

# CITY OF PERRIS



## FY 2017-2018 Annual Action Plan **DRAFT**

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PRESENTED TO:

United States Department of  
Housing and Urban Development (HUD)

BY:

City of Perris  
Housing Authority

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**\*\* Appendices will be included in Final Action Plan.**

## I. THE PROCESS

### A. (AP 05) - EXECUTIVE SUMMARY

#### Introduction

The City of Perris's One Year Action Plan for Fiscal Year (FY) 2017-2018 includes the activities the City will undertake to address its priority needs and local objectives as outlined in its approved 2014-2019 Consolidated Plan. These activities will be addressed using funds received for the FY 2017-2018 program year under the Community Development Block Grant (CDBG). This Action Plan is a yearly funding plan.

The primary purpose of CDBG funds is to benefit persons who earn less than 80% of the area median income (AMI) or reside in an eligible area. Eligible low to moderate income areas were determined by the 2010 Census. Eligible activities include, but are not limited to, public service activities, infrastructure improvements, park improvements, code enforcement and housing improvement programs.

Activities detailed in the Plan meet one of the following objectives:

- Benefit low to moderate-income persons;
- Aid in the prevention or elimination of slums or blight;
- Meet community development needs having a particular urgency;
- Create or preserve affordable housing; and
- Provide services to the homeless and aid in the prevention of homelessness.

Additionally, activities meet the following goals and objectives for Community Planning and Development (CPD) Programs of the U.S. Department of Housing and Urban Development (HUD):

1. To ensure **decent housing**;
2. To create and maintain **a suitable living environment**; and
3. To expand **economic opportunities**.

#### Summary of Objectives and Outcomes Identified in Consolidated Plan

##### GOAL 1: DECENT HOUSING

#### Housing Strategies

**Objective 1:** Provide Assistance to Enable Homeownership

- Homeownership Assistance Program
- Foreclosure Acquisition Program

**Outcome:** Affordability of decent housing to low-income persons

**Objective 2: Rehabilitate and Preserve Homeownership**

- Owner-Occupied Rehabilitation Program
- Senior Home Repair Program

Outcome: Sustainability of decent housing to low-income persons

**Objective 3: Expand Affordable Housing**

- Affordable Housing Development

Outcome: Affordability of decent housing to low-income persons

**Lead-Based Paint Hazards Strategy**

**Objective 4: Reduce Exposure to Lead-Based Paint Hazards**

- Lead Education and Prevention Program

Outcome: Availability/Accessibility of decent housing for low-income persons

**Fair Housing Strategy**

**Objective 5: Affirmatively Further Fair Housing**

- Fair Housing

Outcome: Availability/accessibility of decent housing for low-income persons

**GOAL 2: SUITABLE LIVING ENVIRONMENT**

**Homeless Strategy**

**Objective 1: Improve access to homeless services through street outreach**

- Homeless Outreach Program

Outcome: Availability/accessibility of services for a suitable living environment for low-income persons

**Public Service Strategies**

**Objective 2: Provide Community and Support Services for the Elderly and Youth Special Needs Populations and Beautifications Programs, Projects and Services through CDBG funded public service programs**

Outcome: Availability/accessibility of services for a suitable living environment for low-income persons

### **Community Development Strategy**

#### **Objective 3: Public Infrastructure Improvements in Eligible Areas**

Outcome: Availability/accessibility of improved public infrastructure/facilities for a suitable living environment for low-income persons

#### **Objective 4: Public Facilities Improvements in Eligible Areas**

Outcome: Availability/accessibility of improved public infrastructure/facilities for a suitable living environment for low-income persons

### **GOAL 3: ECONOMIC OPPORTUNITIES**

#### **Economic Development Strategy**

#### **Objective 1: Create Economic Development Opportunities**

Outcome: Availability/Accessibility of economic opportunities for low-income persons

### **Evaluation of Past Performance**

The City of Perris is in the third year of its current Consolidated Plan period (2014-2019) and has met or exceeded most of the goals set forth to ensure decent housing, a suitable living environment and economic opportunities.

Annually, public meetings were held, along with other outreach activities all in an effort to assist the City in choosing goals or projects that would best meet community needs. Projects funded included public service activities that focused on the youth and seniors, both of which were identified, as high priority needs.

The City continues to carry out its programs as identified in its approved Consolidated Plan (2014-2019). To date, the City has allocated all funding sources to complete programming outlined in annual Action Plans. The City has provided all requested certifications as required by HUD, and have been fair and impartial to entities applying for federal funds to assist in program implementation. The City has not hindered Consolidated Plan implementation through either willful action or through inaction.

## **Summary of Citizen Participation Process and Consultation Process**

In accordance with Federal regulations at 24 CFR 91.105 and 91.200, the City implemented a citizen participation process during the development of the Action Plan and Citizen Participation Plan. In an effort to broaden public participation, the City encouraged residents and community based organizations to provide input on community needs.

The following is a summary of the Citizen Participation Plan Process for development of the Action Plan:

Plan Development -Citizens were invited to provide input into development of the Action Plan, through one or more of the following mechanisms: community meetings/stakeholder focus groups, public comment period and public hearing process. The development process also included consultation with government agencies and service providers in an effort to identify housing and community development needs.

Community-Based Service Providers provided input through a Request for Proposals (RFP) process with high priority funding requests. In addition, citizens were afforded an additional opportunity to provide input on the development of the Plan through a Community Needs Survey. The survey was made available on the City's website and at the following locations: the Veteran's Day Parade, Christmas Tree Lighting Ceremony, and Perris Christmas Parade. A total of 348 survey responses were received.

Public Hearings and/or Meetings -Public hearings provide a major source of citizen input on proposed programs and activities. The City conducted a public hearing and held a public Council meeting in order to address housing and community development needs. Both were held before the proposed Annual Plan was adopted.

Public Notification -All notices regarding such hearings, including the date, time and location, were published in a local newspaper of general circulation at least ten (10) days prior to the date of public hearing.

Access to Meetings-All public hearings were conducted at the following location: City of Perris, City Hall Council Chambers, 101 N. D Street, Perris, CA 92570. Spanish translation is available at all public hearings if requested 72 hours in advance of meeting. This location is in compliance with the Americans with Disabilities Act (ADA).

Evaluation/Review and Comment- Citizens were given the opportunity to review and comment on the Action Plan from February 25, 2017 through April 25, 2017. The City published a public notice in the local newspaper informing interested persons about the Action Plan review/comment period (see appendices for a copy of the public notice).

Access to Information/Availability to the Public - As required by Federal regulations the Action Plan was made available at the following locations:

1. City Hall Clerk's Office; and
2. City of Perris, Housing Authority

Written Comments - Public comments were solicited for the Draft Action Plan through public notices for the public hearings. All comments were considered and submitted as part of the final Action Plan.

### **Summary of the Citizen Participation Process**

The City of Perris adheres to a citizen participation process when conducting program planning and reporting for the CDBG program as part of the Consolidated Plan, Action Plan, Citizen Participation Plan, and Consolidated Annual Performance and Evaluation Report (CAPER).

### Substantial Amendments

Substantial amendments to the Consolidated Plan/Action Plan are defined as:

- Cancellation of an activity previously described in the Plans
- Undertaking an activity not previously described in the Plans
- Substantially changing the purpose, scope, location, or beneficiaries of an activity

A substantial change in funding is herein defined as any amendment that exceeds 50% of the activity budget.

In the event that an amendment to the Plan qualifies as a substantial change, citizens will be given an opportunity to participate in the planning process. This opportunity will be afforded to the citizens in the following manner:

- a. Publication of Information for 30-day Comment Period
- b. Adoption of change through public hearing process

### Technical Assistance

The City conducted technical assistance workshops during the development of the Action Plan to assist agencies or City departments choosing to assist low-income persons develop proposals for the CDBG Program. The technical assistance included:

- Providing information on Federal programs, including the amount of Federal funds available
- A review of proposal guidelines and requirements for submission of proposals
- Answering questions regarding the Consolidated Plan Development process and/or the proposal process

Complaints/Grievance Procedure

Citizens are encouraged to submit concerns or complaints in writing. All complaints should be submitted to:

City of Perris  
City Hall Council Chambers  
101 N. D Street  
Perris, CA 92570

During the actual development of the Action Plan submission, written concerns or complaints regarding the Plan shall initiate a written response indicating assessment of the complaint and/or proposals and actions taken to address the complaints and/or proposals before final submission of the Plan to HUD. The City shall ensure that reasonable attempts are made to respond to questions or complaints in a timely manner, usually within fifteen (15) working days after receipt of the inquiry.

**Summary of Public Comments**

**October 27-2016 Community Outreach Meeting**

No public comments received.

**February 16, 2017 Community Outreach Meeting**

The following comment was received at the meeting:

**Steve:** Familiar with CDBG programs; less thrilled about improvements to assist businesses; recommends clean-up along Ramona Expressway and Perris Blvd.; on Ramona the businesses need Façade improvements; I hate the chain link fences; interested in beautification projects that help the community; really like the senior nutrition program and the youth employment program.

**March 28, 2017 Public Hearing**

TBA

**April 25, 2017 Public Hearing**

TBA

**Comments Received During 30-Day Comment Period**

TBA

**Summary of Comments/Views Not Accepted/Reasons for Non-Acceptance**

There were no formal written comments or view communicated that were not accepted.

## **Summary**

In conclusion, the Citizen Participation component of the Consolidated Plan requires major outreach to citizens and other stakeholders. The City of Perris makes every effort to reach the greatest number of persons possible to solicit input on community development and housing needs. All public comments received were incorporated in the Action Plan.

## **B. (PR 05) - LEAD & RESPONSIBLE AGENCIES**

A completed Action Plan describes the lead agency responsible for overseeing the development and implementation of the plan. It also includes a summary of the citizen participation process, public comments, and efforts made to broaden public participation in preparing the plan.

The City of Perris's Housing Authority is the lead agency in the development and implementation of the Action Plan. The Perris Housing Authority does not administer a Housing Voucher Choice Program and currently its only function is to administer grant programs.

## **C. (AP 10) - CONSULTATION**

### **Introduction**

Development of the City of Perris's 2017-2018 Action Plan is a result of consultation with a wide spectrum of public and private agencies. Staff consulted with several agencies to determine community needs and gaps in resources. A public notice was published informing Citizens, Community-Based Organizations, City Departments and the business community of the Action Plan Development process and requirements for submitting project proposals and requesting comments on community needs. A Community Needs Assessment Survey was also distributed to residents to receive community input.

The City also held public hearings for input on community development and housing needs by residents and stakeholders.

### **Actions to enhance coordination between public and private agencies**

In Fiscal Year 17-18 the City will undertake the following activities to enhance coordination between public and private agencies:

- Continue to be a member of the County of Riverside Continuum of Care;

- Continue to promote fair housing;
- Coordinate with the Public Works Department in the provision of infrastructure delivery; and
- Coordinate with the Community Services Department and external agencies in the provision of public services.

**Consultation with the Continuum of Care and Efforts to Address Homelessness**

The City of Perris is within the County of Riverside Continuum of Care. The County of Riverside Continuum of Care (COC) is the lead agency. The City attends Board of Governance and Housing meetings that are conducted by the COC. The meetings are specifically designed to link communities and coordinate the efforts addressing the needs of homeless persons and those at-risk of homelessness.

The COC also conducts regular meetings of the entitlement cities within the Continuum of Care to discuss the use of Emergency Solutions Grant funds. The City attends these meetings and participates by bringing documents and information regarding the needs within the City of Perris for the Consolidated Planning Process.

The City participated in the 2013, 2015 and 2017 Homeless Point in Time Counts to conduct complete counts of every census tract within the City boundaries for Homeless Counts. Path of Life Ministries hosted a deployment center and center coordinators for 2017 count. Data from the count was provided to the County of Riverside Continuum of Care and final results are pending.

**Consultation with the Continuum(s) of Care to Determine ESG Allocations**

The City of Perris does not receive ESG funds. However, each year the City conducts a Request for Proposals workshop for CDBG funding. CDBG funding was allocated to Path of Life Ministries for Homeless Outreach during FY 2015-2016. Homeless Outreach services were funded during FY 2016-2017 through Perris Housing Authority Housing funds. The funding source will remain the same for FY 2017-2018. The City specifically addresses the requirements for participating in HMIS for ESG grant awardees.

**Agencies, Groups, Organizations Participating in Process**

The following matrix provides a snapshot of agencies that participated during the consultation process:

24 CFR	Agency Type	Agency Consulted
91.100(a)(1)	Housing Services	<ul style="list-style-type: none"> <li>• Neighborhood Housing Services of the Inland Empire</li> <li>• Perris Housing Authority</li> </ul>
	Fair Housing Services	<ul style="list-style-type: none"> <li>• Riverside Fair Housing Council</li> </ul>
	Homeless Services	<ul style="list-style-type: none"> <li>• Path of Life Ministries</li> </ul>
	Social/Health Services	<ul style="list-style-type: none"> <li>• Perris Valley Youth Association Sport</li> <li>• Boys and Girls Club of Perris</li> </ul>

		<ul style="list-style-type: none"> <li>• 211 Community Connect</li> <li>• Enhance the Gift Ministries</li> <li>• Family Service Association</li> <li>• Life Lifters International</li> <li>• Music Changes Lives</li> <li>• The Grove Community Church</li> <li>• Lutheran Social Services</li> <li>• Eagles Wings Church</li> </ul>
91.100(a)(2)	Chronically Homeless	<ul style="list-style-type: none"> <li>• County of Riverside Continuum of Care</li> </ul>
91.100(a)(3)	Lead-Based Paint	<ul style="list-style-type: none"> <li>• Riverside County Department of Public Health</li> </ul>
91.100(a)(4)	Government	<ul style="list-style-type: none"> <li>• City of Perris Administration Office</li> <li>• City of Perris Public Works Administration</li> <li>• City of Perris Community Services</li> <li>• City of Perris Engineer's Office</li> </ul>
91.100(a)(5)	Planning Agencies	<ul style="list-style-type: none"> <li>• City of Perris Planning Department</li> <li>• Tri-Lake Consultants</li> </ul>
91.100(c)	PHA Plan	<ul style="list-style-type: none"> <li>• Riverside County Housing Authority</li> </ul>

The Consultation and Citizen Participation Process provided outreach to various organizations, agencies, service providers and residents, and included the following methods for gathering input:

- Technical Assistance Workshops
- Public Hearings
- Consultation with Community Based Organizations

#### **D. (AP 12) - PARTICIPATION**

##### **Summary of the Citizen Participation Process**

The City of Perris adheres to a citizen participation process when conducting program planning and reporting for the CDBG program as part of the Consolidated Plan, Action Plan, Citizen Participation Plan, and Consolidated Annual Performance and Evaluation Report (CAPER).

The following is a summary of the Citizen Participation Plan Process for development of the Action Plan:

##### Action Plan Development

Citizens were invited to provide input into development of the Action Plan, including identification of priority needs, through one or more of the following mechanisms: a community needs survey, public comment period and public hearing process.

The survey was made available on the City's website and at the following locations: the Veteran's Day Parade, Christmas Tree Lighting Ceremony, and Perris Christmas Parade. A total of 348 survey responses were received.

### Public Hearings and/or Meetings

Public hearings provide a major source of citizen input on proposed programs and activities. The City conducted two public hearings in order to address housing and community development needs. Public hearings were held before the proposed Annual Plan was adopted.

### Public Notification

To ensure that all City residents had ample opportunity to take notice of all scheduled public hearings, all notices regarding such hearings, including the date, time and location, were published in a local newspaper of general circulation at least ten (10) days prior to the date of public hearing.

### Evaluation/Review and Comment

Citizens were given the opportunity to review and comment on the Draft One-Year Action Plan from February 25, 2017 through April 25, 2017. The City published a public notice in the local newspaper informing interested persons about the Action Plan review/comment period. (See Appendix C for a copy of the public notice)

### Access to Information/Availability to the Public

As required by Federal regulations, the Action Plan was made available at the following locations:

1. City Hall Clerk's Office
2. City of Perris Housing Authority

### **Summary of Public Comments**

#### **October 27-2016 Community Outreach Meeting**

No public comments received.

#### **February 16, 2017 Community Outreach Meeting**

The following comment was received at the meeting:

**Steve:** Familiar with CDBG programs; less thrilled about improvements to assist businesses; recommends clean-up along Ramona Expressway and Perris Blvd.; on Ramona the businesses need Façade improvements; I hate the chain link fences; interested in beautification projects that help the community; really like the senior nutrition program and the youth employment program.

**March 28, 2017 Public Hearing**

TBA

**April 25, 2017 Public Hearing**

TBA

**Comments Received During 30-Day Comment Period**

TBA

**Summary of Comments/Views Not Accepted/Reasons for Non-Acceptance**

TBA

**Summary**

In conclusion, the Citizen Participation component of the Consolidated Plan requires major outreach to citizens and other stakeholders. The City of Perris makes every effort to reach the greatest number of persons possible to solicit input on community development and housing needs. All public comments received were incorporated in the Action Plan.

**II. ANNUAL ACTION PLAN**

**A. (AP 15) – EXPECTED RESOURCES**

**Introduction**

The FY 2017-18 formula entitlement allocation is as follows:

<b>2017-18 ENTITLEMENT ALLOCATIONS &amp; REALLOCATED FUNDS</b>	<b>AMOUNT</b>
Community Development Block Grant (CDBG)	\$844,622
<b>ENTITLEMENT ALLOCATIONS TOTAL</b>	<b>\$844,622</b>
FY 2016-17 CDBG Anticipated Program Income	\$0
<b>TOTAL</b>	<b>\$844,622</b>

It is estimated that the following other Federal funds will be available during FY 2017-2018 to address priority needs:

<b>OTHER FEDERAL FUNDS (SOURCE OF FUNDS)</b>	<b>AMOUNT</b>	<b>PLANNED USE</b>
Neighborhood Stabilization Program (NSP3)	\$305,173	Single Family Acquisition Rehabilitation
State-Allocated HOME Funds	\$372,477	First Time Homebuyer Program; Owner-Occupied Rehabilitation Program

**Use of Funds and Anticipated Outcomes are identified in Appendix C: Summary of Annual Goals and Objectives.**

**Federal Resources**

The following represents descriptions of the Federal resources available during FY 17-18:

Community Development Block Grant (CDBG)

CDBG funds are awarded to cities on a formula basis to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities to low-to-moderate income persons.

State-Allocated HOME Investment Partnership Act (HOME) funds

These are Federal funds allocated to the City of Perris through the State of California to increase, improve, and preserve the supply of affordable housing. The City of Perris is

not a direct grantee, thus the State is required to meet all Federal HOME requirements and ensure that the City complies.

Neighborhood Stabilization Program (NSP) funds

These are funds allocated to the City of Perris to address the foreclosure crisis. Funds can be used to acquire, rehabilitate and/or develop previously foreclosed properties for subsequent sale or rental to low-income persons.

**Non-Federal Resources/Leveraging**

In addition to the Federal resources indicated, the City uses a variety of mechanisms to leverage additional resources. In street reconstruction, other funds besides CDBG are used to fulfill the requirements of the City's pavement management program, such as Gas Tax. In public services, funds are either received as part of the program operation or CDBG funds are used with other forms of funding. In recreation facilities and other construction, the City leverages funds from a variety of sources, such as Parks and Recreation Bond funds.

The following represents descriptions of non-Federal resources that support housing and community development needs:

General Funds

The General Operating fund of the City used to account for all the general revenue of the City not specifically levied or collected for other City funds. Major revenue sources included property taxes, utility users and sales taxes, and motor vehicle in-lieu fees.

Gas Tax Funds

The State Gas Tax is revenue received by the City from the State of California. These funds include Gas Tax revenues under sections 2106 and 2107 of the Street and Highway Code, which can be used for either street maintenance or construction.

**Non-Federal Funds Budgeted in 2017-2018**

2017-18 NON-FEDERAL FUNDS	AMOUNT	PLANNED USE
Perris Community Economic Development Corporation	\$1.6 million	Commercial Façade Program; Attraction/Retention Programs;

**Matching Funds**

Home Match

The City of Perris does not receive Federal HOME entitlement funds directly from HUD, but as a pass-through grant from the State; therefore, match requirements are not applicable to the City of Perris.

ESG Match

The City of Perris does not receive ESG entitlement funds from HUD.

**Publicly-Owned Land or Property in City Used to Address Needs**

Not Applicable

**B. (AP 20) – ANNUAL GOALS AND OBJECTIVES**

Annual Goals, Objectives and number of low-income persons or households assisted are identified in Appendix C: Summary of Annual Goals and Objectives, for each proposed activity.

**C. (AP 35) – PROJECTS**

Detailed Project/Activity information is identified the Appendices as: Appendix C: Summary of Annual Goals and Objectives, for each proposed activity.

The following tables represent a summary of the projects /activities to be undertaken during FY 2016-2017 utilizing Federal CDBG Funds:

**CDBG Activities**

<b>Administration (\$168,924)</b>	
<b>CDBG Administration</b>	<b>\$168,924</b>
<b>Public Service Allocations (\$126,693)</b>	
Boys & Girls Club of Perris	\$12,000
Perris Youth Employment Program	\$20,000
211 Riverside County Information & Referral Services	\$5,000
Enhance the Gift Ministries	\$5,000
Fair Housing Services	\$26,000

Family Service Association	\$11,000
Life Lifters International	\$18,000
Perris Valley Youth Mentoring Program	\$24,693
The Grove Community Church	\$5,000
<b>Non-Public Service Allocations (\$549,005)</b>	
Citywide Sidewalk & Bike Path Installation	\$201,180
D Street Public Area Enhancements	\$347,825
<b>TOTAL</b>	<b>\$844,622</b>

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

One hundred percent (100%) of CDBG funds will be dedicated to projects that benefit low-income residents citywide. The City of Perris continues to expend CDBG funds on a variety of activities that meet underserved needs. These programs provide new or expanded accessibility, affordability and sustainability to decent housing, improved public facilities, and a suitable living environment for low income persons. Such programs included: homeownership assistance, housing rehabilitation programs, rental assistance, health and public services, graffiti removal, code enforcement, and fair housing services to meet underserved needs.

**D. (AP 50) – GEOGRAPHIC DISTRIBUTION**

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

100% of the funds are allocated to projects that meet the low-income limited clientele, low-mod housing or low-mod area national objective. A summary of the proposed projects indicate that approximately 49% of the funding will be distributed to projects in low-mod areas (Park Improvements), while the other 51% will be distributed to projects based on low-mod clientele.

**Rationale for the Priorities for Allocating Investments Geographically**

CDBG funds are expended in accordance with identified priorities/needs.

**E. (AP 55) – AFFORDABLE HOUSING**

**Introduction**

A detailed outline of Annual Goals and Objectives, including Housing Goals are as: Appendix C: Summary of Annual Goals and Objectives, for each proposed activity.

Below is a summary of Affordable Housing Goals for FY 17-18:

<b>One-Year Goals for the Number of Households to Be Supported</b>	
Homeless	40
Non-Homeless	40
Special Needs	0
<b>Total</b>	<b>80</b>

Appendix C: Summary of Annual Goals and Objectives, for each proposed activity.

Below is a summary of Affordable Housing Goals for FY 17-18:

<b>One-Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	40
The Production of New Units	0
Rehab of Existing Units	35
Acquisition of Existing Units	5
<b>Total</b>	<b>80</b>

## **F. (AP 60) – PUBLIC HOUSING**

### **Introduction**

The City of Perris does not have any Public Housing. Public Housing has been the jurisdictional responsibility of the Housing Authority of Riverside County (HACR). The HACR manages 469 units of public housing throughout Riverside County. A total of 38 public housing units are located in the City of Perris at various locations (102-142 Midway Street). As of February 16, 2017, all 38 public housing units in the City are occupied.

On March 29, 2011 the City of Perris established the Perris Housing Authority. To date, the Perris Housing Authority does not issue Housing Choice Vouchers (Formerly Known as Section 8 Certificates). Primary functions of the Perris Housing Authority include:

1. Administer local affordable housing programs for the City.

**Actions planned during the next year to address the needs to public housing – N/A**

**Actions to encourage public housing residents to become more involved in management and participate in homeownership – N/A**

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance – N/A**

## **G. (AP 65) – HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES**

### **Introduction**

A detailed outline of Annual Goals and Objectives, including actions for ending homelessness are identified the Appendices as: Appendix C: Summary of Annual Goals and Objectives, for each proposed activity.

The City of Perris’s one-year goals and actions for reducing and ending homelessness include:

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

The City of Perris is currently partnering with Path of Life Ministries for mobile homeless street outreach services to homeless persons. This includes counseling and outreach to the homeless to encourage and recommend shelter facilities to those in need. Other outreach and assessment is provided through several of churches. The City is also a participant in Riverside County’s Continuum of Care for the Homeless. The Riverside County Homeless Programs Unit’s primary purpose is to develop and maintain an effective county-wide Continuum of Care. The Continuum of Care is the regions plan on organizing, delivering supportive social services, providing outreach and assessment, including housing options, which meet the specific needs of homeless individuals and families. Ultimately, the goal of the Continuum is to move homeless people toward stable housing and maximum self-sufficiency.

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

The City will continue to participate in the County of Riverside’s Continuum of Care and support non-profit agencies who address homeless and other special needs of the **Homeless**, **Non-Homeless**, and **Chronic Homeless**. The following agencies are located on Joint Powers Authority (JPA) property adjacent to the March Air Reserve Base in Moreno Valley, California in Riverside County. These agencies will undertake activities to meet homeless and other special needs of Perris residents facing homelessness, including homeless prevention, emergency shelter, transitional housing and supportive housing:

1. Lutheran Social and Welfare Services: Amelia's Light – (Outreach & Assessment, Essential Services, Transitional Living Programs, Homeless Prevention Rental Assistance)
2. U.S. Veterans Initiative – (Outreach & Assessment, Transitional Housing)
3. Riverside County Department of Social Services (DPSS) - (Homeless Prevention, Essential Services)

Other local non-profit faith based organizations and those partnering with the Riverside County Continuum of care provide essential services such as: food, clothing, infant supplies, and utility assistance to extremely low, low and moderate income families and individuals. The City of Perris also has a Resource Family Center which offers basic needs, shelter, utility assistance, child care, health, and rental housing assistance.

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

Chronically homeless individuals are those who have lived in a place not meant for human habitation for a year, or for three or more times within four years. Additionally, chronically homeless individuals have the barrier of living with a disability. These combined factors often lead to isolation and a survival mentality. Moving people from chronic homelessness to living in and maintaining permanent housing requires multi-level efforts.

The City's partnering agencies address reducing homelessness through outreach efforts to persons in need, assessments for medical and essential service needs, options for permanent housing and other needs.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City will continue to participate in the County of Riverside's Continuum of Care and support non-profit agencies who address homeless and other special needs of the homeless and those at risk of becoming homeless.

#### **H. (AP 70) – HOPWA GOALS**

(N/A – THE CITY DOES NOT RECEIVE HOPWA FUNDS)

## **I. (AP 75) – BARRIERS TO AFFORDABLE HOUSING**

### **Introduction**

The City has identified potential barriers to affordable housing preservation and production. The City will continue to review the constraints that it has the authority and ability to mitigate for opportunities to eliminate or improve.

#### City Governmental Constraints

- Land use controls
- General Plan
- Zoning Code
- Specific Plans
- Density Bonuses
- Developer Fees

#### Non-Governmental Constraints

- Environmental hazards and issues
- Infrastructure constraints
- Land prices
- Construction costs
- Financing

**Planned Actions to Remove or Ameliorate the Barriers to Affordable Housing (such as, as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment)**

The City will further access to affordable housing through its Fair Housing Program. The City of Perris is committed to furthering the fair housing choice for all residents regardless of race, color, national origin, ancestry, religion, sex, disability, familial status, source of income, sexual orientation, or any other arbitrary factor. The City will continue its partnership with the Fair Housing Council of Riverside County as a contract city under the County of Riverside's CDBG Program in conducting the following services to City residents:

- Anti-Discrimination
- Landlord-Tenant
- Training & Technical Assistance
- Enforcement of Housing Rights
- Administrative Hearings for the Riverside County Housing Authority
- Special Projects

**A. Other Actions**

The following proposed actions will be undertaken to address the areas indicated below:

Foster and Maintain Affordable Housing

- Acquisition/Rehab for resale or rental housing (to provide affordable units)
- First-Time Homebuyer Program (affordability through down payment assistance)
- Housing Rehabilitation Programs (to preserve existing affordable housing stock)

Evaluation and Reduction of Lead-Based Hazards

- Conduct Inspections and Risk Assessments in conjunction with all housing programs affected by Federal Lead-Based Paint regulations at 24 CFR 35, 24 CFR 570.608 and 24 CFR 982.401.

Reducing the Number of Persons Below the Poverty Line

- Fund public service programs that assist extremely low and low -income persons, including but not limited to employment/training programs, food programs, free or low price health services programs, etc.
- Continue the Section 3 program that applies to construction projects funded with CDBG funds. The Section 3 program is intended to provide employment opportunities for low-income people and qualified Section 3 businesses

Meeting Underserved Needs

The City of Perris continues to expended CDBG funds on a variety of activities that meet underserved needs. These programs provided new or expanded accessibility, affordability and sustainability to decent housing, improved public facilities, and a suitable living environment for low income persons. Such programs included: homeownership assistance, housing rehabilitation programs, rental assistance, health and public services, graffiti removal, code enforcement, and fair housing services.

Institutional Structure/Coordination

The City continues to coordinate with non-profit providers, community and faith-based organizations, public institutions, and City Departments in the development of the Consolidated Plan Action Plan.

- Continue to coordinate with non-profit providers, community and faith-based organizations, public institutions, community residents, and City Departments to ensure quality services to low-income persons.

#### Minority/Women-Owned Business Enterprises (M/WBE) Efforts

Minority and Women-Owned Business provisions are included in the City's purchasing/procurement policies. In order to promote the use of minority and women-owned businesses, the City takes the following actions:

1. Maintain and update periodically qualified minority and women-owned businesses on a Bidder List.
2. Disseminate information regarding City bidding procedures and practices to the minority business community.
3. Require that the City's Minority Business Questionnaire be included with all City bids and Requests for Proposals.
4. Provide access to the Ethnic/Women Business and Professional directory to area businesses and contractors upon request.

#### Timeliness of Expenditures:

The City will implement the following actions as a part of its policy and procedures to ensure timely expenditure of CDBG funds:

1. Monthly review of project expenditure rates.
2. Include provisions in annual contracts and MOUs to subrecipients reiterating Federal requirements for use of CDBG funds, including timely expenditure of funds.
3. Evaluate infrastructure projects on a quarterly basis for status/progress and completion; CDBG funds will be transferred from stalled or slow-moving projects, subject to Council approval, to projects that are progressing toward construction.

### **Discussion**

As a recipient of CDBG funds, the City of Perris is required to develop a fair housing program whose specific actions and procedures which will have an impact on preventing, reducing or eliminating housing discrimination and other barriers to equal housing choice based on race, color, religion, sex, national origin, ancestry, familial status or physical or mental handicap.

To ensure consistency with the policies and programs recommended by the Consolidated Plan/Action Plan and to ensure continued compliance with the Fair Housing Certification found at 24 CFR 91.225 (a)(1), the city contracted with a consultant to update the City's Analysis of Impediments (AI) in coordination with the 2014-2019 Consolidated Plan. The AI was adopted in May 2014, and assisted the City in better determining what impediments to fair housing may be identified as a Result of data updates from the 2000 Census and by taking current market conditions into account.

## **J. (AP 85) – OTHER ACTIONS**

### **Introduction**

The following proposed actions will be undertaken to address the areas indicated below:

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

The City of Perris continues to expended CDBG funds on a variety of activities that meet underserved needs. These programs provided new or expanded accessibility, affordability and sustainability to decent housing, improved public facilities, and a suitable living environment for low income persons. Such programs included: homeownership assistance, housing rehabilitation programs, rental assistance, health and public services, graffiti removal, code enforcement, and fair housing services.

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

- Acquisition/Rehab for resale or rental housing (to provide affordable units)
- First-Time Homebuyer Program (affordability through down payment assistance)
- Housing Rehabilitation Programs (to preserve existing affordable housing stock)

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

- Conduct Inspections and Risk Assessments in conjunction with all housing programs affected by Federal Lead-Based Paint regulations at 24 CFR 35, 24 CFR 570.608 and 24 CFR 982.401.

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

- Fund public service programs that assist extremely low and low -income persons, including but not limited to employment/training programs, food programs, free or low price health services programs, etc.
- Continue the Section 3 program that applies to construction projects funded with CDBG funds. The Section 3 program is intended to provide employment opportunities for low-income people and qualified Section 3 businesses

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

The City has an inclusive institutional structure approach that uses a variety of organizations and departments within the City to carry out its housing, homeless, and community development plan. The City continues to streamline and to make improvements to the delivery system to best serve the community through activities and services. As the needs of low to moderate-income residents change, the demand for types of services and programs will also change. This may result in future revisions to the Action Plan through amendments, as necessary.

The City continues to coordinate with non-profit providers, community and faith-based organizations, public institutions, and City Departments in the development of the Action Plan.

The following are potential gaps in the institutional structure that will be approached over the next five year period.

#### Gaps in Service Delivery

Identify need for housing resources available to individuals and households whose needs may not be met within the current program framework;

- Because of the high cost of housing production and construction, look for additional ways to develop units;
- Look at the needs of the senior population and plan for future services;
- Look at the needs of youth and family populations and plan for future programs and services that coincide with the City of Perris Youth and Family Master Plan.

#### Integrated Approach/Vision and Regional Connections

The City of Perris has integrated several required programs and plans with its Action Plan to ensure that all aspects of City government and related agencies (e.g., non-profit providers, private businesses and others) work together on a uniform vision for the benefit of the residents of the City of Perris. Programs and activities funded reflect goals and objectives that are contained in these plans. Some of these plans and programs are as follows: the Housing Element, Capital Improvements Plans and others. These plans have been created with input from the public, other City Departments and divisions, the County Riverside and other agencies and non-profit providers.

In addition, resources and programs are coordinated through the Continuum of Care and through regional work with non-profit organizations that provide activities to assist the homeless, those at risk of homelessness and others within the community, as detailed in the Action Plan section on homelessness and the Continuum.

### Organizational Structure

City Council is responsible for funding awards, policy creation and oversight of the programs. City staff is responsible for draft funding allocations and geographic distribution of the City's CDBG and other housing funds, management of the CDBG budget, and administration of CDBG Programs.

Activities and development, implementation and/or monitoring of other housing programs, including residential rehabilitation and home buyer opportunities. The majority of staff responsible for implementation of CDBG and housing programs are in the Perris Housing Authority.

These units have a single Housing Manager to help coordinate efforts between the units and with other divisions and departments within the City.

### Continuum of Care

The City of Perris participates in the County of Riverside Continuum of Care and relies on non-profit providers to provide services.

### Addressing Gaps in Service Delivery

In FY 2017-2018, the City will undertake the following activities to enhance coordination and eliminate gaps in the institutional structure:

- Continue to coordinate efforts with the County of Riverside Continuum of Care and other agencies on regional homeless issues;
- Continue to promote fair housing;
- Coordinate with the Police Department in the provision of services related to crime prevention, code enforcement and community policing
- Coordinate with the Public Works Department in the provision of infrastructure delivery; and
- Coordinate with the City of Perris Housing Authority, the Community Services Department and external agencies in the provision of public services.

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

The City continues to coordinate with non-profit providers, community and faith-based organizations, public institutions, and City Departments in the development of the Consolidated Plan Action Plan.

- Continue to coordinate with non-profit providers, community and faith-based organizations, public institutions, community residents, and City Departments to ensure quality services to low-income persons.

**K. (AP 90) – PROGRAM SPECIFIC REQUIREMENTS**

**Community Development Block Grant Program (CDBG)  
(Reference 24 CFR 91.220(l)(1))**

**CDBG PROGRAM**

The total amount of CDBG funds available for use in FY 2017-2018 is as follows:

FY 17-18 CDBG ALLOCATION AND PROGRAM INCOME	AMOUNT
Community Development Block Grant (CDBG)	\$844,622
CDBG Anticipated Program Income	\$0
<b>TOTAL</b>	<b>\$844,622</b>

The City does not anticipate carrying over any CDBG funds for use in FY 2017-2018. The City does not anticipate receiving any program income in FY 16-17 that would be available for use during FY 2017-2018. Any program income received during the year will be allocated to eligible projects.

**Allocation of Funds**

100% of the funds are allocated to projects that meet the low-income limited clientele, low-mod housing or low-mod area national objective. A summary of the proposed projects indicate that approximately 49% of the funding will be distributed to projects in low-mod areas (Park Improvements), while the other 51% will be distributed to projects based on low-mod clientele.

**Activities to be Undertaken**

<b>Administration (\$168,924)</b>	
<b>CDBG Administration</b>	<b>\$168,924</b>
<b>Public Service Allocations (\$126,693)</b>	
Boys & Girls Club of Perris	\$12,000
Perris Youth Employment Program	\$20,000
211 Riverside County Information & Referral Services	\$5,000
Enhance the Gift Ministries	\$5,000
Fair Housing Services	\$26,000
Family Service Association	\$11,000
Life Lifters International	\$18,000
Perris Valley Youth Mentoring Program	\$24,693
The Grove Community Church	\$5,000

<b>Non-Public Service Allocations (\$549,005)</b>	
Citywide Sidewalk & Bike Path Installation	\$201,180
D Street Public Area Enhancements	\$347,825
<b>TOTAL</b>	<b>\$844,622</b>

**Surplus from Urban Renewal Settlements**

The City will not have surplus from urban renewal settlements for the CDBG Program.

**Grant Funds Returned to the Line of Credit**

The City will not have to return any grant funds to the line of credit for the CDBG Program.

**Income from Float-funded Activities**

The City will not have income from float-funded activities for the CDBG Program.

**Funding Urgent-need Activities**

At this time, the City does not anticipate funding any urgent-need activities through the CDBG Program for FY 2017-2018. However, if urgent needs do arise, funds will be reallocated to address those needs and will be reported in the Program Year 2017 CAPER.

**HOME PROGRAM**

**A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Not Applicable. The City of Perris does not receive Federal HOME entitlement grant as a direct grantee from HUD. Thus, does not use a typical loan or grant instruments or non-conforming loan guarantees. There are no forms of investments to be described for Federal HOME funds.

**A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

Not Applicable. The City of Perris does not receive Federal HOME entitlement grant.

**A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Not Applicable. The City of Perris does not receive Federal HOME entitlement grant.

**Plans for using HOME funds to refinance existing debt secured by multifamily**

**housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

Not Applicable. The City of Perris does not receive Federal HOME entitlement grant.

### **ESG Program**

#### **Include written standards for providing ESG assistance**

Not Applicable. The City of Perris does not receive an ESG entitlement grant.

**If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

Not Applicable. The City of Perris does not receive an ESG entitlement grant.

**Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

Not Applicable. The City of Perris does not receive an ESG entitlement grant.

**If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

Not Applicable. The City of Perris does not receive an ESG entitlement grant.

#### **Describe performance standards for evaluating ESG.**

Not Applicable. The City of Perris does not receive an ESG entitlement grant.