High	2	100K	
03B Handicapped Centers	Low			
03C Homeless Facilities	High	8	400K	CDBG
03D Youth Centers	High	4	400K	CDBG
03E Neighborhood Facilities	Low	0		
03F Parks and/or Recreation Facilities	High	12	2.0M	CDBG
03G Parking Facilities	Low	0		
03H Solid Waste Disposal Improvements	Low	0		
03I Flood Drain Improvements	Low	0		
03J Water/Sewer Improvements	Low	0		
03K Street Improvements	High	20	2.0M	CDBG
03L Sidewalks	High	4	400K	CDBG
03M Child Care Centers	Low	0		
03N Tree Planting	Low	0		
03O Fire Stations/Equipment	Medium	1		
03P Health Facilities	Medium	2	150K	CDBG
03Q Abused and Neglected Children Facilities	Low	0		
03R Asbestos Removal	Low	0		
03S Facilities for AIDS Patients (not oper.costs)	Low	0		
03T Operating Costs of Homeless/AIDS Patients Prog.	High	4000	625K	CDBG/ESG
04 Clearance and Demolition 570.201(d)	Low	0		
04A Clean-up of Contaminated Sites 570.201(d)	Low	0		
05 Public Services (General)	High	4000	750K	CDBG
05A Senior Services	High	600	60K	CDBG
05B Handicapped Services	Low	0		
05C Legal Services	Low	0		
05D Youth Services	High	5000	500K	CDBG
05E Transportation Services	Low	0		
05F Substance Abuse Services	Medium	150	40K	
05G Battered and Abused Spouses	High	2000	80K	CDBG
05H Employment Training	High	60	80K	CDBG
05I Crime Awareness	Medium	100	200k	CDBG
05J Fair Housing Activities	High	4000	300k	
05K Tenant/Landlord Counseling	Low	0		
05L Child Care Services	Low	0		
05M Health Services	Medium	250	80K	CDBG
05N Abused and Neglected Children	High	200	60K	CDBG
05O Mental Health Services	Medium	200	25K	CDBG
05P Screening for Lead-Based Paint/Lead Hazards Poison	Low	0		
05Q Subsistence Payments	Low	0		
05R Homeownership Assistance (not direct)	Low	0		
05S Rental Housing Subsidies	High	200	400K	CDBG/HOME
05T Security Deposits (if HOME, not part of 5% Admin)	Low	0		

**Table 2B (Cont.)
Priority Community Development Needs**

Priority Need	Priority Need Level	5 Yr Goal Plan/Act	Dollars to Address Need	Finding Source
06 Interim Assistance	Low	0		
07 Urban Renewal Completion	Low	0		
08 Relocation	Low	0		
09 Loss of Rental Income	Low	0		
10 Removal of Architectural Barriers	High	2	150K	CDBG
11 Privately Owned Utilities	Low	0		
12 Construction of Housing	Low	0		
13 Direct Homeownership Assistance	Medium	20	400K	
14A Rehab; Single-Unit Residential	High	200	2.0M	HOME/RDA
14B Rehab; Multi-Unit Residential	High	4	3.0M	HOME/RDA
14C Public Housing Modernization	Low	0	1.0M	HOME
14D Rehab; Other Publicly-Owned Residential Buildings	Low	0		
14E Rehab; Publicly or Privately-Owned Commercial/Indus.	Low	0		
14F Energy Efficiency Improvements	Low	0		
14G Acquisition - for Rehabilitation	Medium	2	400K	
14H Rehabilitation Administration	Low	0	250K	HOME
14I Lead-Based/Lead Hazard Test/Abate	Low	0		
15 Code Enforcement	Low	0		
16A Residential Historic Preservation	Low	0		
16B Non-Residential Historic Preservation	Low	0		
17A CI Land Acquisition/Disposition	Low	0		
17B CI Infrastructure Development	Low	0		
17C CI Building Acquisition, Construction, Rehab	Low	0		
17D Other Commercial/Industrial Improvements	Low	0		
18A ED Direct Financial Assistance to For-Profits	Low	0		
18B ED Technical Assistance	Low	0		
18C Micro-Enterprise Assistance	High	4	300K	
19A HOME Admin/Planning Costs of PJ (not part of 5% Adm.)	High	0	500K	HOME
19B HOME CHDO Operating Costs (not part of 5% Adm cap)	High	0	800K	HOME
19C CDBG Non-profit Organization Capacity Building	Low	0	1.6M	CDBG
19D CDBG Assistance to Institutes of Higher Education	Low	0		
19E CDBG Operation and Repair of Foreclosed Property	Low	0		
19F Planned Repayment of Section 108 Loan Principal	High	0		
19G Unplanned Repayment of Section 108 Loan Principal	Low	0	800K	CDBG
19H State CDBG Technical Assistance to Grantees	Low	0		
20 Planning	Low	0		
21A General Program Administration	Low	0		
21B Indirect Costs	Low	0	3.0M	CDBG
21D Fair Housing Activities (subject to 20% Admin cap)	Low	0		
21E Submissions or Applications for Federal Programs	Low	0		
21F HOME Rental Subsidy Payments (subject to 5% cap)	Low	0		
21G HOME Security Deposits (subject to 5% cap)	Low	0		
21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	Low	0		
21I HOME CHDO Operating Expenses (subject to 5% cap)	Low	0		
22 Unprogrammed Funds	Low	0		
31J Facility based housing – development	Low	0		
31K Facility based housing - operations	Low	0		
31G Short term rent mortgage utility payments	Low	0		
31F Tenant based rental assistance	Low	0		
31E Supportive service	Low	0		
31I Housing information services	Low	0		
31H Resource identification	Low	0		
31B Administration - grantee	Low	0		
31D Administration - project sponsor	High	500	200K	HOPWA

3. Obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs in all areas is funding. The lack of available funds that has been discussed elsewhere in this plan severely limits the levels of accomplishment that are possible and in many cases forces difficult choices between worthy needs, leaving some unmet.

The extremely high cost of housing in Southern California limits the ability of the City of Riverside to achieve the desired "Location of Choice" status where any person of any age and any income level can find quality, safe, and affordable housing and the amenities necessary to support their desired lifestyle.

Economic Development activities are often measured in terms of job creation. Meeting all of the employment needs in any community can be compromised by factors and trends in the global, national, and regional economies that are beyond the control of a local jurisdiction such as the City of Riverside. Taxation policies, labor standards, and regulatory programs of the state and federal government can all also pose obstacles to a city's meeting its job creation goals.

Many public service activities have been particularly hard hit by funding cuts at the federal and state government levels as well as from private foundations. When combined with regulatory mandates, even when well-intentioned, that restrict program activities, these can pose obstacle to the success of public service and capacity building activities. One example is restrictive definitions of "homelessness" that limit access to certain programs. Another is the requirement for criminal background checks for access to certain programs that cause agencies to deny service to individuals based on criminal histories as a means of dealing with severe funding limitations.

4. Specific Long- and Short-Term Objectives

For each of the activities identified above with a "high" priority, the tables (HUD Table 2B) provide specific output accomplishment goals. Because funding for low priority activities is not expected to be available, accomplishment goals are not provided. A discussion of anticipated outcomes for each conceptual goal follows. Where multiple activities will support the same projects, some have been removed from this table to eliminate potential redundancies.

All proposed and projected accomplishments are five-year goals based on the presumption of continued level funding of all programs at Federal Fiscal Year 2010 levels and are subject to the availability of funds. Accomplishments will necessarily change if funding is reduced or increased during the five year planning period.

Priority projects include support for public service activities that benefit youth and senior populations. Housing projects are priorities, as are lead-paint abatement, energy efficiency improvements and housing rehab projects benefiting low- and moderate-income households.

These activities will assist the City of Riverside in moving closer to becoming a true "Location of Choice" where residents at all stages of life can find desirable, safe, and affordable housing along with the social and economic opportunities and lifestyle amenities that characterize a desirable place to live. CDBG and other Consolidated

Plan funds will support efforts to make this concept achievable for those at low-income and moderate-income levels.

In addition project priorities include those activities which promote and improve infrastructure and public facilities. Over the next 5 years, these activities will serve to enhance and promote the character of Riverside's neighborhoods and provide a high quality of life for current and future generations. By enhancing the appearance, pedestrian amenities, and distinctiveness of its neighborhoods, Riverside will foster a sense of solidarity and pride among residents, thereby strengthening community bonds, reducing behaviors such as crime and littering, and encouraging residents to become involved in protecting the character of their neighborhoods. Stronger neighborhoods will also result in higher and more stable property values, fewer abandoned and derelict buildings, and a reduction in property tax delinquency.

B. Antipoverty Strategy (91.215 (h))

- 1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.*
- 2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

3-5 Year Strategic Plan Antipoverty Strategy response:

1. Goals, Programs, and Policies for Reducing Poverty

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

Examples of programs that directly influence people's ability to escape poverty include job education, micro-enterprise training and assistance, enrichment, development, and job placement services as well as housing advocacy, homelessness prevention, expiring use prevention and rental and homeownership assistance. Projects that indirectly affect poverty include those that upgrade the community, and provide transportation and child care services that help people access employment and services. CDBG, HOME, and ESG funds are often used as matching funds for other grants that also contribute to reducing the number of poverty level families. Thus, the power of these Federal dollars is leveraged to the fullest extent possible.

Recognizing that limited Consolidated Plan dollars should be focused where the need is greatest, Riverside gives preference to projects that directly benefit low- and moderate-income residents or serve low- and moderate-income neighborhoods over those that will benefit the City as a whole. This strategy will ensure that scarce resources are directed to best serve those who have the greatest need, including those areas with the greatest concentrations of poverty.

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

2. Impact on Poverty Rates

Unfortunately, these efforts, backed by extremely limited funds, are unlikely to have significant impact on the total number of poverty level families in Riverside. Factors beyond the control of the local jurisdiction, even with adequate funding, including the regional and national economies and the regional cost of living and housing will be far more influential than any actions a local government can take. Further, Riverside has historically been a more affordable community for housing and costs of living and is served by excellent public transportation and social service resources than most other cities in Southern California. These factors may encourage new residents, many of whom live below the poverty level, to relocate to Riverside even as other families are able to rise out of poverty, limiting the measurable change in the City's poverty rates.

Approximately 9.2 percent of Riverside residents are currently in poverty, according to the 2006-2008 ACS. This compares to 11.7 percent in 2000. Unfortunately, this statistic may not effectively measure the true extent of income-related need. One commonly cited weakness is that the US Census Bureau figures apply uniformly across the country, even though the cost of living ranges widely from region to region, and is particularly high in California. A second weakness identified by the U.S. Office of Management and Budget (OMB) is that the US Census poverty statistics are based on assumptions about the cost of food and its percentage as a portion of the family budget. This cost also varies geographically. However, in an area such as Southern California where the difference in the cost of housing relative to other regions is significantly higher than the difference in the cost of food, it may further misrepresent the true impact of other costs of living.

The following table illustrates a measure of poverty which might be applied to Riverside. The Stability Index determines the wage required, based on family size and composition, a family needs to (A) meet their basic needs without subsidies of any kind and (B) save 5% of their income. This index is based on the Self-Sufficiency Standard developed by Wider Opportunities for Women.

**Table IV-2:
2008 Stability Index –Riverside County**

Monthly Costs	One Adult		One Adult, One Preschooler		One Adult, One Pre-Schooler, One School-Age Child		Two Adults, One Pre-Schooler, One School-Age Child	
	Costs	%	Costs	%	Costs	%	Costs	%
Housing	\$989	44%	\$1,154	34%	\$1,154	29%	\$1,154	25%
Child Care	\$0	0%	\$684	20%	\$1,038	26%	\$1,038	23%
Food	\$227	10%	\$344	10%	\$515	13%	\$708	16%
Transportation	\$260	12%	\$266	8%	\$266	7%	\$509	11%
Health Care	\$107	5%	\$269	8%	\$287	7%	\$344	8%
Misc.	\$158	7%	\$272	8%	\$326	8%	\$375	8%
Taxes	\$380	17%	\$545	16%	\$602	15%	\$662	15%
Earned Income Tax Credit (-)	0		0		0		0	
Child Care Tax Credit (-)	0		-55	-2%	-100	-2%	-100	-2%
Child Tax Credit (-)	0		-83	-2%	-167	-4%	-167	-4%
Total	\$2,121	95%	\$3,396	95%	\$3,921	95%	\$4,523	95%
Savings (5%)	\$106	5%	\$170	5%	\$196	5%	\$226	5%
Self Sufficiency Wage								
Hourly	\$12.05		\$19.29		\$22.28		\$12.85/adult	
Monthly	\$2,121		\$3,395		\$3,921		\$4,524	
Annual	\$25,456		\$40,740		\$47,058		\$54,288	

Ultimately, with a median household income of \$41,646 in 2000, many Riverside families struggle to attain self-sufficiency. Nearly all Consolidated Plan funds are spent to benefit people who are clearly falling below the self-sufficiency standard. However, with limited funds, it is difficult to make significant measurable progress toward reducing poverty rates in Riverside by any standard.

C. Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

- *(States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.*

3-5 Year Strategic Plan LIHTC Coordination response:

NOT APPLICABLE TO THE CITY OF RIVERSIDE

V. NON-HOMELESS SPECIAL NEEDS

A. Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

1. Specific Special Needs Objectives

Due to limited funding, the City of Riverside anticipates supporting those activities identified as “high” priorities among non-homeless special needs. If additional funding is available or a particularly strong project is proposed, “medium” priorities may also be considered. The following table (**Table V-1**) projects the non-homeless special needs populations that will be served with housing and supportive services activities during this five-year consolidated planning period. The totals listed do not necessarily reflect unique persons served since many activities will continue to serve ongoing needs of the same individuals for more than one program year.

**Table V-1:
HUD Table 1B - Special Needs (Non-Homeless) Populations**

SPECIAL NEEDS SUBPOPULATIONS	Housing		Support Services	
	Priority Need Level	Funding Sources	Priority Need Level	Funding Sources
Elderly	?	?	?	?
Frail Elderly	?	?	?	?
Severe Mental Illness	?	?	?	?
Developmentally Disabled	?	?	?	?
Physically Disabled	?	?	?	?
Persons w/ Alcohol/Other Drug Addictions	?	?	?	?
Persons w/HIV/AIDS	?	?	?	?
Victims of Domestic Violence	?	?	?	?
Other	?	?	?	?
TOTAL	?	?	?	?

2. Use of Available Resources

Many public service activities that have traditionally been funded through the CDBG program in Riverside serve the priority special needs populations identified above. The City of Riverside anticipates that these activities will continue to receive support. HOPWA funding will be used to assist with the supportive service needs of persons with HIV/AIDS in Riverside and throughout Riverside County as is detailed below.

Efforts will be made to ensure that supportive services are available in all areas of need within the City. Additionally, the County of Riverside through the Department of Mental Health, the Department of Public Health, the Riverside County Office on Aging, and other agencies provides funding for a variety of housing and supportive services programs that serve many special needs populations in Riverside.

B. Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

**Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.*

- 1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.
Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
- 2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*
- 3. Describe the basis for assigning the priority given to each category of priority needs.*
- 4. Identify any obstacles to meeting underserved needs.*
- 5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*
- 6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

3-5 Year Non-homeless Special Needs Analysis response:

1. Non-Homeless Special Needs Populations

Certain households have difficulty finding decent, affordable housing due to their special circumstances. Special circumstances typically relate to one's income-earning potential, family characteristics, the presence of physical or mental disabilities, age-related health issues, and other factors. These groups often have lower incomes and

higher rates of overpayment, or overcrowding. As a result, these household groups are considered to have special housing needs relative to the general population.

Special needs groups include senior households, frail elderly, persons with disabilities (mental, physical, developmental, person with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, female-headed households, single-parent families, farm workers, and people who are homeless. This section provides a summary of needs for each group and the availability of resources to address their needs.

Senior households have special housing needs due to concerns of income, health care costs, and physical disabilities. Most seniors are retired and thus have relatively lower, fixed incomes. Senior income is only \$30,000 compared to a city wide medium of \$41,700. A significant number (44 percent) also have a disability and therefore health related costs. As a result, 64 percent of senior renter households overpay for housing.

According to the ACS, the City of Riverside has 24,767 seniors ages 65 and above, comprising 8.2 percent of the population. That represents an increase from the 2000 census which totaled the senior population at 23,054 or 9.0 percent of the population. Riverside's senior population increased since 2000, reflecting a combination of statewide and national demographic trends and the relative cost of housing inland compared to the Los Angeles-Orange metropolitan area. Seniors are anticipated to continue increasing in number as the baby boom generation approaches retirement.

Riverside's senior population is quite diverse in tenure, age, income, and housing needs. In Riverside, 74% of senior households (11,364) own a home and 24% (or 3,999) rent housing. More than one half of the senior population is older than 75 year of age. Unlike past generations, many seniors are also still working full- or part-time jobs and some seniors are even raising grandchildren as well.

The City of Riverside has been very active in encouraging and facilitating the production and development of senior housing. The City's Commission on Aging has set aggressive goals for the construction of senior units in the City. As noted in Table II-20 (page 60) and the Riverside County Office on Aging, the City of Riverside currently has 14 affordable senior housing projects with a total of 1,976 units. In addition, the City is currently processing development proposals for four (4) additional projects. These are as follows:

- Orange Street Infill Senior Project – 23 units
- Snowberry Project Phase 1 – 124 units
- Adams Senior Apartments – 202 units
- TELACU La Sierra Senior Housing – 75 units

In addition the market rate and affordable senior housing units, a number of assisted living facilities are in the planning stage. The aforementioned Raincross project has 106 assisted living facility beds. A number of these units will be reserved for Alzheimer's patients.

The City of Riverside is home to a number of people who have personal disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. Disabilities include sensory, physical, mental, self-care, or homebound.

Of the City of Riverside's non-institutionalized population, approximately eight (8) percent of the population between the age of 16 and 64 years reported a disability versus 39% of residents older than 65 years.

Riverside's disabled population is diverse in age, income, and disability. For instance, 58% of households with a member with a mobility or self-care limitation own a home and 42% rent (CHAS 2000). Approximately 72% of renters and 36% of owners earn low income. Overpayment affects 66% of renters and 38% of owners. Moreover, disabilities also include those with substance abuse issues, albeit few statistics are available to document the incidence.

The City has established a Commission on Disabilities to advise the City Council on matters affecting persons with disabilities. The Commission reviews policies programs and actions that affect persons with disabilities. In addition the Commission assists in creating a public awareness of the needs in areas such as housing, employment, and transportation.

The City of Riverside has a relatively high percentage of deaf people, anchored by the California School for the Deaf Riverside, one of two "state-run" public schools for the deaf in California. About 17 percent of the population in Riverside is deaf, according to the City's Web site. Nationally, about 10 percent of the population is deaf. The City of Riverside remains in the forefront of the issue, and sponsors an annual Deaf Awareness Week.

The City has created the Mayor's Model Deaf Community Committee to increase the profile of the deaf and hard-of-hearing population. The Committee discusses issue of interest to the deaf and hard-of-hearing community and hosts raise awareness, promote programs, and encourage inclusion and interaction in community life.

The City provides a variety of housing programs for people with disabilities. In addition, disabled persons need to retrofit homes with special housing design features such as ramps, holding bard, and wider doors among others. The City has recently updated its land use, zoning and permit process system in order to comply with all State and Federal accessibility laws. For persons unable to live in an independent setting or needing additional care, the City allows State authorized, certified or licensed family care homes, foster homes, or group homes serving six or less disabled persons in all residential zones.

The City currently has 263 licenses community care facilities with a total capacity of 3,700 persons. This includes small family homes, group homes, adult residential, elderly residential and adult day care.

The Riverside Municipal Code allows sober living facilities serving six or fewer clients in all residential zones and permits them either by right or pursuant to a site plan review in the City's mixed-use zones.

2. Priority Non-Homeless Special Needs

Table V-1 (HUD Table 1B, page 92) identifies the relative priority needs for various identified special needs categories for housing and supportive services in Riverside. For activities identified as "High" and "Medium" priorities, multi-year goals and dollars needed to address the unmet need are noted.

Activities which are labeled as “High” priorities in the table above and elsewhere in this plan are those which will receive Consolidated Plan funding assuming level funding of the City’s formula grants over the next five years. Activities which are identified as “Medium” priorities are those which will likely receive Consolidated Plan funding if the applicable formula grants to the City of Riverside are increased during the next five years and may also receive funds if particularly strong projects are identified. Activities that receive a “Low” priority will not receive Consolidated Plan funding over the next five years without an amendment to this Consolidated Plan.

3. Basis for Assigning Priorities

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

A “Low” rating does not necessarily diminish the importance of these activities or indicate that there is no need for them in Riverside. Many activities that are assigned a “Low” priority in this plan are nevertheless important needs for the community or high priorities for other sources of funding. Some activities receive “Low” ratings if the funds that are potentially available under the Consolidated Plan programs would be insufficient to have a meaningful impact on these needs or adequately funding them would result in minimal output or outcome accomplishments relative to the amount of funds expended at the expense of other priority programs. The “Low” designations for several special needs housing activities are based on the limited availability of funds. Others receive a “Low” rating if there is less capacity within the local institutional structure for this plan to adequately address those needs than is available through state agencies and other entities.

4. Obstacles to Meeting Underserved Needs

The primary obstacle to meeting underserved needs among these populations is limited funding. The lack of available funds that has been discussed elsewhere in this plan severely limits the levels of accomplishment that are possible and in many cases forces difficult choices among worthy needs, leaving some unmet.

The extremely high cost of housing and construction in Southern California severely restricts the City of Riverside’s ability to produce new housing units for special needs populations with the limited funds that are available under the Consolidated Plan programs. A very small number of housing units which would have minimal impact on the identified gaps would rapidly exhaust all available funding for other activities.

5. Existing Facilities and Services

It is the City’s goal to provide services to enable seniors to “age in place.” That is, to maintain their current residences for as long as possible. Senior housing can be any number of arrangements in which seniors live as they age. These vary from assisted living, to aging in place, to an elder fraternity approach in which several seniors live in one home and pool their resources.

Senior housing options available for Riverside residents include:

- **Age Restricted Apartments:** The City has nine affordable projects providing 985 units of deed restricted housing for lower income seniors. Two projects have recently been completed by TELACU, providing 150 new units.
- **Assisted Living:** The City has approximately 65 facilities serving 1,124 elderly residents living in an assisted residential facility, often called a residential care facility for the elderly, licensed by the State of California.
- **Life/Care/Continuing Care Facilities:** These projects offer progressively higher levels of care for seniors. The Raincross project is one example that offers housing ranging from independent units to skilled nursing on the same campus.
- **Mobile Homes:** Three mobile home parks in Riverside provide 760 spaces for mobile home units restricted to occupancy by seniors only, typically restricted to persons older than 55 year of age.

Seniors are often dependent on transit to access housing, social services, shopping, and other daily activities. The City, County, and other organizations provide a variety of fixed-route transit services, with reduced fares for Riverside seniors. Dial-A-Ride services are available to persons with disabilities and seniors unable to use the Riverside Transportation Authority route buses. It is available Monday through Sunday at various hours.

Senior activities are offered at park and recreational facilities. These include the Dales Senior Center, the White Park Fairmount Adult Center at Fairmount Park, the Renck Center at Hunt Park, the Stratton Center at Bordwell Park, and Ysmael Villegas Community Center at Villegas Park and La Sierra Park. The Janet Goeske Center provides a full spectrum of services and activities for Riverside seniors. The center has been serving the senior community for over 20 years. The Janet Goeske Senior/Handicapped Center is also the central meeting house for many services, activities and handicapped organizations.

The Riverside Office of Aging has prepared a Senior Services Strategic Plan 2005-2009 that has identified key housing and service issues facing seniors and set forth a plan to increase the availability and affordability of housing options and support services for seniors. The Office of Aging, working in partnerships with community-based organizations and private agencies, implements the strategic plan and offers services, including case management, transportation, food distribution, home repair assistance, and job referrals. The Office also produced a Blue Ribbon Report addressing senior housing needs.

The City has established a Commission on Aging that makes recommendations to the City Council that will enhance the quality of life for seniors. In 2004, the Commission made a number of specific recommendations, including the construction of hundreds of new senior units. Four projects (TELACU La Fuentes, TELACU El Paseo, Raincross, and Madison Villas) have been built, but several hundred entitled units are on hold until improvements occur in the housing market. The commission also recommended the creation of more flexible zoning standards, the provision of services, and the implementation of universal design standards in new housing.

Providing sufficient quantity and quality of housing for people with disabilities is a significant challenge. Meeting this challenge requires a comprehensive strategy that focuses on facilitating independent living through in-home modifications, providing suitable housing through land use and zoning practice, enforcing current state and federal accessibility laws, increasing the supply of affordable housing, and facilitating a range of supportive services.

The following types of facilities and housing are available for people with disabilities in Riverside.

- **Children’s Facilities:** These include small family homes and group homes for disabled children and youth.
- **Adult Residential:** Facilities that provide 24-hour nonmedical care for adults ages 18-59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- **Residential Care for the Elderly (RCFE):** Facilities that serve persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes.
- **Substance Abuse Recovery:** Facilities providing an environment where residents can reestablish their lives. This includes alcohol and drug rehabilitation facilities, sober living, and social rehabilitation facilities.

The City of Riverside has established a Commission on Disabilities to advise the City Council on matters affecting persons with disabilities in the City; review community policies, programs, and actions that affect persons with disabilities; and help create a public awareness of the needs in areas such as housing, employment, and transportation. The commission’s web site (<http://www.riversideca.gov/cod/>) posts all its meetings and minutes for public review.

In 1999, the Mayor’s Model Deaf Community Committee was also created to raise the profile of Riverside’s deaf and hard-of-hearing community-many with ties to the California School for the Deaf of Riverside and to encourage greater interaction and understanding with the wider community. The Model Deaf Committee discusses issues of interest to the deaf and hard-of-hearing community and proposes or hosts activities that raise awareness, promote programs, and encourage inclusion and interaction in civic life.

Several organizations provide a network of services to people with disabilities living in Riverside.

- **Community Access Center:** The Community Access Center in Riverside is designed to: empower persons with disabilities to control their own lives, create an accessible community, and advocate to achieve complete social, economic, and political integration. The Community Access Center provides a wide range of services and information, including housing referrals, to support choices that will positively affect a client’s independence and productivity in society.

- Inland Regional Center (IRC): The IRC provides advocacy and assistance for developmentally disabled people. The California Housing Foundation (CHF) supports the mission of IRC by providing programs to encourage and enable the highest possible level of personal independence, choice, and productivity. CHF owns 14 homes that house over 50 adults with developmental disabilities in Riverside County.
- County of Riverside: The County of Riverside is a lead agency that provides and coordinates services to people with mental health and substance abuse issues. The City assists many of the nonprofit organizations in this network with CDBG and HOME funds. The Annual Action Plan prepared by the City of Riverside provides a listing of the various agencies funded each year.

6. Tenant-Based Rental Assistance

Riverside anticipates funding tenant-based rental assistance with HOME funds during this Consolidated Plan period. The TBRA Program will provide security deposits or short-term rental assistance to homeless individuals and families and those at-risk of becoming homes.

Riverside may also fund tenant-based rental assistance with HOPWA funds. If Riverside funds tenant-based rental assistance with HOPWA funds, it would be used to reduce any current demand.

C. Housing Opportunities for People with AIDS (HOPWA)

**Please also refer to the HOPWA Table in the Needs.xls workbook.*

- 1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.*
- 2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*
- 3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible*

population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

- 4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.*
- 5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.*
- 6. The Plan includes the certifications relevant to the HOPWA Program.*

3-5 Year Strategic Plan HOPWA response:

1. Priority Unmet Needs

The HOPWA funds received from the U.S. Department of Housing and Urban Development (HUD) will be used by a number of organizations across Riverside and San Bernardino County to address the unmet housing needs for the eligible population. These activities include not only direct dollar assistance, but also the services critical to this special needs population.

As the largest City in the Riverside-San Bernardino-Ontario Eligible Metropolitan Service Area (EMSA), the City of Riverside has been designated by HUD as the mandatory grantee jurisdiction for administering the Housing Opportunities for People with AIDS (HOPWA) funding for Riverside and San Bernardino Counties. The Riverside-San Bernardino-Ontario EMSA is one of the largest EMSA in the United States. The population of the EMSA counties has a combined population of 4.1 million residents.

The following table outlines the priority HOPWA needs for the EMSA. Activities marked as "High" priorities will receive funding during the five-year Consolidated Plan period. Those marked as "Medium" priorities may receive funding if funding levels increase or particularly strong proposals are submitted. Activities marked as "Low" priorities will not be funded during the five-year plan period due to limited availability of funds.

Table V-2: HOPWA Priority Needs

Activity	Priority	Funding Source
Tenant-based Rental Assistance	High	HOPWA, Other
Short-term Rent, Mortgage and Utility Payments	High	HOPWA, Other
Units in facilities supported with operating costs	Medium	Other
Units in Facilities supported with capital funds in service during year	High	HOPWA, Other
Units in Facilities supported with capital funds not yet opened	Medium	Other
Stewardship- Units of housing subject to 3 or 10 year use agreements	Medium	Other
Supportive Services in conjunction with housing activities	High	HOPWA, Other
Housing Information Services	High	HOPWA, Other
Permanent Housing Placement Services	High	HOPWA, Other

As noted above, the HOPWA formula grant program is administered through the City of Riverside by the Development Department. A lead agency (Project Sponsor) has been designated in each of the two counties (Riverside and San Bernardino) to effectively coordinate and leverage resources at the local level. The lead agencies will then contract with local service providers to administer HOPWA services within their respective counties. In prior years, the City has contracted with the HACR as the lead agency for Riverside County and Foothill AIDS Project served as the lead agency for the San Bernardino County. Both project sponsors procure for subrecipients through an RFP process. All of these agencies work together to provide services in certain service areas or throughout the region.

In addition, the City has convened a HOPWA Service Network comprised of HOPWA funded agencies and other community partners. The goal of this network is to discuss and explore solutions to the current HIV/AIDS housing system, to build consensus, to effectively coordinate and leverage resources, and to advocate for the HIV/AIDS housing community of consumers, providers and funders.

The HACR was commissioned by the Network to prepare a needs assessment and planning process. The commission culminated in the production of the *Riverside – San Bernardino EMSA HIV/AIDS Housing Plan*. The plan serves as the strategic plan for HOPWA services in the EMSA. Based on the numbers reported in prior Consolidated Annual Performance and Evaluation Reports submitted to HUD, the plan has enabled the EMSA to improve the range and effectiveness of HOPWA services. This is documented by the number of households that successfully maintained stable housing.

The following activities are planned to be undertaken with HOPWA Program funds to address the priority needs as noted in **Table V-2**.

Tenant Based Rental Assistance (TBRA) program: The TBRA program provides assistance to persons living with HIV/AIDS through rental subsidies to help individual households afford housing costs in market rate housing. The TBRA program allows households the freedom to choose housing in the community that suits their individual needs. The HACR and the San Bernardino County Housing Authority administer the HOPWA TBRA program locally. The demand for the TBRA program far exceeds the number of rental certificates that are available. For this reason, each

Project Sponsor maintains a waiting list for their county's TBRA certificates.

Project Based Rental Assistance (PBRA) program: The PBRA program provides funding to landlords who rent a specified number of affordable apartments to HOPWA households. The rental subsidy is therefore tied to the unit not to the household. This program is offered at the Rick Weiss Apartments in the City of Palm Springs. The Rick Weiss apartment community is dedicated to serving persons with HIV/AIDS. The complex is located within walking distance to the Desert AIDS service campus which includes medical care and social services. Residents also have access to an onsite case manager.

Short Term Rent, Mortgage, and Utilities (STRMU) assistance program: The STRMU program provides short-term rent, mortgage, and utility payments to prevent homelessness. Assistance is temporary and cannot exceed 21 weeks in a 52 week period. STRMU assistance is often provided with other supportive services to ensure that the household receives a full range of services to stabilize their situation and reduce future episodes of housing instability.

Supportive Services program: The Supportive Services program provides housing case management, assistance with accessing entitlement programs and other services such as mental health care, substance abuse treatment, food vouchers and transportation assistance which improve housing stability and access to care. A wide variety of agencies offer HOPWA Supportive Services in the Riverside – San Bernardino EMSA. Some agencies serve exclusively HIV/AIDS households while others are traditional social service agencies that provide HOPWA services to eligible households. The grantee and lead agencies have taken great care in ensuring that the needs of underserved communities are met and clients have a variety of choices when selecting a service provider.

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

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

2. Output Goals

Table V-3 provides a summary of the proposed output goals for the planned number of households to be assisted during the year. These goals will be accomplished through the implementation of the programs listed in section 1 above.

Table V-3: HOPWA Output Goals

Activity	Goals
Tenant-based Rental Assistance	500
Short-term Rent, Mortgage and Utility Payments	1,000
Units in facilities supported with operating costs	0
Units in Facilities supported with capital funds in service during year	20
Units in Facilities supported with capital funds not yet opened	0
Stewardship- Units of housing subject to 3 or 10 year use agreements	0
Supportive Services in conjunction with housing activities	2,250
Housing Information Services	5,000
Permanent Housing Placement Services	200

3. Housing Facility Projects

Due to the limited funding available, the size of the service area, and the extremely high costs of property acquisition and development in Southern California, the City of Riverside does not anticipate using HOPWA funds for projects to construct new permanent housing for persons with HIV/AIDS during the Consolidated Plan period. One project to create 6-10 units where the need is greatest might easily absorb all available HOPWA funds for the five-year period.

4. Geographic Allocation

The City of Riverside is responsible for administering the HOPWA grant for all of Riverside, San Bernardino-Ontario EMSA. As a result, efforts will be made to ensure that supportive services are available in each of the areas of concentration of persons with HIV/AIDS in the EMSA. Priority will also be given to supporting programs which service all or large portions of the EMSA.

The following table identifies the primary HOPWA service providers in Riverside and San Bernardino Counties by service area and zip code. Catholic Charities is a faith-based organization.

Table V-4: HOPWA Service Providers

Agency	Primary County Service Area	Zip Code
Desert Aids Project	Coachella Valley	92263 (Palm Springs, CA)
Catholic Charities of San Bernardino/Riverside	County Wide	92405 (San Bernardino)
Bienestar	San Bernardino County	92401 (San Bernardino)
Foothill Aids Project	West San Bernardino County	91711 (Claremont, CA)
Riverside County Housing Authority	Riverside County	92504 (Riverside, CA)
Riverside Emergency Shelter	Riverside County	92507 (Riverside, CA)

The only portion of the County that is not well served by these organizations is far northern San Bernardino County, which has a much lower population density and a far lower incidence of HIV/AIDS diagnoses.

5. Role of Lead Jurisdiction

a. Consultations

As noted above, the City of Riverside worked with the HOPWA Service Network to conduct extensive research and outreach to document the nature and extent of HIV/AIDS cases in the Riverside - San Bernardino EMSA and develop the EMSA HIV/AIDS Housing Plan for defining and addressing the most important needs within the EMSA. The process of developing this plan included direct consultations with all existing service providers and focus groups with service providers and clients that were discussed earlier in this document.

b. Monitoring

The City of Riverside will implement a HOPWA subrecipient monitoring program consistent with the monitoring policy outlined earlier in this document. HOPWA subrecipients' compliance with applicable program regulations and requirements will be reviewed and documented through site visits, telephone interviews, written progress reports, and careful reviews of invoices submitted.

6. Certifications

The required program certifications are included in the Certifications section below.

D. Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

The City is committed to working with its Project Sponsor partners, the HACR and Foothill AIDS Project, along with their sub-recipient service provider agencies to implement the HOPWA program over the life of the Consolidated Plan. During the next five years, the City will work with the designated project sponsors to expend its allocation of HOPWA funding for the following eligible activities:

- Facility-based Housing Development
- Facility-based Housing Operations
- Short-term Rent, Mortgage, Utility (STRMU)
- Tenant-based Rental Assistance (TBRA)
- Supportive Services/Permanent Housing Placement
- Housing Information Services/Resource Identification
- Project Sponsor Administration
- Grantee Administration

In addition to the above service activities, the City will continue to work with its partners in the Riverside/San Bernardino HOPWA Service Network to implement the strategies identified in the 2007 HIV/AIDS Housing Plan.

IV. OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

No other Information

Appendix “A” - Maps

Appendix “B” – Priority Needs Survey

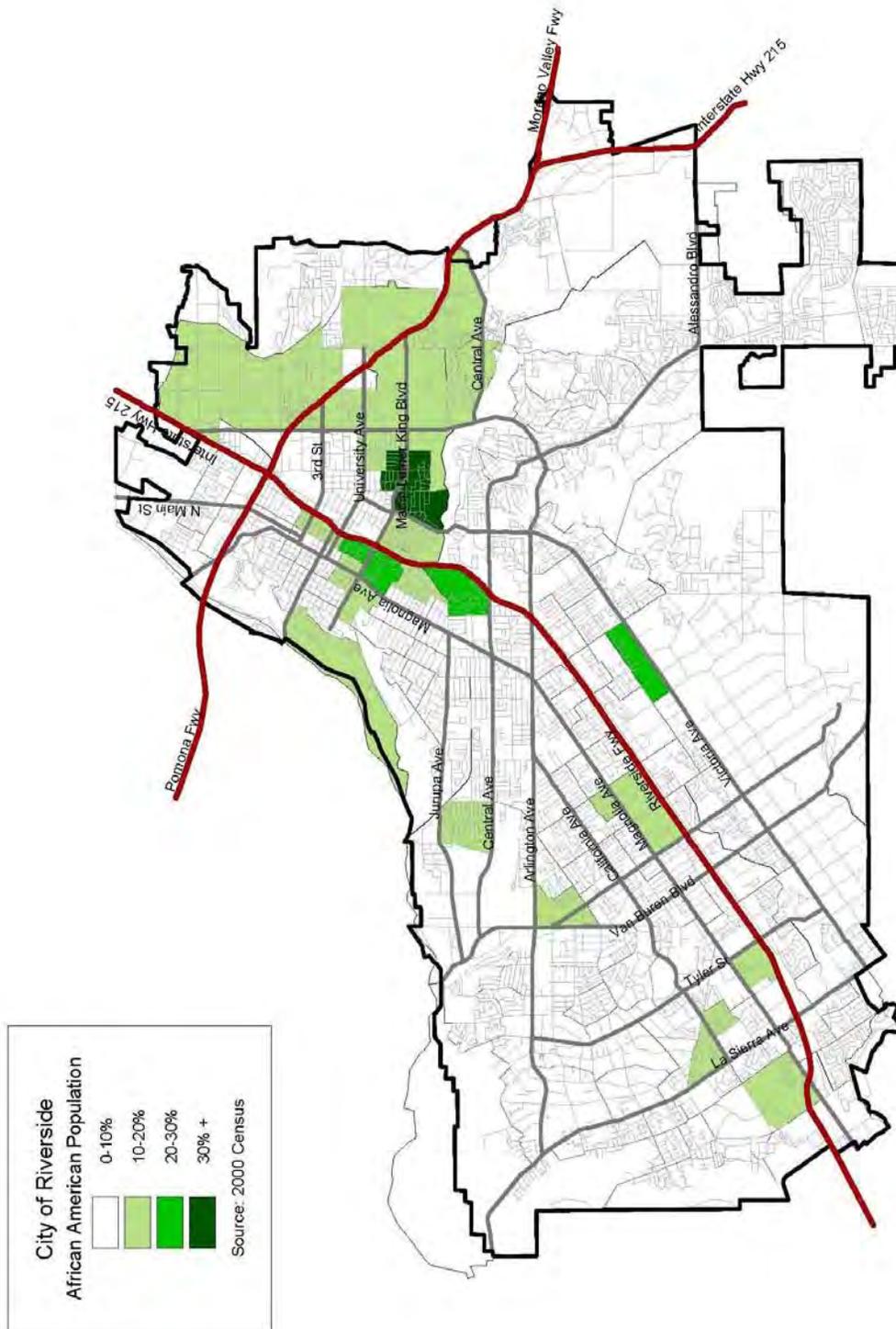
Appendix “C” - Survey Results

Appendix “D” - Acronyms

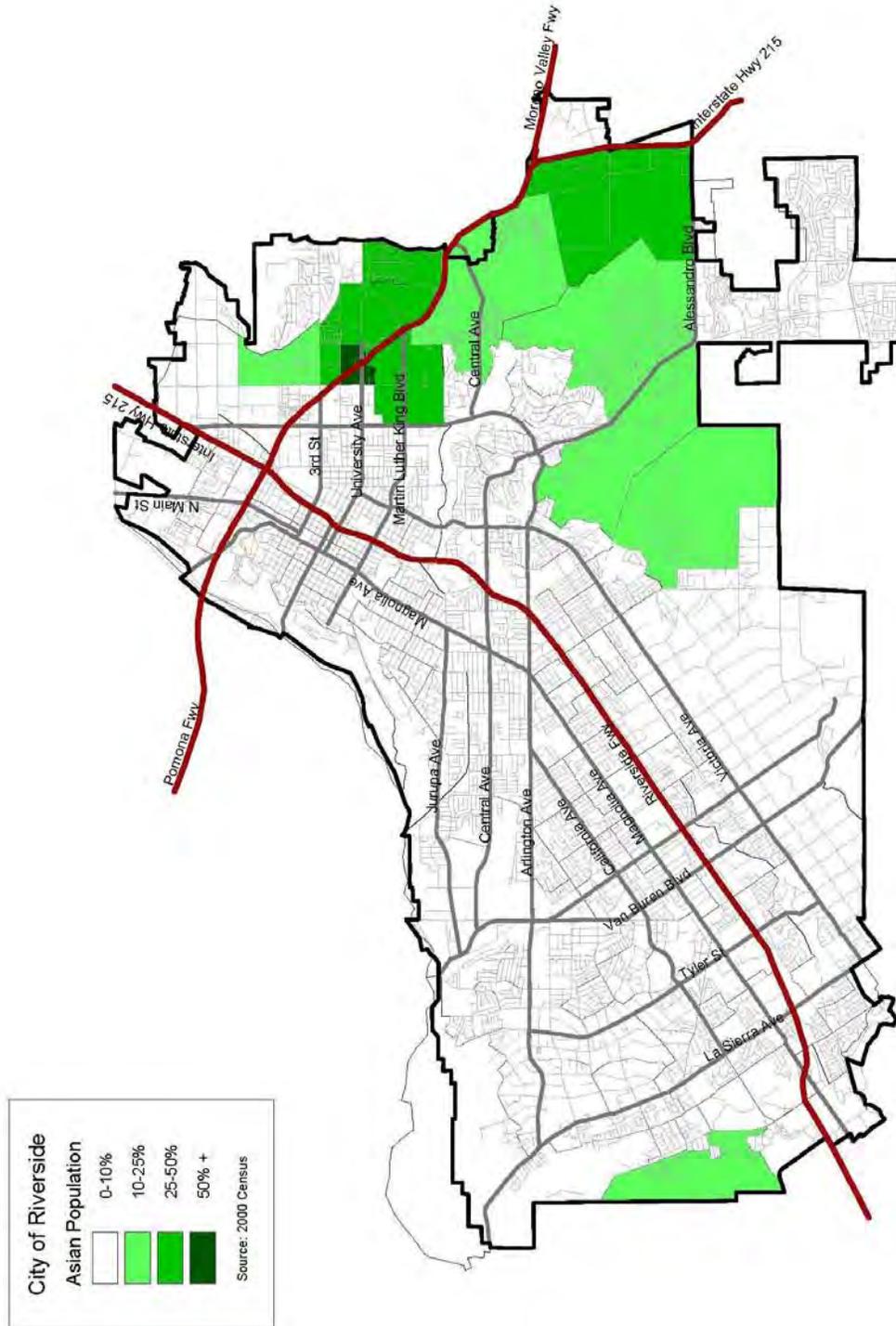
Appendix “E” - Glossary of Terms

Appendix “F” – Public Notices

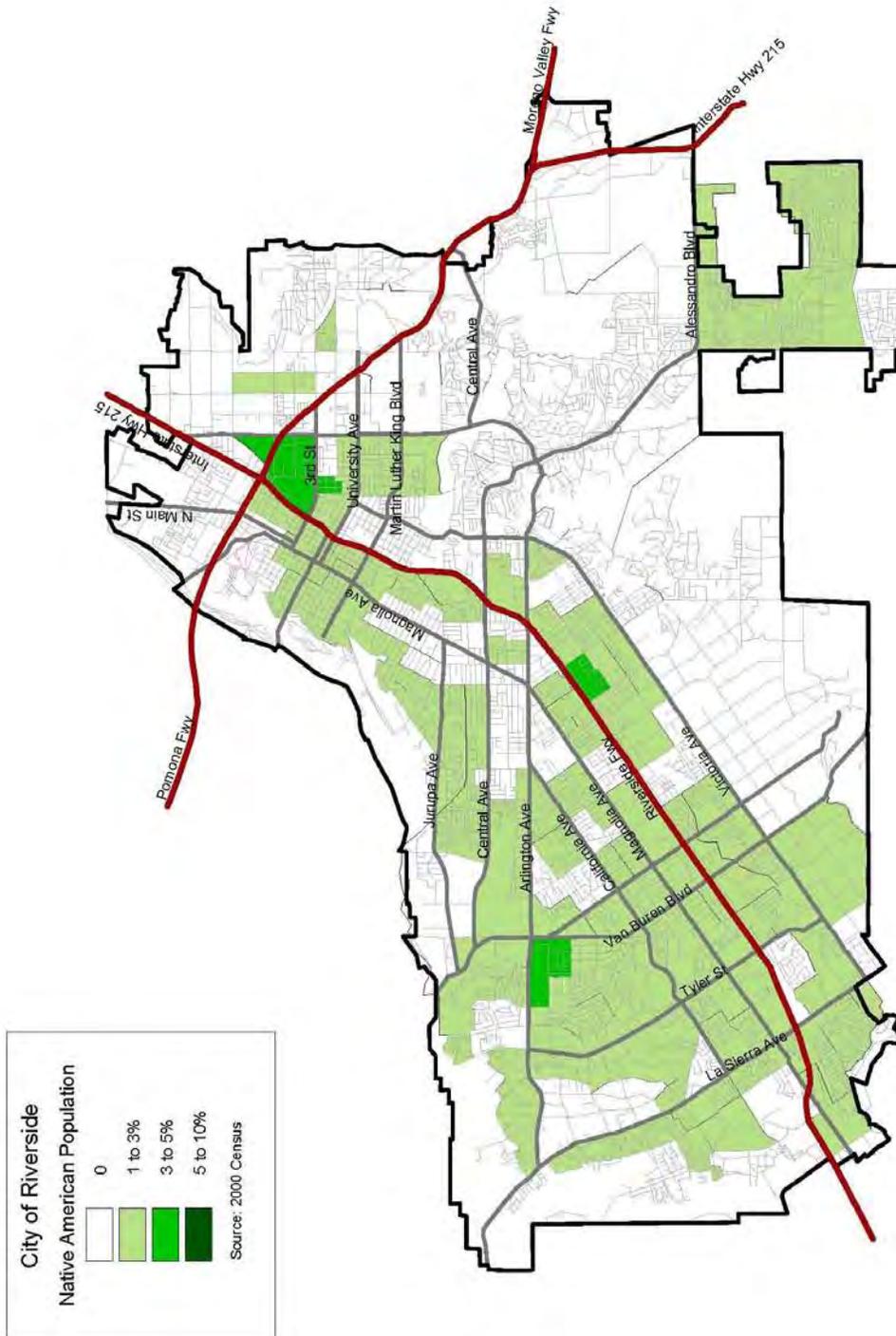
**MAP AP-1:
African-American Minority Concentration by Block Group**



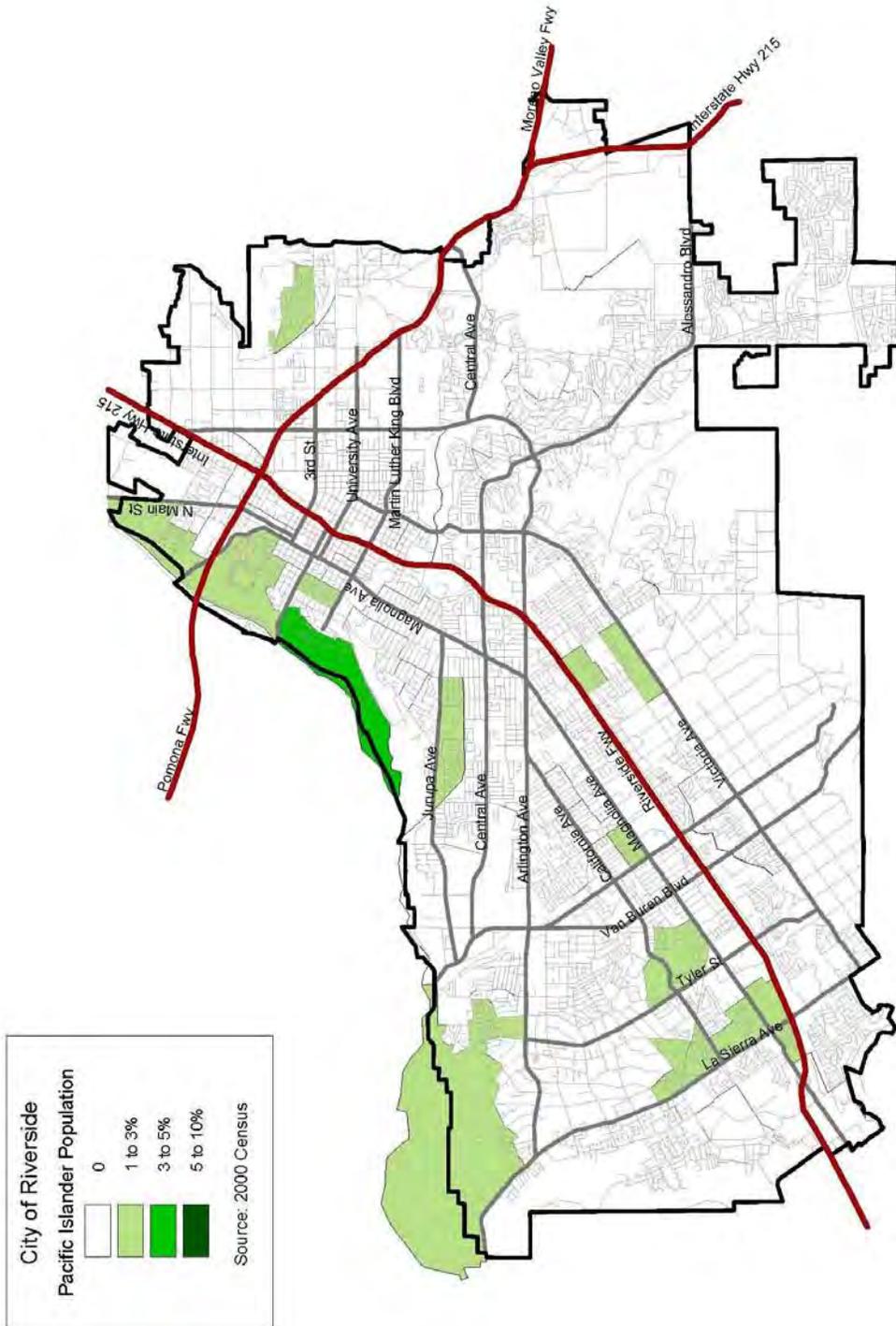
MAP AP-2: Asian Minority Concentration by Block Group



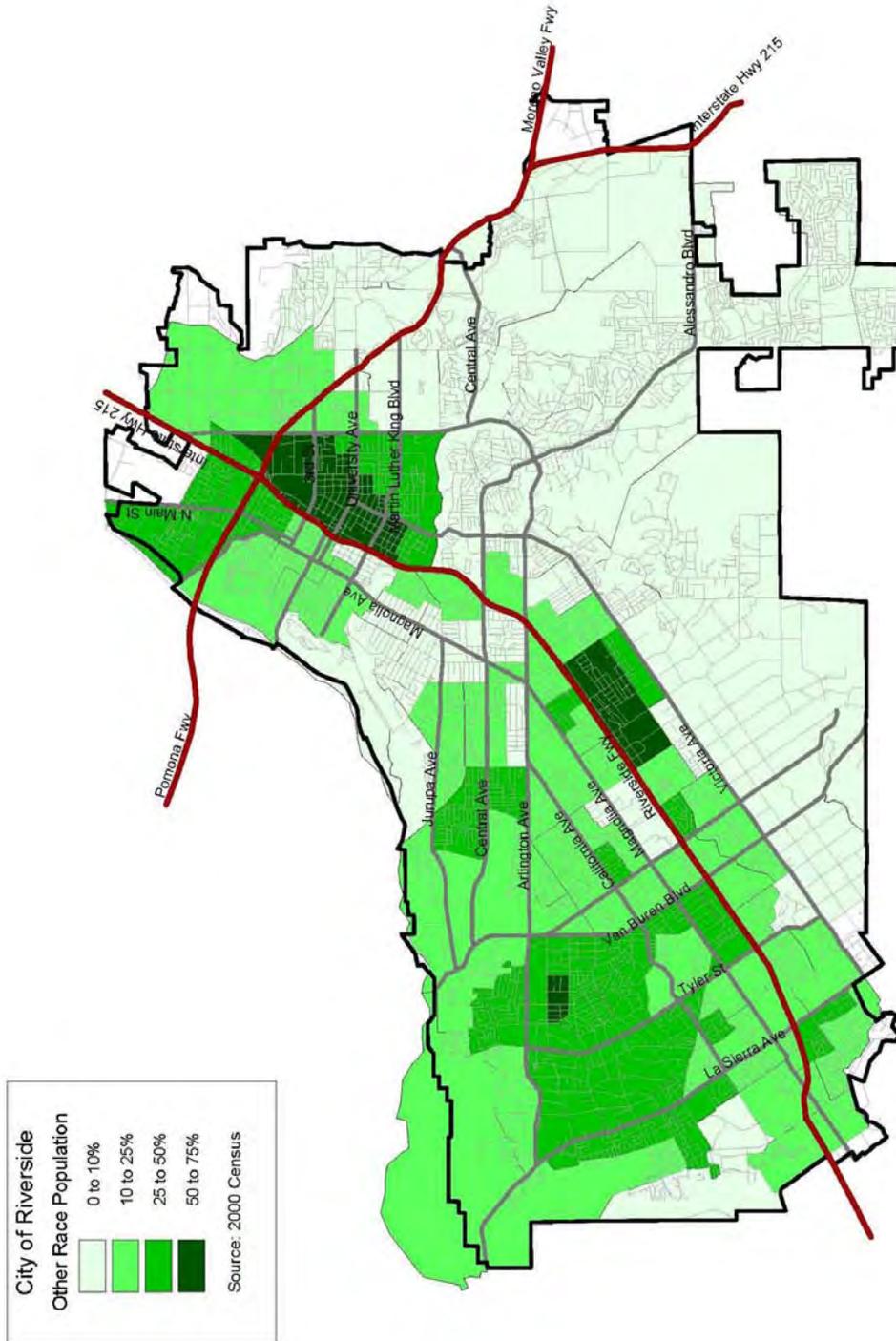
MAP AP-4: Native American Minority Concentration by Block Group



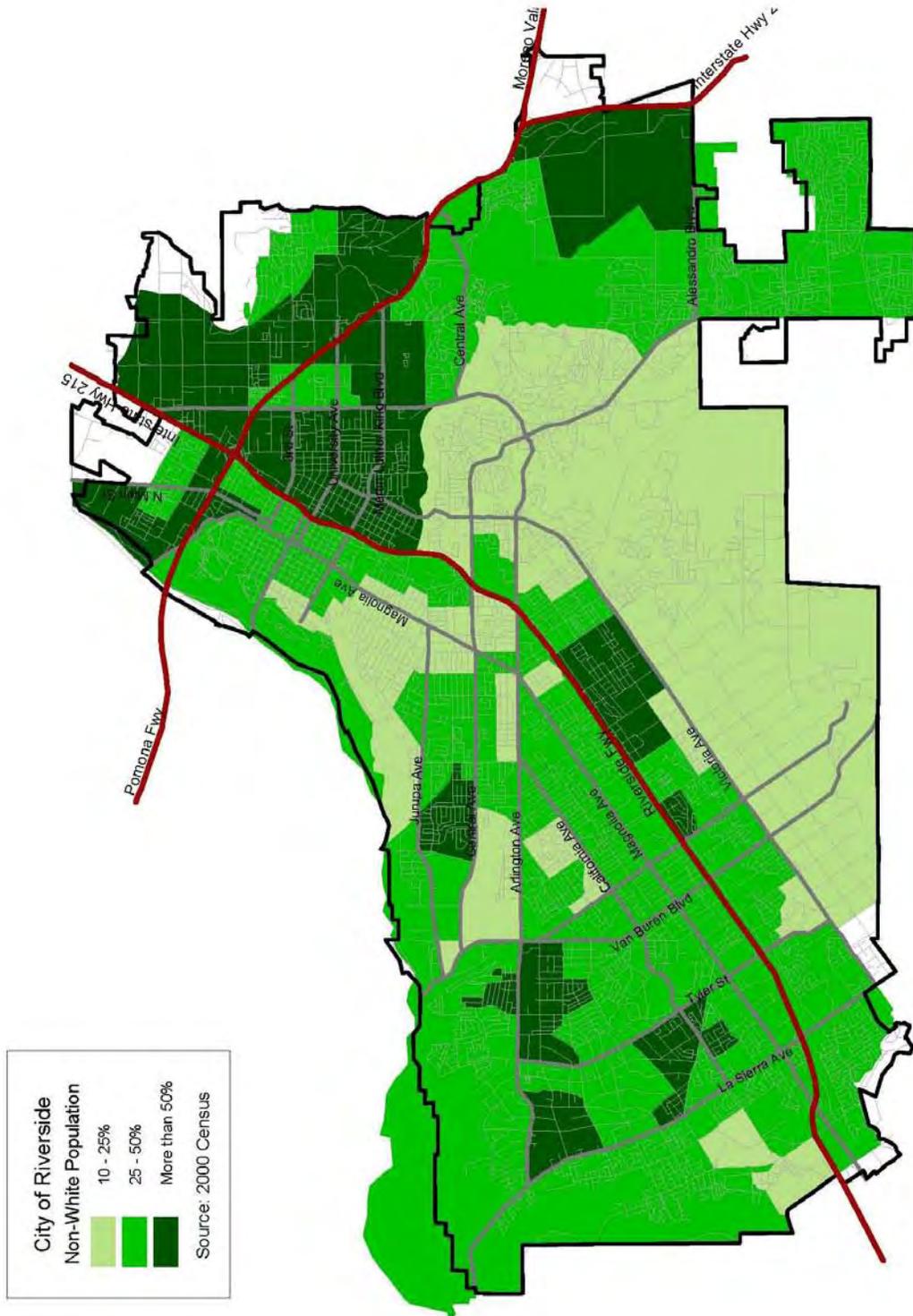
MAP AP-5: Pacific Islander Minority Concentration by Block Group



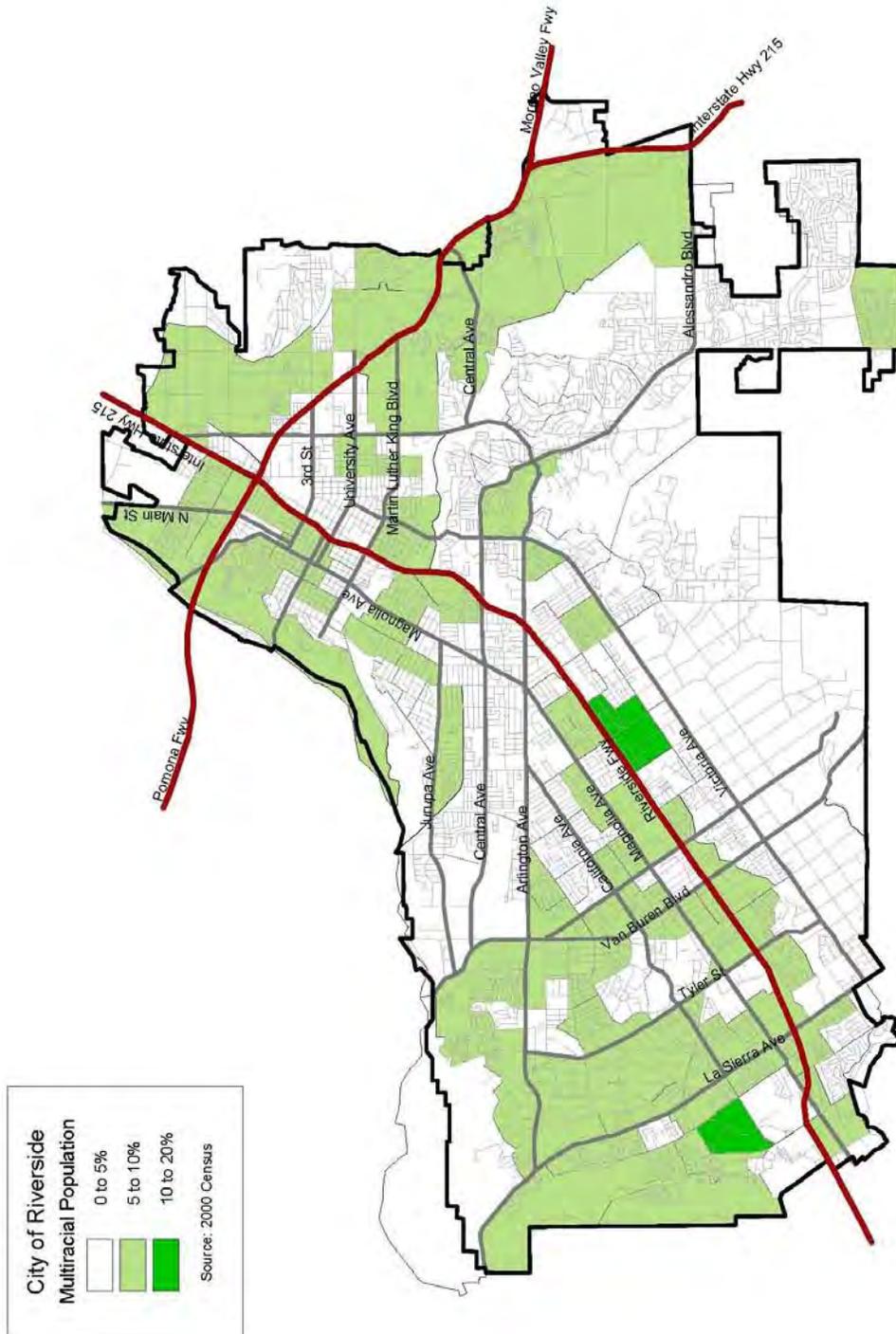
MAP AP-6: Other Minority Concentration by Block Group



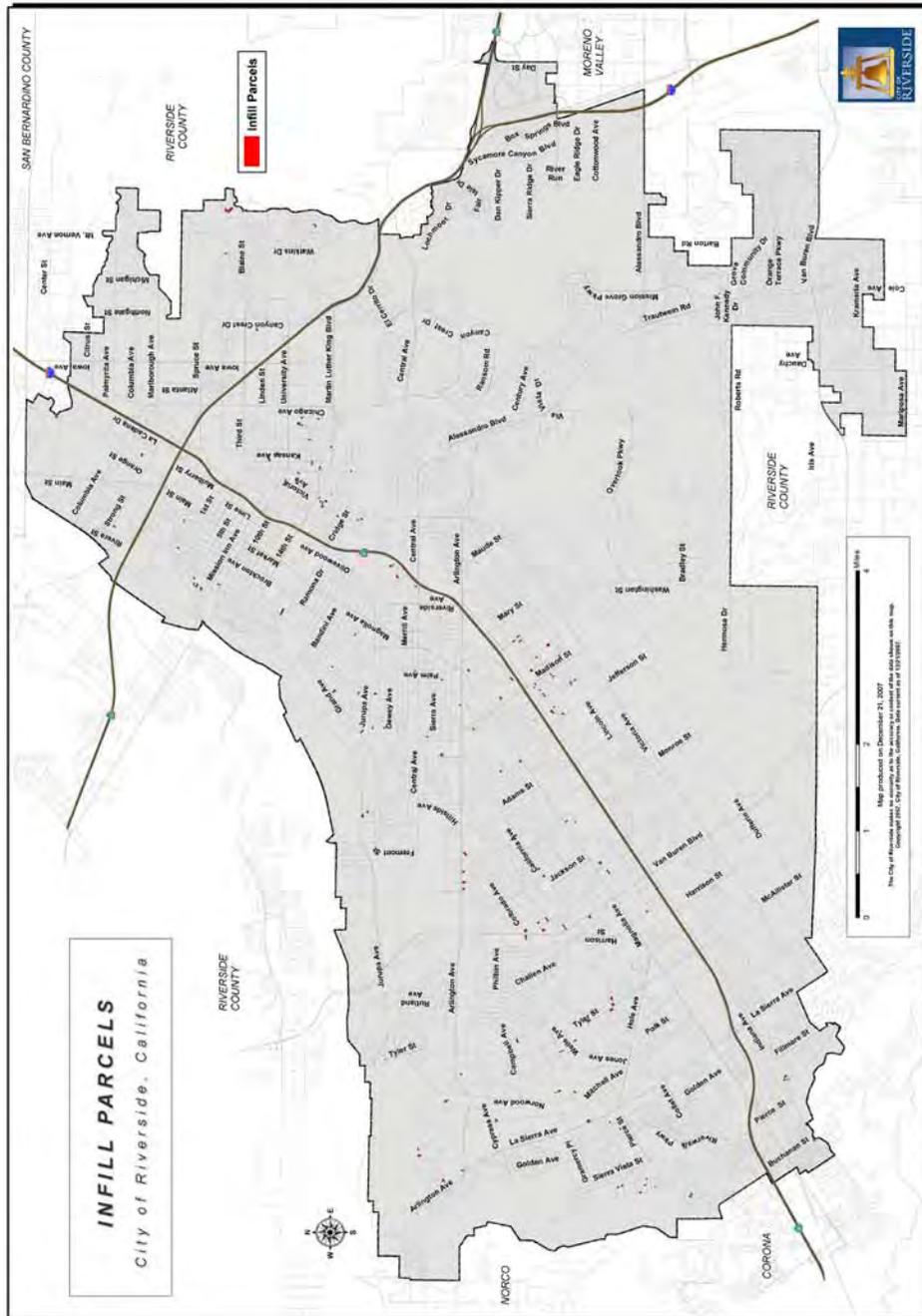
MAP AP-7: Non-White Minority Concentration by Block Group



MAP AP-8: Multi-Racial Minority Concentration by Block Group

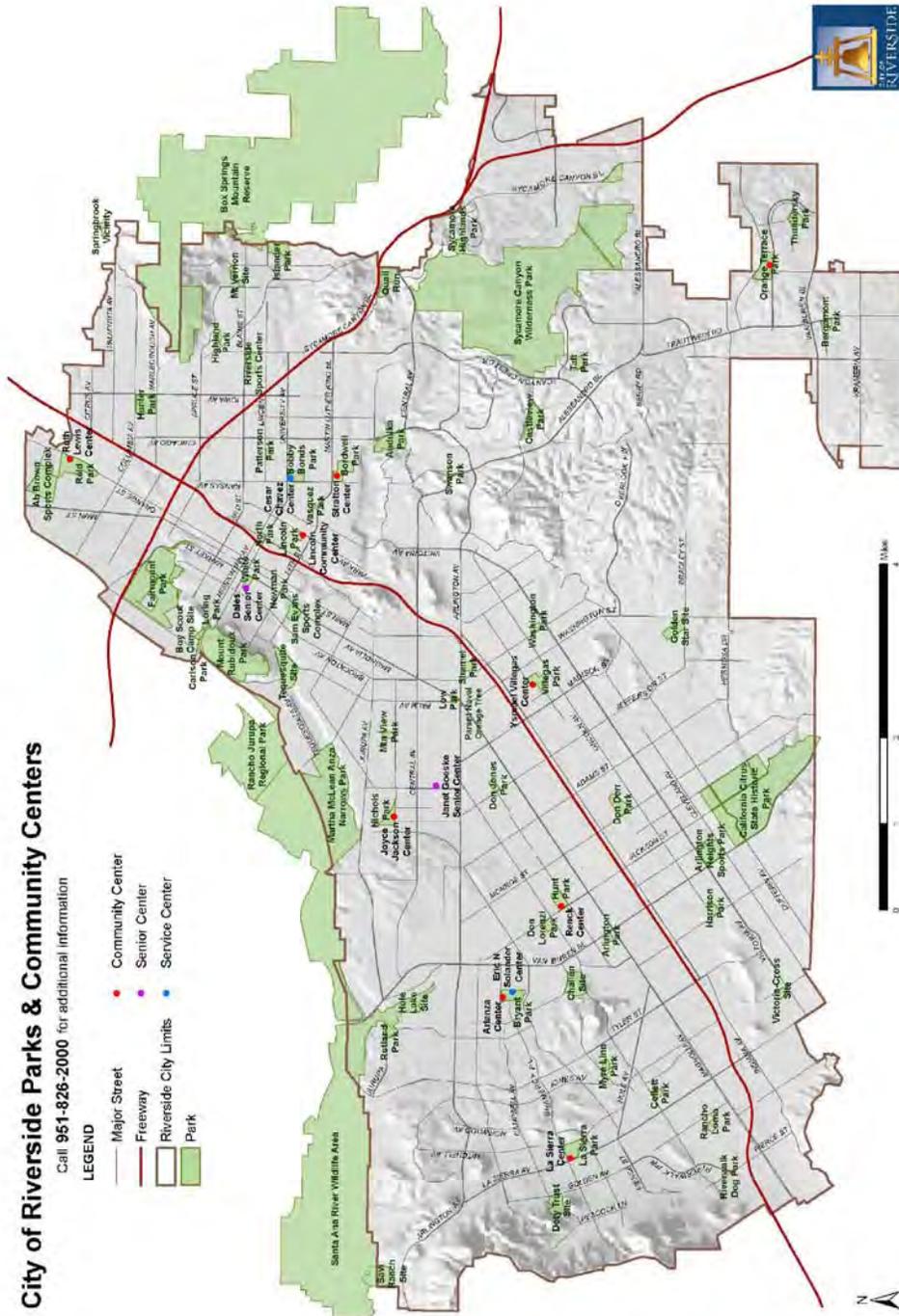


MAP AP-9: Infill Parcels for Available for Housing



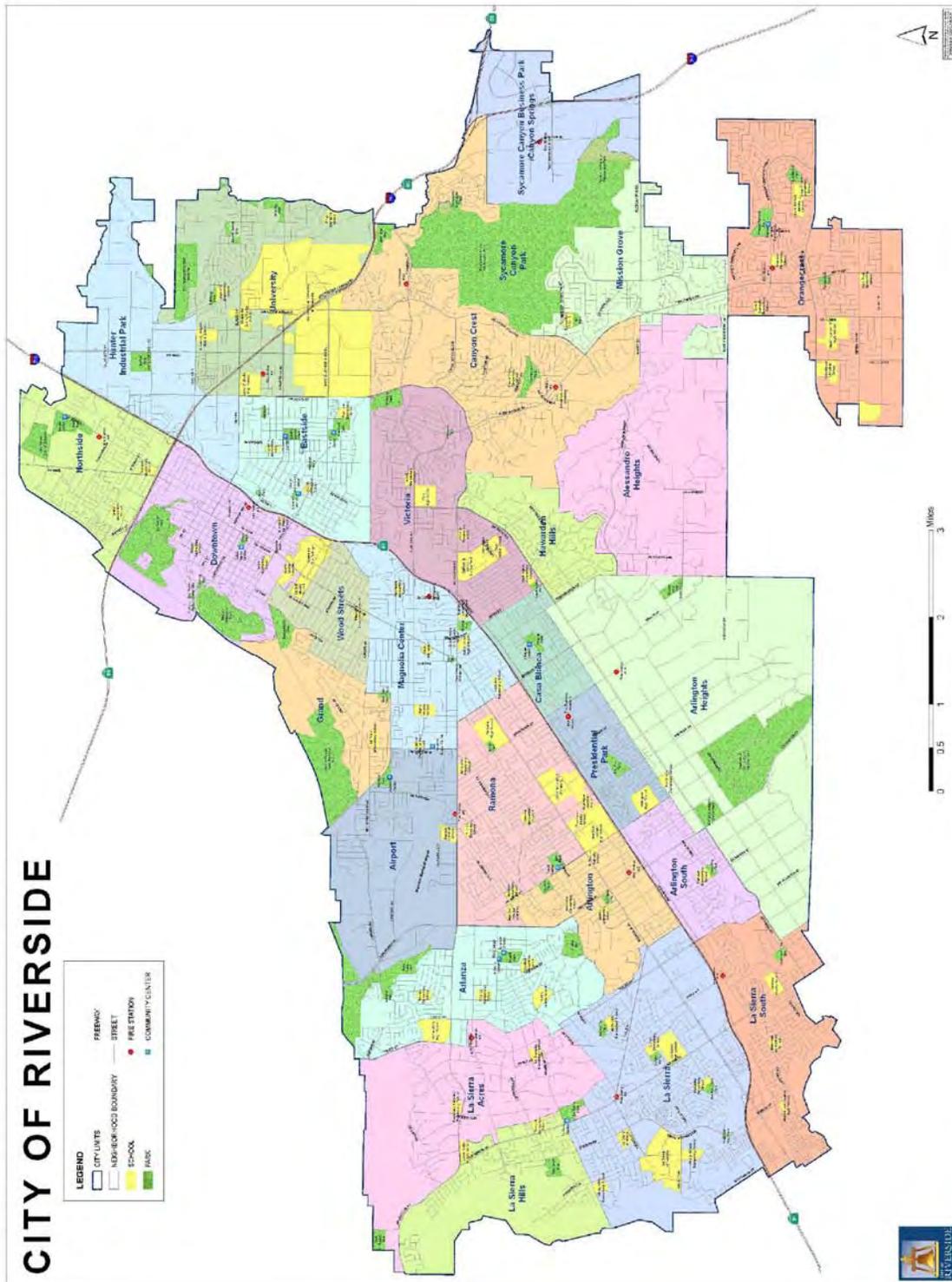
Source: City of Riverside

MAP AP-10: Existing Parks and Recreation Facilities



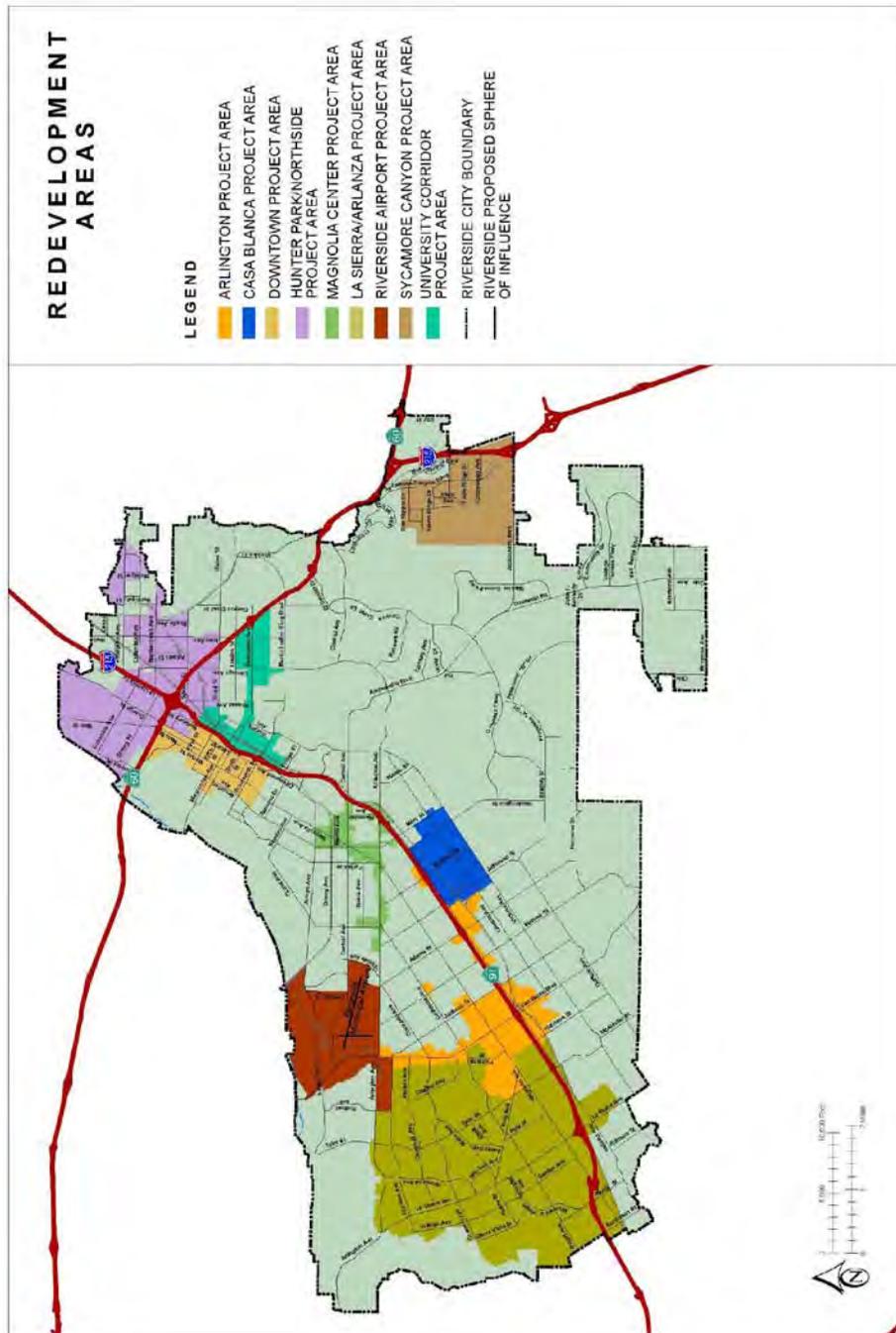
Source: City of Riverside

MAP AP-11: City Neighborhoods



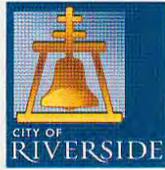
Source: City of Riverside

MAP AP-12: Redevelopment Project Areas



Source: City of Riverside

Priority Needs Survey:



RIVERSIDE

COMMUNITY AT HOME

Help Shape Future Housing and Community Development Projects

Make your opinion count on community projects in your neighborhood!

The City invites you to attend one of seven community meetings being held in each City Council Ward to receive information and provide input on future housing and community development needs in our City. Your participation will help to develop the 2010-2015 Five-Year HUD Consolidated Plan and the 2010-2011 Annual Action Plan, which define community needs and strategies for meeting those needs. Look inside for dates and locations.

Annually the City of Riverside receives entitlement funds from the U.S. Department of Housing and Urban Development (HUD). The funding is used to address housing and community development needs of low- and moderate-income residents and families. The types of projects funded include construction of neighborhood facilities, park improvements, street repairs, housing rehabilitation, job development and public service activities such as after-school programs, homeless services, and support for seniors and the disabled.

Please complete the enclosed survey to identify the priority needs of your neighborhood. You may return the survey at any of the Community Ward meetings (see inside for dates and locations), any City Park Community Center, or complete the survey on the City of Riverside's website under the Development Department site, Housing and Neighborhoods page at www.riversideca.gov/neighborhoods/livable.asp

Requests for accommodations for the disabled (assisted listening device, sign language interpreters and alternative print material) can be made through the Development Department at (951) 826-5879. A Spanish language interpreter will be present at each of the meetings.

¡Contribuye su opinión a proyectos comunitarios en su vecindario!

La ciudad le invita a participar en una de las siete juntas comunitarias tomando lugar en cada zona de cada concejal para recibir información y dar su opinión sobre futuros proyectos de vivienda con la subvención de desarrollo comunitario (CDBG). Discutiremos el desarrollo del plan consolidado de HUD del 2010-2015 y del plan anual de acción del 2010-2011, que definen las necesidades de la comunidad y las estrategias para conseguir soluciones. Las fechas y localizaciones de las juntas se encuentran en las siguientes páginas.

Anualmente, La Ciudad de Riverside recibe fondos CDBG del Departamento de Vivienda y Desarrollo Urbano (HUD) para el desarrollo de la comunidad. Estos fondos se utilizan para dirigir las necesidades de las viviendas y para el desarrollo de las comunidades en donde viven residentes y familias de sueldos bajos y moderados. Los proyectos soportados por CDBG incluyen la rehabilitación de viviendas, el mejoramiento de los parques, las reparaciones de calles, el desarrollo de empleos y servicios públicos, como programas juveniles después del día escolar, servicios y ayuda para los sin casa, y para el sostenimiento de gentes mayores e incapacitados.

Favor de rellenar la encuesta adjuntada para identificar las necesidades que toman prioridad en su vecindario. Puede entregar la encuesta en cualquier de las juntas comunitarias notadas dentro de esta publicación, en cualquier centro comunitario perteneciendo a los parques de Riverside, o puede rellenar la encuesta por el internet en el sitio de City of Riverside (www.riversideca.gov), Development Department, Housing and Neighborhoods.

Si necesita pedir aparatos de sonidos, intérpretes de lenguaje por señas, y/o publicaciones alternativas, llame al Development Department al (951) 826-5879. Un traductor de lengua española estará presente en cada junta.

City of Riverside Development Department

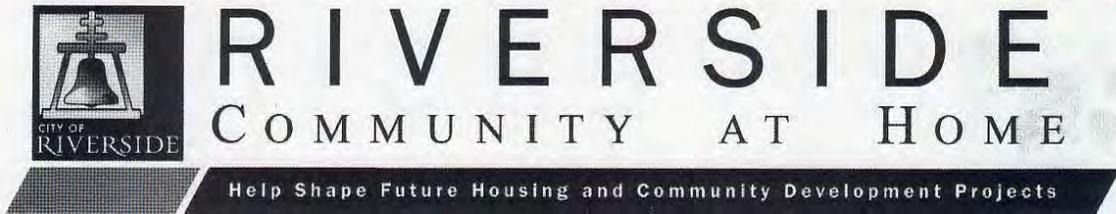
3900 Main Street, 5th Floor • Riverside, CA 92522

www.riversideca.gov/neighborhoods/

housing@riversideca.gov

951.826.5879

Priority Needs Survey:



Please provide your zip code _____

**Make Your Opinion Count!
How Important Are The Following Activities to You?**

The City of Riverside values your opinion; please take a few minutes to complete this survey with respect to your community. By rating the services provided in your community, the City can focus efforts where improvement is needed in each community.

Please follow the scale below from 1 to 4

1 = No Need, 2 = Low Need, 3 = Medium Need and 4 = High Need.

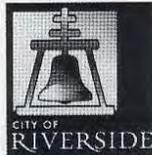
For each of the following subcategories, please rate every item from 1 to 4 by checking the appropriate box. For example, if you feel a number of items within a category are high need, you may mark each item as high need (4).

SUITABLE LIVING ENVIRONMENT													
Community Service									Community Facilities				
	1	2	3	4						1	2	3	4
Anti-Crime Programs									Childcare Services				
Childcare Services									Community Centers				
Educational Services									Healthcare Facilities				
Food & Nutrition Services									Libraries				
Health Services									Parks & Recreation Facilities				
Senior Activities									Senior Centers				
Youth Services									Youth Centers				
Infrastructure									Neighborhood Services				
	1	2	3	4						1	2	3	4
Drainage Improvements									Code Enforcement				
Sidewalk Improvements									Graffiti Removal				
Street Improvements									Neighborhood Capacity Building				
Street Lighting									Neighborhood Leadership Training				
Water/Sewer Improvements									Neighborhood Organizing				
									Neighborhood Clean Up				
									Trash and Debris Removal				
									Tree Planting				
Special Needs Services													
	1	2	3	4									
Accessibility Improvements													
Disabled Centers and Services													
Domestic Violence Services													
HIV/AIDS Centers & Services													
Homeless Shelters & Services													
Mental Health Services													
Neglected/Abused Children Centers and Services													
Substance Abuse Services													
DECENT HOUSING						CREATING ECONOMIC OPPORTUNITIES							
Housing		1	2	3	4	Businesses & Jobs		1	2	3	4		
Affordable for Sale Housing						Commercial/Industrial Improvements							
Affordable Rental Housing						Create Jobs for Low-income Persons							
Disabled Housing						Job Training Programs							
Fair Housing Counseling Services						Retain Companies that Provide Jobs							
Homeownership Assistance						Small Business Assistance							
Residential Home Repair						Store Front Improvements							
Senior Housing													

Other suggestions or comments: _____

Please Mail or FAX completed survey to: 3900 Main Street, 2nd Floor, Riverside, CA 92522 or Fax (951) 826-2233.
 Surveys may be dropped off at any Community Ward Meeting (refer to Community Newsletter for dates and locations).
 Surveys may be dropped off at any City of Riverside Community Center.
 (For location and hours of Community Centers, visit the City's website at www.riversideca.gov/park_rec/centers.asp.)
 For more information, call (951) 826-5879.
 Please return Surveys by November 30, 2009

Priority Needs Survey:



RIVERSIDE

COMMUNITY AT HOME

Help Shape Future Housing and Community Development Projects

Por favor indique su código postal _____

¡CONTRIBUYE SU OPINIÓN!

¿QUÉ TAN IMPORTANTES SON LAS SIGUIENTES ACTIVIDADES PARA UD.?

La Ciudad de Riverside valora su opinión; favor de tomar unos minutos para rellenar esta encuesta con respeto a su comunidad. De calificar los servicios proporcionados en su comunidad, la ciudad puede concentrar esfuerzos en donde mejoramiento sea necesario en cada comunidad.

Utilice los números del 1 a 4 (1 indica la necesidad menor y 4 indica la necesidad mayor) para indicar en las cajas apropiadas el nivel de necesidad para cada una de las siguientes categorías:

Ambiente de Vivir Adecuadamente

Servicios Comunitarios	1	2	3	4	Centros Comunitarios	1	2	3	4
Programas contra el crimen					Guarderías de niños				
Guarderías de niños					Centros comunitarios				
Servicios educativos					Sitios para asistencia sanitaria				
Servicios de alimentación					Bibliotecas				
Servicios de salud					Parques y sitios de recreo				
Actividades para personas mayores					Centros para personas mayores				
Servicios para jóvenes					Centros para jóvenes				
Infraestructura	1	2	3	4	Servicios Vecindarios	1	2	3	4
Mejoramiento de drenajes					Cumplimiento de códigos				
Mejoramiento de aceras					Limpieza de grafito				
Mejoramientos de calles/callejones					Entrenamiento de capacidad dirigente				
Alumbrado de calles					Organización de vecindarios				
Mejoramiento de agua/alcantarillados					Limpieza de vecindarios				
					Limpieza de basura y despojos				
					Instalación de arboles				

Servicios Para Necesidades Especiales

	1	2	3	4
Mejoramiento de accesibilidad				
Centros/servicios para incapacitados				
Servicios de la violencia doméstica				
Centros/servicios de la VIH/SIDA				
Centros/servicios para los desamparados				
Servicios de salud mental				
Centros/servicios para niños descuidados/abusados				
Servicios para abuso de drogas				

Vivienda Decente	1	2	3	4	Creando Oportunidades Económicas	1	2	3	4
Vivienda					Negocios y Trabajos				
Viviendas asequibles para venta					Entrenamiento para obtener trabajo				
Viviendas asequibles para alquilar					Mejoramiento de comercio e industria				
Viviendas para incapacitados					Creación de trabajos para personas de ingresos bajos				
Servicios de equidad de vivienda					Préstamos para negocios pequeños				
Ayuda para dueños primerizos					Mejoramiento de fachada				
Reparación de Hogar Residencial					Conservación de compañías que ofrecen puestos				
Vivienda para personas mayores					Viviendas para personas mayores de trabajo				

Otras sugerencias o comentarios: _____

Favor de enviar su encuesta completa por correo a: City of Riverside, Housing & Neighborhoods, 3900 Main Street, 2nd Floor, Riverside, CA 92522, o por FAX al 951-826-2233. También puede entregar su encuesta en cualquiera de las juntas comunitarias (refiere a la lista de juntas en el anuncio para notar las fechas y localidades) o en cualquier centro comunitario.

Favor de entregar encuestas para el lunes 30 de noviembre del 2009. ¡GRACIAS! Para más información, llame al 951-826-5879



Priority Needs Survey:



Development Department
Housing and Neighborhoods Division
3900 Main Street, 2nd Floor • Riverside, CA 92522

PRESORTED
STANDARD MAIL
US POSTAGE
PAID
Permit No. 3292
Riverside, CA

POSTAL CUSTOMER

Previously Funded Projects



Community Settlement Association
Rehabilitation



Community Art
Programs



Reid Park
Improvements

Mayor Ron Loveridge	Ward 2 Andy Melendrez	Ward 4 Paul Davis	Ward 6 Nancy Hart
Ward 1 Mike Gardner	Ward 3 Rusty Bailey	Ward 5 Chris Mac Arthur	Ward 7 Steve Adams

**Help Shape the Future
of Housing and Community Development
in the City of Riverside**

Priority Needs Survey Results:

Community Service						
Answer Options	No Need	Low Need	Medium Need	High Need	Rating Average	Response Count
Anti-Crime Programs	36	77	199	381	3.33	693
Childcare Services	153	174	151	185	2.56	663
Educational Services	79	109	205	279	3.02	672
Food & Nutrition Services	136	181	164	179	2.58	660
Health Services	94	114	194	262	2.94	664
Senior Activities	84	162	206	219	2.83	671
Youth Services	68	97	204	302	3.10	671

Infrastructure						
Answer Options	No Need	Low Need	Medium Need	High Need	Rating Average	Response Count
Drainage Improvements	118	193	166	175	2.61	652
Sidewalk Improvements	121	185	151	211	2.68	668
Street Improvements	75	112	158	326	3.10	671
Street Lighting	113	155	163	238	2.79	669
Water/Sewer Improvements	116	185	159	192	2.65	652

Community Facilities						
Answer Options	No Need	Low Need	Medium Need	High Need	Rating Average	Response Count
Childcare Services	151	165	153	175	2.55	644
Community Centers	102	171	192	192	2.72	657
Healthcare Facilities	108	134	182	227	2.81	651
Libraries	91	135	179	268	2.93	673
Parks & Recreation Facilities	76	122	178	292	3.03	668
Senior Centers	95	164	178	227	2.81	664
Youth Centers	88	110	192	275	2.98	665

Priority Needs Survey Results:

Neighborhood Services						
Answer Options	No Need	Low Need	Medium Need	High Need	Rating Average	Response Count
Code Enforcement	86	119	165	284	2.99	654
Graffiti Removal	52	113	163	347	3.19	675
Neighborhood Capacity Building	158	189	134	109	2.33	590
Neighborhood Leadership Training	162	174	166	129	2.42	631
Neighborhood Organizing	143	171	161	162	2.54	637
Neighborhood Clean Up	88	121	199	242	2.92	650
Trash and Debris Removal	67	133	170	292	3.04	662
Tree Planting	93	162	174	224	2.81	653

Special Needs Services						
Answer Options	No Need	Low Need	Medium Need	High Need	Rating Average	Response Count
Accessibility Improvements	154	183	162	134	2.44	633
Disabled Centers and Services	121	162	193	165	2.63	641
Domestic Violence Services	91	145	191	220	2.83	647
HIV/AIDS Centers & Services	149	188	147	147	2.46	631
Homeless Shelters & Services	112	114	154	277	2.91	657
Mental Health Services	107	140	168	223	2.79	638
Neglected/Abused Children Centers and Services	81	104	156	301	3.05	642
Substance Abuse Services	121	137	166	221	2.76	645

Priority Needs Survey Results:

Housing						
Answer Options	No Need	Low Need	Medium Need	High Need	Rating Average	Response Count
Affordable for Sale Housing	140	128	130	263	2.78	661
Affordable Rental Housing	154	107	147	253	2.75	661
Disabled Housing	128	153	178	186	2.65	645
Fair Housing Counseling Services	155	167	143	168	2.51	633
Homeownership Assistance	137	143	154	221	2.70	655
Residential Home Repair	119	133	164	241	2.80	657
Senior Housing	97	134	180	242	2.87	653

Acronyms:

AP	Action Plan
CAPER	Consolidated Annual Performance Evaluation Report
CBD	Central Business District
CBDO	Community Based Development Organization
CD	Community Development Department
CDBG	Community Development Block Grant
CDC	Community Development Corporation
CHDO	Community Housing Development Organization
CIP	Capital Improvement Projects
CPD	Community Planning and Development (part of HUD)
CUP	Conditional Use Permit
DAP	Disabled Access Program (CDBG program activity)
DHHS	Department of Health and Human Services
DOJ	Department of Justice
DU's	Dwelling Units
ESG	Emergency Shelter Grant
EZ/EC	Empowerment Zone/Enterprise Community
FHA	Federal Housing Administration (part of HUD)
FY	Fiscal Year
HOME	HOME Investment Partnership Program
HOPWA	Housing Opportunities for Persons with AIDS
HUD	U.S. Department of Housing and Urban Development
IDIS	Integrated Disbursement and Information System (HUD's Financial Mgt. System)
LUP	Land Use Permit
NIMBY	Not-In-My-Back-Yard
NOFA	Notice of Funds Available
NRSA	Neighborhood Revitalization Strategy Area
PLI	Public Lands and Institutions
PY	Program Year
RFP	Request for Proposals
RFQ	Request for Qualifications
RTS	Research and Technical Services Division (MOA)
TBRA	Tenant Based Rental Assistance (HOME program activity)
TIP	Transportation Improvement Plan
WD	Workforce Development

Glossary of Terms:

Accessibility All new construction of covered multifamily buildings must include certain features of accessible and adaptable design. Units covered are all those in buildings with four or more units and one or more elevators, and all ground floor units in buildings without elevators.

Action Plan The Action Plan includes the following: An application for federal funds under HUD's formula grant programs (CDBG, ESG, HOME, HOPWA); Identification of federal and other resources expected to be used to address the priority needs and specific objectives in the strategic plan; Activities to be undertaken including the following; Activities to address Homeless and other special needs (persons with mental, physical or developmental disabilities, battered and abused spouses, victims of domestic violence, etc.); Activities to address other actions (affordable housing, lead-based paint hazards, poverty reduction, public housing improvements, etc); and lastly; A description of the areas targeted given the rationale for the priorities for allocating investment geographically.

Affordable Housing That housing within the community which is decent and safe, either newly constructed or rehabilitated, that is occupied by and affordable to households whose income is very low, low, or moderate. Such housing may be ownership or rental, single-family or multifamily, short-term or permanent. Achieving affordable housing often requires financial assistance from various public and private sources and agencies.

Agency Any department, agency, City, authority, administration, board, or other independent establishment in the executive branch of the government, including any corporation wholly or partly owned by the United States that is an independent instrumentality of the United States, not including the municipal government of the District of Columbia.

Area Benefit - Benefits all residents in a particular area, where at least 51% are LMI. Area must be primarily residential. Area benefit activities include street/sidewalk improvements, water/sewer lines, neighborhood facilities, and façade improvements in neighborhood commercial districts.

Assisted Household or Person For the purpose of identification of priority needs and specific objectives, an assisted household or person is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds. (The program funds providing the benefit(s) may be from any funding year or combined funding years.) A renter is benefited if the household or person takes occupancy of affordable housing that is newly acquired (standard housing), newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefited if the home's rehabilitation is completed. A first-time homebuyer is benefited if a home is purchased during the year. Households or persons who will benefit from more than one program (e.g. a renter who receives rental assistance while occupying newly rehabilitated housing) must be counted only once. To be included, the household's housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see, e.g. 24 CFR 882.109).

Glossary of Terms:

Brownsfield Economic Development Initiative (BEDI) Grant Program BEDI is designed to help cities redevelop abandoned, idled, or underutilized industrial and commercial properties and facilities where expansion or redevelopment is complicated by real or perceived environmental contamination e.g., Brownfields. BEDI accomplishes this by providing funding to local governments to be used in conjunction with Section 108 loan guarantees to finance redevelopment of Brownfields sites. BEDI-funded projects must meet one of the CDBG program's national objectives.

CDBG National Objectives

- 70% of CDBG expenditures must be used for activities that benefit low and moderate-income persons.
- Elimination of slum and blight

Community Based Development Organization (CBDO) Generally nonprofit organizations that undertake specific CDBG funded activities. Cannot be a government entity. May be a subrecipient.

Certification A written assertion based on supporting evidence that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

Community Development Block Grant Program (CDBG) A Community Development Block Grant is a federal grant to states, counties or cities. It is used for housing and community development including housing construction and rehabilitation, economic development, and public services which benefit low- and moderate-income people. Grant funds can also be used to fund activities which eliminate slums and blight or meet urgent needs.

City The City is the lead agency for purposes of the Consolidated Plan, and administration of the City's federal entitlement funding, namely CDBG, HOME, HOPWA and ESG program funds.

Community and Housing Development Organization (CHDO) A federally defined type of nonprofit housing provider that must receive a minimum of 15 percent of all Federal HOME Investment Partnership funds. The primary difference between CHDO and other nonprofits is the level of low-income residents' participation on the Board of Directors.

Comprehensive Grant Program (CGP) HUD grant program via an annual formula to large public housing authorities to modernize public housing units.

Consolidated Annual Performance and Evaluation Performance Report (CAPER) The CAPER allows HUD, local officials, and the public to evaluate the grantees' overall performance, including whether activities and strategies undertaken during the preceding year actually made an impact on the goals and needs identified in the Consolidated Plan.

Glossary of Terms:

Consolidated Plan The Consolidated Plan services four separate, but integrated functions. The Consolidated Plan is: a planning document for the jurisdiction which builds on a participatory process with City residents; an application for federal funds under HUD's formula grant programs which are: CDBG, HOME, ESG, HOPWA; a five-year strategy to be followed in carrying out HUD programs; and lastly, an action plan describing individuals activities to be implemented.

Cost Burden The extent to which gross housing costs, including utility costs, exceeds 30 percent of gross income, based on data available from the U.S. Census Bureau.

Economic Development Initiative (EDI) Grant Program EDI is designed to enable local governments to enhance both the security of loans guaranteed through HUD's Section 108 Loan Guarantee Program and the feasibility of the economic development and revitalization projects that Section 108 guarantees finance. EDI accomplishes this by providing grants to local governments to be used in conjunction with Section 108 loan guarantees. A locality may use the grant to provide additional security for the loan (for example, as a loss reserve), thereby reducing the exposure of its CDBG funds (which by law must be pledged as security for the loan guarantees). A locality may also use the EDI grant to pay for costs associated with the project, thereby enhancing the feasibility of the 108-assisted portion of the project. EDI-funded projects must meet one of the CDBG program's national objectives.

Emergency Shelter Grant (ESG) Emergency Shelter Grant Program is a federally funded program designed to help, improve and maintain the quality of existing emergency shelters for the homeless. ESG helps emergency shelters meet the costs of operating emergency shelters and providing certain essential social services to homeless individuals so that these persons have access to a safe and sanitary shelter, and to the supportive services and other kinds of assistance they need to improve their situations. The program is also intended to prevent the increase of homelessness through the funding of preventive programs and activities.

Emergency Shelter Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Entitlement An underlying formula governing the allocation of Block Grant funds to eligible recipients. Entitlement grants are provided to larger urban cities (i.e. population greater than 50,000) and larger urban counties (greater than 200,000).

Federal National Mortgage Association (Fannie Mae) A federally chartered, stockholder owned corporation which supports the secondary market for both conventional mortgages and mortgages insured by the FHA and guaranteed by VA.

Financing Functions necessary to provide the financial resources to fund government operations and federal assistance including the functions of taxation, fee and revenue generation, public debt, deposit funds, and intra governmental collections.

Glossary of Terms:

First-time Homebuyer An individual or family who has not owned a home during the three year period preceding the assisted purchase of a home that must be occupied as the principal residence of the homebuyer. Any individual who is a displaced homemaker or a single parent may not be excluded from consideration as a first-time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

Fiscal Year Any yearly accounting period, regardless of its relationship to a calendar year.

FTE-Full Time Equivalent One FTE is 2,080 hours of paid employment. The number of FTEs is derived by summing the total number of hours (for which included categories of employees) are paid by the appropriate categories of employees and dividing by 2,080 hours (one work year). Appropriate categories include, but are not limited to, overtime hours, hours for full-time permanent employees, temporary employees, and intermittent employees who may not have been paid for an entire reporting period.

Grant A federal grant may be defined as a form of assistance authorized by statute in which a federal agency (grantor) transfers something of value to a party (the grantee) usually, but not always, outside the federal government, for a purpose, undertaking, or activity of the grantee which the government has chosen to assist, to be carried out without substantial involvement on the part of the federal government. The "thing of value" is usually money, but may, depending on the program legislation, also include property or services. The grantee, again depending on the program legislation, may be a state or local government, a nonprofit organization, or a private individual or business entity.

HOME The Home Investment Partnership Program, which is authorized by Title II of the National Affordable Housing Act. This federally funded program is designed to expand the housing, for very low- and low-income people. And, to make new construction, rehabilitation, substantial rehabilitation, and acquisition of such housing feasible, through partnerships among the federal government, states and units of general local government, private industry, and nonprofit organizations able to utilize effectively all available resources.

HOME Funds Funds made available under the HOME Program through allocations and reallocations, plus all repayments and interest or other return on the investment of these funds.

Homeless Family Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual An unaccompanied youth (18 years or younger) or an adult (18 years or older) without children who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or a State law), including the following:

- 1) An individual who lacks a fixed, regular, and adequate nighttime residence; and
- 2) An individual who has a primary nighttime residence that is:

Glossary of Terms:

- i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- ii) An institution that provides a temporary residence for individuals intended to be institutionalized; or
- iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Homeless Subpopulation Include but are not limited to the following categories of homeless persons: severely mentally ill only, alcohol/drug addicted only, severely mentally ill and alcohol/drug addicted, fleeing domestic violence, youth and persons with HIV/AIDS.

HOPWA Housing Opportunities for People With AIDS is a federal program designed to provide States and localities with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with acquired immunodeficiency syndrome (AIDS) or related diseases and their families. The program authorizes entitlement grants and competitively awarded grants for housing assistance and services.

Household Household means all the persons who occupy a housing unit. The occupants may be single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Housing and Urban Development (HUD) Created as part of President Lyndon B. Johnson's War on Poverty, the Department of Housing and Urban Development (HUD) was established as a Cabinet Department by the Department of Housing and Urban Development Act (42 U.S.C. 3532-3537), effective November 9, 1965. It consolidated a number of other older federal agencies. The Department of Housing and Urban Development is the Federal agency responsible for national policy and programs that: address America's housing needs; improve and develop the Nation's communities; and enforce fair housing laws. HUD's mission is helping create a decent home and suitable living environment for all Americans. It has given America's cities a strong national voice at the Cabinet level.

HUD Income Levels Income levels serve as eligibility criteria for households participating in federally funded programs.

Extremely Low Income Family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Low Income Low-income families whose income does not exceed 50 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Glossary of Terms:

Middle Income Family whose is between 80 percent and 95 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Moderate Income Family whose income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Jurisdiction A State or unit of general local government.

Large Family Family of five or more persons.

Lead-based paint hazards 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 as established by the appropriate Federal agency.

Letter of Credit Line of credit to a grant recipient established at a time of approval of application.

Liability Assets owed for items received, services received, assets acquired, construction performed (regardless of whether invoices have been received), an amount received but not yet earned, or other expenses incurred.

Limited Clientele Benefit Benefit a limited number of people as long as at least 51% are LMI. Benefit is generally presumed to be principally L/M (abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers). Limited Clientele must be documented with income verification or be of such nature and in such location that it can be concluded that the clients are LMI.

Micro-enterprise A business that has 5 or fewer employees, one or more of whom owns the enterprise.

Neighborhood Revitalization Strategy Area

- Scattered site housing activities that the aggregate meets the LMI of 51%.
- Direct Homeownership assistance must meet the LMI 100%.

Overcrowded For purposes of describing relative housing needs, a housing unit containing more than one person per room, as defined by U.S. Census Bureau, for which the Census Bureau makes data available.

Glossary of Terms:

Person with a Disability A person who is determined to:

- 1) Have a physical, mental or emotional impairment that:
 - i) Is expected to be of long-continued and indefinite duration;
 - ii) Substantially impedes his or her ability to live independently; and
 - iii) Is of such a nature that the ability could be improved by more suitable housing conditions; Or
- 2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007); or
- 3) Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

Private Non-profit Organization A secular or religious organization described in section 501 (c) of the Internal Revenue Code of 1988 which: (a) is exempt from taxation under subtitle A of the Code; (b) has an accounting system and a voluntary board; and (c) practices nondiscrimination in the provision of assistance.

Program An organized set of activities directed toward a common purpose or goal that an agency undertakes or proposes to carry out its responsibilities.

Program Income Program income is the gross income received by the recipient and its subrecipients* directly generated from the use of CDBG and HOME funds. For those program income generating activities that are only partially assisted with CDBG funds, such income is prorated to reflect percentage of CDBG funds that were used. Reference 24 CFR 570.500(a).

Examples: (Note: This list is NOT exclusive and therefore other types of funds may also constitute CDBG program income.)

- proceeds from the disposition by sale or long-term lease (15 years or more) of real property purchased or improved with CDBG funds.
- proceeds from the disposition of equipment bought with CDBG funds.
- gross income from the use or rental of real property that has been constructed or improved with CDBG funds and that is owned (in whole or in part) by the recipient or subrecipient. Costs incidental to the generation of the income are deducted from the gross income.
- payments of principal and interest on loans made using CDBG funds.
- proceeds from the sale of loans made with CDBG funds.
- proceeds from the sale of obligations secured by loans made with CDBG funds.
- any interest earned on funds held in a revolving fund account.
- any interest earned on program income pending its disposition.
- funds collected through special assessments that are made against properties owned and occupied by non-low and moderate- income households where the assessments have been made to recover some or all of the CDBG portion of a public improvement.
- Reference: 570.500(a)(1)
- Program income does not include the following examples.
- interest earned on grant advances from the U.S. Treasury. Any interest earned on grant advances is required to be returned to the U.S. Treasury.
- proceeds from fund-raising activities carried out by subrecipients that are receiving CDBG assistance to implement eligible activities.

Glossary of Terms:

- funds collected through special assessments that have been made to recover the non CDBG portion of a public improvement.
- proceeds from the disposition by the grantee of real property that has been acquired or improved with CDBG funds when the disposition occurs after grant closeout for entitlement grantees.
- proceeds from the disposition of real property that has been acquired or improved with CDBG funds where the disposition occurs within a five year period (or more if so determined by the grantee) after the expiration of the agreement between the grantee and subrecipient for that specific agreement where the CDBG funds were provided for the acquisition or improvement of the subject property.

Note: This list is not all-inclusive.

** **Subrecipient** means a public or private nonprofit agency, authority, or organization or an authorized for-profit entity receiving CDBG funds from the recipient or another subrecipient to undertake activities eligible for such assistance. The term excludes an entity receiving CDBG funds from the recipient unless the grantee explicitly designates it as a subrecipient. The term includes a public agency designated by a unit of general local government to receive a loan guarantee, but does not include contractors providing supplies, equipment, construction, or services subject to the procurement requirements as applicable.*

Project A planned undertaking of something to be accomplished, produced, or constructed, having a finite beginning and finite end. Examples are a construction project or a research and development project.

Rehabilitation Labor, materials, tools, and other costs of improving buildings, including repair directed toward an accumulation of deferred maintenance; replacement of principal fixtures and components of existing buildings; installation of security devices; and improvement through alterations or incidental additions to, or enhancement of, existing buildings, including improvements to increase the efficient use of energy in buildings, and structural changes necessary to make the structure accessible for persons with physical handicaps.

Rehabilitation also includes the conversion of a building to an emergency shelter for the homeless, where the cost of conversion and any rehabilitation costs do not exceed 75 percent of the value of the building before conversion. Rehabilitation must meet local government safety and sanitation standards. For projects of 15 or more units where rehabilitation costs are 75 percent or more of the replacement cost of the building, that project must meet the accessibility requirement of Section 504 of the Rehabilitation Act of 1973; or where rehabilitation costs are less than 75 percent of the replacement cost of the building, that project must meet the requirements of 24 CFR 8.23b.

Rental Assistance Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance. Otherwise known as the Section 8 Rental Assistance Payments Program and variations thereof.

Glossary of Terms:

Renovation Rehabilitation that involves costs of 75 percent or less of the value of the building before rehabilitation.

Request for Proposals (RFP) A RFP is the instrument used to solicit proposals/offers for proposed contracts using the negotiated procurement method.

Section 108 Loan Guarantee Program The Section 108 Loan Guarantee Program involves a federal guarantee on local debt allowed under Section 108 of the Housing and Community Development Act of 1974, as amended. This section of the Act allows public entities, such as the County of Los Angeles, to issue promissory notes through HUD to raise money for eligible large-scale community and economic development activities. HUD guarantees these notes, which are sold on the private market in return for a grantee's pledge of its future CDBG funds and other security for the purpose of debt repayment. Section 108 activities must satisfy CDBG eligibility and national objective criteria as well as Section 108 regulations and guidelines.

Senior A person who is at least 55 years of age. For senior housing activities, a senior is a person who is at least 62 years of age. (Seniors and "elderly" are terms that are often interchangeable.)

Severely Disabled Persons are considered severely disabled if they:

- Use a wheelchair or another special aid for 6 months or longer
- Are unable to perform one or more functional activities (seeing, hearing, having one's speech understood, lifting and carrying, walking up a flight of stairs and walking), needed assistance with activities of daily living (getting around inside the home, getting in or out of bed or a chair, bathing, dressing, eating and toileting) or instrumental activities or daily living (going outside the home, keeping track of money or bills, preparing meals, doing light housework, and using the telephone)
- Are prevented from working at a job or doing housework
- Have a selected condition including: autism, cerebral palsy, Alzheimer's disease, senility or dementia or mental retardation
- Are under 65 years of age and are covered by Medicare or receive Supplemental Security Income (SSI)

Shelter Plus Care A federally funded McKinney Act Program designed to provide affordable housing opportunities to individuals with mental and/or physical disabilities.

SRO (Single Room Occupancy) A unit for occupancy by one person, which need not but may contain food preparation or sanitary facilities, or both.

State Any State of the United States and the Commonwealth of Puerto Rico.

Subsidy Generally, a payment or benefit made where the benefit exceeds the cost to the beneficiary.

Subrecipient An entity that assists the Municipality to implement and administer its programs. A subrecipient is generally a nonprofit organization.

Glossary of Terms:

Substantial Rehabilitation Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Supportive Housing Program (SHP) The Supportive Housing Program promotes the development of supportive housing and supportive services, including innovative approaches that assist homeless persons in the transition from homelessness and enable them to live as independently as possible. SHP funds may be used to provide transitional housing, permanent housing for persons with disabilities, innovative supportive housing, supportive services, or safe havens for the homeless.

Public Notices:

Action Plan: