

**2009-2014
Consolidated Plan**

City of Perris
Economic Development Department



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Five Year Consolidated Plan 2009-20010 through 2013-2014

CITY OF PERRIS
ECONOMIC DEVELOPMENT DEPARTMENT

Prepared for:



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May 12, 2009
Amended April 22, 2011



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CITY OF PERRIS

Five Year Consolidated Plan

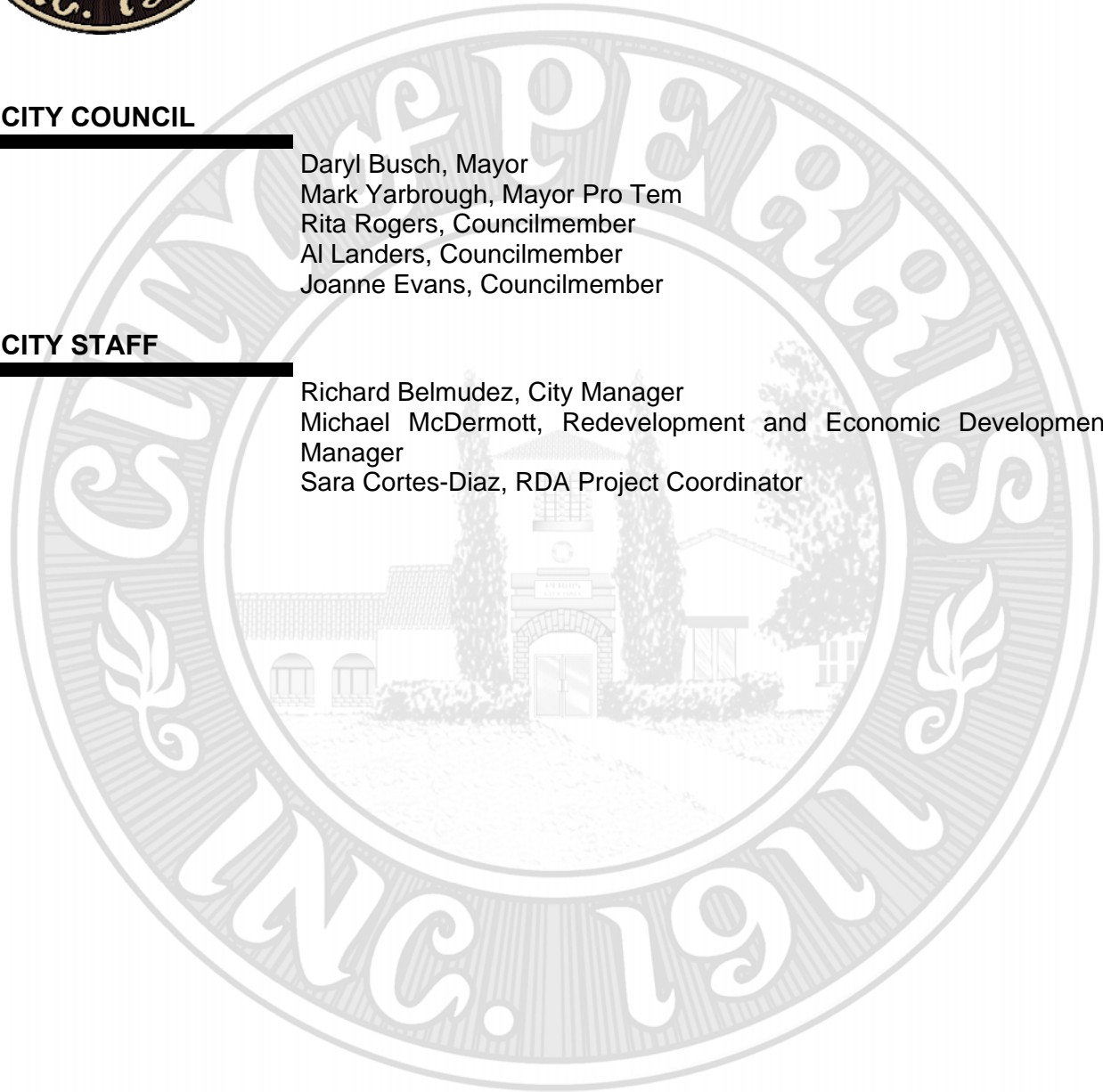
2009-2010 through 2013-2014

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CITY OF PERRIS

Five Year Consolidated Plan

2009-2010 through 2013-2014

TABLE OF CONTENTS

| | |
|--|-----------|
| EXECUTIVE SUMMARY | v |
| 1.0 INTRODUCTION | 1 |
| 1.1 History and Framework | 1 |
| 1.2 Community Development Block Grant (CDBG) Program Description..... | 2 |
| 1.3 CDBG Target Area | 2 |
| 1.4 Institutional Structure..... | 3 |
| 1.4.1. Public Agencies..... | 3 |
| 1.4.2. Non-Profit Organizations | 4 |
| 1.4.3. For Profit Organizations | 4 |
| 1.4.4. Strengths and Weaknesses in the Delivery System..... | 4 |
| 1.4.5. Monitoring..... | 5 |
| 1.5 Coordination | 5 |
| 2.0 COMMUNITY OUTREACH | 7 |
| 2.1 Citizen Participation..... | 7 |
| 2.2 Consultation Process | 8 |
| 2.3 Review of Draft Consolidated Plan..... | 8 |
| 3.0 HOUSING AND HOMELESS NEEDS ASSESSMENT | 11 |
| 3.1 Demographics | 11 |
| 3.2 Social and Household Characteristics..... | 11 |
| 3.3 Economic Characteristics..... | 13 |
| 3.4 Homeless Assessment..... | 14 |
| 3.4.1 City of Perris Homeless Task Force..... | 17 |
| 3.5 Special Needs Populations | 18 |
| 3.5.1 Elderly Persons | 18 |

| | | | |
|------------|-------|--|-----------|
| | 3.5.2 | Persons with Disabilities..... | 20 |
| | 3.5.3 | Female Head of Household..... | 21 |
| | 3.5.4 | Large Families | 21 |
| | 3.5.5 | Persons with HIV/AIDS | 22 |
| | 3.6 | Lead Based Paint Hazards | 23 |
| | 3.7 | Fair Housing Needs..... | 24 |
| | 3.8 | Community Development Needs..... | 27 |
| 4.0 | | HOUSING AND MARKET ANALYSIS | 29 |
| | 4.1 | Housing Rents and Affordability | 29 |
| | 4.2 | Home Ownership and Affordability..... | 29 |
| | 4.3 | Housing Stock Inventory: Type of Unit by Number, Percentage and Occupancy | 30 |
| | 4.4 | Publically Subsidized Housing | 31 |
| | 4.4.1 | Public Housing..... | 31 |
| | 4.4.2 | Section 8 Rental Assistance..... | 32 |
| | 4.4.3 | Affordability Covenants | 32 |
| | 4.5 | Facilities and Services for the Homeless | 32 |
| | 4.6 | Facilities and Services for Residents with Special Needs | 35 |
| | 4.6.1 | Persons with Disabilities..... | 35 |
| | 4.6.2 | Persons with HIV/AIDS | 36 |
| | 4.7 | Barriers to Affordable Housing | 37 |
| | 4.7.1 | Governmental Constraints..... | 37 |
| | 4.7.2 | Non-Governmental Constraints..... | 40 |
| 5.0 | | STRATEGIC PLAN..... | 45 |
| | 5.1 | Resources Available for Housing and Community Development Activities..... | 46 |
| | 5.2 | Housing Goals..... | 48 |
| | 5.3 | Elimination of Homelessness | 52 |
| | 5.4 | Public Services Goals | 53 |
| | 5.5 | Community Development Goals..... | 54 |
| | 5.6 | Anti-Poverty and Expanded Affordable Housing Goals..... | 56 |
| 6.0 | | SUMMARY OF FIVE YEAR NEEDS AND OBJECTIVES REQUIRED TABLES | 59 |
| | 6.1 | Table 1A Homeless Populations | 59 |

6.2 Table 1B Special Needs (Non-Homeless) Populations 60

6.3 Table 1C Summary of Specific Objectives 60

6.4 Table 2A Priority Housing Needs Investment Plan 60

6.5 Table 2B Priority Community Development Needs 60

6.6 Table 2C Summary of Specific Objectives 61

LIST OF TABLES

Table 1 Perris Family Resource Center Number of Referrals by Category 6

Table 2 Population, Gender, and Ethnicity 11

Table 3 Social and Household Characteristics 12

Table 4 Economic and Labor Characteristics 13

Table 5 Housing Needs – Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems 14

Table 6 Homeless Population Survey Data 16

Table 7 Elderly Special Needs 20

Table 8 Persons with Disabilities Ages 16 to 64 Years 21

Table 9 Female Headed Households 2000 Below Poverty Level 21

Table 10 Large Family Households by Tenure 22

Table 11 AIDS and HIV Prevalence Rates per 100,000 23

Table 12 Perris Housing Units Built Prior to 1978 24

Table 13 Discrimination Calls Processed by the Fair Housing Council from the City of Perris 25

Table 14 Landlord Tenant Calls Processed by the Fair Housing Council from the City of Perris 26

Table 15 Housing Needs – Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems 29

Table 16 Owner Occupied Housing Expenses 30

Table 17 Housing Stock Inventory 31

Table 18 Facilities and bed capacity available under the Continuum of Care System Countywide as of June 2002 and July 2003 33

Table 19 Number of Housing Units 36

Table 20 Resources Available for Housing and Community Development Activities 47

FIGURES

Target Area Map 3

APPENDICES

APPENDIX A COMMUNITY DEVELOPMENT
WORKSHOP COMMENTS
APPENDIX B SERVICE PROVIDER INTERVIEWS
APPENDIX C SUMMARY OF PUBLIC COMMENTS
FROM PUBLIC REVIEW PERIOD
APPENDIX D MINUTES FROM PUBLIC HEARING AND
PROOF OF PUBLICATION
APPENDIX E CERTIFICATIONS

EXECUTIVE SUMMARY

The City of Perris was a participating jurisdiction in the Riverside County Community Development Block Grant (CDBG) Program from its inception in 1974 through fiscal year 2008-09. During this 34-year time period, the CDBG program was a resource that helped the City to cope with its continued problems of urban blight, economic decline, and the shortfall of affordable housing and social services for low and moderate income residents. In 2008, when the City's population exceeded 50,000, the City of Perris decided to end its participation in the County program, effective June 30, 2009 and seek funding directly from the federal Department of Housing and Urban Development (HUD) as an entitlement jurisdiction.

Purpose of the Consolidated Plan

The Perris Consolidated Plan consists of three basic components to satisfy the requirements of the City's CDBG Program. The City of Perris does not currently administer a HOME Investment Partnership (HOME) Program, a Housing Opportunities for Persons with AIDS (HOPWA) Program, or an Emergency Shelter Grant (ESG) Program. If in the future, the City chooses to participate in any of these programs, the Consolidated Plan may be amended through the Substantial Amendment process to accommodate these programs. The three components of the Consolidated Plan are:

- A housing and community development needs assessment;
- A survey of available resources; and
- A five-year strategy that specifies achievable program goals.

Through these components, the Consolidated Plan will demonstrate that the City's CDBG Program is:

- A collaborative process whereby the community establishes a unified vision for community development actions;
- A comprehensive housing affordability strategy (CHAS) that sets forth the City's policy for allocating investment among housing needs activities;
- A statement of specific long-term and short-term community development objectives and priority non-housing community development needs;
- An application for funding under the Community Planning and Development formula grant programs for CDBG;
- A strategy to be followed in carrying out HUD programs; and
- A management tool for tracking and measuring results.

Community Outreach

To foster community participation, the City developed a Citizen Participation Plan, which instituted policies and procedures for the establishment of the Consolidated Plan, its Annual Action Plans, its Consolidated Annual Performance and Evaluation Reports (CAPER), and for any substantial amendments that may be proposed to the Consolidated Plan or the Action

Plans. A second component of the City's community outreach effort is consultation with private and public agencies that have been providing services and research tools in the City. During the development of this Consolidated Plan, the City adhered to its Citizen Participation Plan, provided multiple opportunities for community input, and consulted with a variety of salient housing, health, and social service agencies.

The lead Agency, the Perris Economic Development Department, took the following actions in accordance with its adopted Citizens Participation Plan:

- Conducted two community workshops to obtain input on housing and community development needs;
- Interviewed representatives from key social service and housing providers; and
- Actively solicited feedback on draft documents.

Housing and Homeless Needs Assessment

Demographics

The City of Perris encompasses approximately forty (40) square miles in northwest Riverside County on the inland route of Interstate 215. Population increased by over 50% from 2000 to 2007 with race, and ethnicity percentages remaining relatively stable, although the African American population decreased by 5% and the Hispanic/Latino population increased by 11% to approximately 60% of the City's population.

Social and Household Characteristics

Social and household characteristics describe the dynamics of a community's growth and changing needs. Educational attainment (i.e., high school and college diplomas) of Perris residents increased by 2% since 2000, however, it is still considerable lower than that of Riverside County and the United States as a whole. The number of foreign born residents has increased by 4% since 2000 when approximately half of the city's households spoke a language other than English at home. One interesting data characteristic is the reduction in the number of persons designated as disabled from 2000 to 2007. Not only did the percentage decline precipitously, but the actual number of disabled persons appears to have declined, also.

Economic Characteristics

The City of Perris is generally recognized as being one of the less affluent cities in Riverside County. Nonetheless, the City's economic profile remained stable from 2000 to 2005, due in part to the efforts of city staff and city residents in promoting and implementing community development and social service programs and projects. Median family income increased and the percent of families below the poverty level decreased. However, there are indications that the national economic crisis is negatively affecting Perris. The state Employment Development Department estimates employment in Perris in September of 2008 to be fifteen percent. This rate is over six percent higher than in Riverside County as a whole.

Homeless Assessment

In response to the growing needs of the homeless population in Riverside County, a Continuum of Care process (COC) began in 1994 to provide a seamless delivery of facilities and services for homeless persons at each step of the transition from living on the street, to permanent and

sustained, independent living. The continuum consists of four components that provide the foundation of a delivery system that operates across jurisdictional boundaries:

- Outreach and Assessment
- Emergency Shelters with Supportive Services;
- Transitional Housing with Supportive Services; and
- Permanent and Affordable Housing.

In 2004/2005 and again in 2007, the County of Riverside conducted a comprehensive assessment of homelessness that included a one day census to determine how many people are homeless on a given day. The census counted 4,508 adults and children in the County of which 379 were counted in the City of Perris.

Special Needs Populations

Certain segments of the community may have difficulty finding decent and affordable housing due to their special needs. They may also have additional needs for community facilities and services. These “special needs” populations include the elderly, persons with disabilities, female heads of households, large households, persons with drug and alcohol addiction, and persons with Acquired Immune Deficiency Syndrome (AIDS). Although the numbers of special needs residents are not large, there is a need to provide accessible housing for all identified populations.

Lead Based Paint Hazards

Although lead was banned from residential paints in 1978, it is estimated that three-fourths of pre-1978 built homes contain lead based paint (LBP), with older homes having the highest lead percentages. Since not all older homes with LBP have lead based paint hazards, there are three components to eliminating LBP hazards. First, identify pre-1978 built homes. Second, test homes for LBP hazards. Third, eliminate any identified LBP hazards. According to staff at the Riverside County Office of Industrial Hygiene, Department of Public Health, it is homes built before 1955 that cause the most concern and have been targeted for LBP review by the County. According to 2007 Census data, there are 2,696 homes in the City of Perris that were built prior to 1980. This is 17.9 percent of the current (2007) housing stock of 15,082 units. There are only 574 units in the City built prior to 1960, which is 3.8 percent of the housing stock.

Fair Housing Assessment

Although the number of complaints is small, data for the City of Perris from the Fair Housing Council of Riverside County from 2004 – 2008 show a disproportionate number of complaints claiming racial discrimination on housing issues from persons of Black or African American heritage. Additionally, the Housing Authority of the County of Riverside reports that some landlords are reluctant to participate in the County’s Section 8 Rental Housing Assistance Program.

Community Development Needs

The City’s community development needs focus on infrastructure, public facilities, economic development, community services, and code enforcement activities. Deteriorating infrastructure and the need for new infrastructure to accommodate new residential, commercial, and industrial growth is a major City priority.

Housing and Market Analysis

Housing Rents and Affordability

Approximately 35 percent of the city's housing stock is rental occupied units constituting approximately 4,891 units.¹ The differential between fair market rent and affordability for families making fifty percent of County median income ranges from \$314 dollars per month for an efficiency unit for family of one to \$1,300 per month for six bedroom unit for a family of eight. For families with incomes at 65 percent of County median, the same range is \$158 to \$1,055 per month. HUD 2008 limits for low income (50%) median family income for a family of four is \$33,300 and for low moderate income (80%) is \$53,300 in Riverside County. Perris median family income in 2007 was \$50,317, thus indicating that almost half of the families in the City of Perris are of Very Low, Low, or Low-Moderate Income and probably spending more than thirty percent of their income on housing expenses.

Homeownership and Affordability

The City's Draft 2008 Housing Element discusses homeownership opportunities and affordability. The Housing Element noted that by December of 2007, housing prices were already on the decline due to the national economic crisis with the median price for a single family home in zip code 92571 at \$270,000 and \$325,000 for homes in zip code 92570. However, even with reduced sale prices, the median priced home in the City is not affordable to many of the income categories based on the Riverside County median. This suggests a need to augment the housing stock with affordable units as well as increasing programs that offer homeownership opportunity assistance.

Housing Stock Inventory

Over 75 percent of the housing stock in the City of Perris are detached single family homes. Less than eleven percent of the stock is multiple family units. According to the Riverside County Center for Demographic Research, occupancy and vacancy rates have remained relatively constant over the past eight years. Both the 2000 and 2008 (estimate) combined rental/ownership vacancy rate were over eight percent which is slightly high to be considered healthy, but reflects the current condition of the housing market in the Inland Empire and perhaps a higher than average level of deferred maintenance due to decreasing disposable income.

Publically Subsidized Housing

Public housing and rental assistance is offered by the Housing Authority of Riverside County. There are 477 public housing units in the County of Riverside including a forty unit complex located in the City of Perris. Additionally, the County Housing Authority administers an active Housing Choice Voucher Program (Section 8) with funding for approximately 8,100 families and a waiting list of 40,000 families. The voucher program is tenant-based, not jurisdictionally based. Eligible families chose the community in which they wish to live and may relocate within the County. The waiting list for this program was closed in July 2008 and no new applications are being accepted at this time. The Meadowview Apartment complex in the City of Perris is subsidized through the California Housing Finance Agency and HUD Section 8. This 76 unit complex is owned and managed by a private company with covenants set to expire on May 3, 2011.

¹ US Census Bureau, American FactFinder, 2005-2007 American Community Survey 3-Year Estimates.

Facilities and Services for the Homeless

Although there are no emergency shelters in the City of Perris, several churches offer protection from the weather on particularly cold or rainy days. March Air Reserve Base, which is located less than three miles north of downtown Perris, offers an emergency shelter for homeless women and children with 66 beds. The Base also intends to open within the next year a transitional shelter that would accommodate about 200 people and provide women with vocational counseling, financial education, mental health services, and other assistance. Additionally, in recognition of the regional nature of homelessness issues, the City relies upon facilities throughout the County to provide necessary services.

Facilities and Services for Residents with Special Needs

Services for the physically and developmentally disabled are provided by the Community Access Center (CAC) which operates out of the Perris Family Resource Center. CAC's mission is "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 City relies upon the Riverside County Public Health Department to provide its HIV/AIDS services and programs. Under the County's HIV/AIDS Program, the City is located in Mid-County region which includes the cities of Perris, Elsinore, Canyon Lake, Hemet, Murrieta, Temecula, San Jacinto, Beaumont, Banning, Calimesa, and the adjacent unincorporated areas. The Mid-County area has the lowest incidence of HIV and AIDS infections. Nonetheless, the Perris Family Resource Center provides information and referrals for persons in need of HIV/AIDS counseling.

Barriers to Affordable Housing

Governmental and market factors may pose constraints on the provision of adequate and affordable housing. Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Typical constraints include land use controls (zoning), building codes, processing procedures, and development fees. The City is pro-actively working to eliminate local constraints through actions outlined in the Housing Element. Non-governmental constraints are barriers to the construction of affordable housing over which local government has little to no control. The primary non-governmental constraints in Perris are environmental hazards and issues, infrastructure systems, land prices, construction costs, and financing. The City is working closely with the Fair Housing Council of Riverside County and Riverside County Departments to mitigate or eliminate barriers to affordable and accessible housing.

Five Year Strategic Plan

The City of Perris is pursuing a strategy toward providing decent and affordable housing low and moderate households through the use of CDBG, redevelopment housing set-aside funds, and potentially other sources of funds. The City's strategic plan provides economic and community development services and programs to ensure decent and affordable housing for low and moderate income housing. The thirteen strategy plan is summarized below:

Housing Goals

- Strategy 1: Provide Assistance to Enable Homeownership*
- Homeowners Assistance Program (redevelopment set-aside funds)
 - Foreclosure Acquisition Program (redevelopment set-aside funds)

Strategy 2: Rehabilitate and Preserve Ownership Housing

- Substantial Rehabilitation Program (redevelopment set-aside funds)
- Senior Home Repair Program (redevelopment set-aside funds)
- Residential Beautification Program (redevelopment set-aside funds)

Strategy 3: Expand Affordable Housing through New Construction

- Affordable Housing Projects

Strategy 4: Participate in Riverside County's Neighborhood Stabilization Program (County funded)

Strategy 5: Reduce Exposure to Lead-Based Paint Hazards

- Riverside County Childhood Lead Poisoning Prevention Program (County funded)

Strategy 6: Affirmatively Further Fair Housing

- Fair Housing Council of Riverside County (CDBG)

Elimination of Homelessness

Strategy 7: Riverside County Continuum of Care Homeless Assistance (County funded)

Strategy 8: Perris Homeless Task Force (advisory)

Public Service Goals

Strategy 9: Provide Community and Supportive Services for the Elderly and Youth Special Needs Populations and Beautification Programs, Projects and Services through CDBG funded public service programs

Community Development Goals

Strategy 10: Improve Infrastructure and Community Facilities in the CDBG Target Area

- Infrastructure Improvements (CDBG, CIP, General Fund)
- Community Facilities Improvements (CDBG, CIP, General Fund)

Strategy 11: Provide Program(s), which will primarily focus on building code violations and housing issues, such as Code Enforcement, in the CDBG Target Area (CDBG, General Fund)

Strategy 12: Facilitate Economic Development in the CDBG Target Area

- Commercial Façade Improvement Program (redevelopment)
- Perris Bank Building Renovation (redevelopment, grant)

Anti-Poverty and Expanded Affordable Housing Goals

Strategy 13: Evaluate Salient Affordable Housing and Anti-Poverty Programs, Projects, and Financing Offered by Federal, State, and County Sources (Economic Development Department budget)

1.0 INTRODUCTION

1.1 HISTORY AND FRAMEWORK

The City of Perris was a participating jurisdiction in the Riverside County Community Development Block Grant (CDBG) Program from its inception in 1974 through fiscal year 2008-09. During this 34-year time period, the CDBG program was a resource that helped the City to cope with its continued problems of urban blight, economic decline, and the shortfall of affordable housing and social services for low and moderate income residents. In 2008, when the City's population exceeded 50,000, the City of Perris decided to end its participation in the County program, effective June 30, 2009 and seek funding directly from the federal Department of Housing and Urban Development (HUD) as an entitlement jurisdiction. In compliance with HUD entitlement jurisdiction CDBG regulations, the City has prepared a five-year consolidated plan for FY 2009/10 through FY 2013/14, a one-year action plan, and an Analysis of Impediments to Fair Housing.

The Consolidated Plan consists of three basic components to satisfy the requirements of the City's CDBG Program. The City of Perris does not currently administer a HOME Investment Partnership (HOME) Program, a Housing Opportunities for Persons with AIDS (HOPWA) Program, or an Emergency Shelter Grant (ESG) Program. If in the future, the City chooses to participate in any of these programs, the Consolidated Plan may be amended through the Substantial Amendment process to accommodate these programs. The three components of the Consolidated Plan are:

1. A housing and community development needs assessment;
2. A survey of available resources; and
3. A five-year strategy that specifies achievable program goals.

Through these components, the Consolidated Plan will demonstrate that the City's CDBG Program is:

- A collaborative process whereby the community establishes a unified vision for community development actions;
- A comprehensive housing affordability strategy (CHAS) that sets forth the City's policy for allocating investment among housing needs activities;
- A statement of specific long-term and short-term community development objectives and priority non-housing community development needs;
- An application for funding under the Community Planning and Development formula grant programs for CDBG;
- A strategy to be followed in carrying out HUD programs; and
- A management tool for tracking and measuring results.

1.2 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM DESCRIPTION

The CDBG Program was initiated by the Housing and Community Development Act of 1974. The primary objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income (defined as households with income below 80 percent of area median income.) HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.

Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities which benefit low- and moderate-income persons. A grantee may also carry out activities which aid in the prevention or elimination of slums or blight. Additionally, grantees may fund activities when the grantee certifies that the activities meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. CDBG funds may not be used for activities which do not meet these broad national objectives. Eligible CDBG activities include, but are not limited to:

- Acquisition of real property;
- Relocation and demolition;
- Rehabilitation of residential and non-residential structures;
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
- Public services, within certain limits;
- Activities relating to energy conservation and renewable energy resources; and
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

Ineligible CDBG activities include, but are not limited to:

- Acquisition, construction, or reconstruction of buildings for the general conduct of government;
- Political activities;
- Certain income payments; and
- Construction of new housing by units of general local government.

1.3 CDBG TARGET AREA

Eligible CDBG benefit activities are defined by Direct Benefit or Indirect Benefit. Direct Benefit activities provide services or products to a person or a family who is determined to be of low or moderate income. Indirect Benefit activities provide services or products

within neighborhoods where at least one-half of the residents are of low or moderate income. These eligible neighborhoods are called a Target Area. The City of Perris, while under the jurisdiction of Riverside County, established a Target Area determined by census data. Using U.S. Census Bureau 2000 CHAS data, the City identified six, out of nine, census tracts within the City in which 51% or more of the residents were of low to moderate income. The Target Area is located primarily in the center of the City in Census Tracts 426.03, 427.19, 428, 429.01, 429.04 as shown in the Figure of the CDBG Target Area. The Target Area is characterized by high concentrations of low and moderate income families, high employment, and deferred home maintenance, and deteriorating infrastructure. Area Wide Benefit has been determined to apply within the Target Area; therefore, CDBG funds for the five-year planning period are targeted for these neighborhoods. Additionally, citizen participation activities have been designed to ensure that residents, service providers, and businesses located within the Target Area participate in the assessment of community needs, the development of programs to address those needs, and the determination of program funding priorities.

1.4 INSTITUTIONAL STRUCTURE

This is the first year that the City of Perris will be implementing its CDBG Program as an entitlement jurisdiction. This initial five-year consolidated plan has been deliberately established to create a simple framework upon which a more extensive and comprehensive structure can be developed in future years. This Consolidated Plan continues to focus on the same types of activities and projects that comprised the City's CDBG program under the County of Riverside. Public agencies, non-profit organizations, and for-profit organizations all contribute to the provision of affordable housing, community development, and support services in Perris. The roles of these organizations are discussed in this section as well as potential gaps in the housing and community service delivery system in the City of Perris.

1.4.1. Public Agencies

City of Perris

- **Economic Development Department** The Economic Development Department serves as the Lead Agency in coordinating preparation of the Consolidated Plan, Annual Action Plan, and the Consolidated Annual Performance Evaluation Report (CAPER). The Department administers the CDBG Program, ensures satisfactory product and service delivery by all grantees, and commits to meeting all HUD CDBG program regulations.
- **Public Works Department** The Public Works Department is responsible for maintaining the City's infrastructure including streets, traffic signals, circulation, sewers, storm drains, and water lines. The Department also maintains public facilities and manages the graffiti removal program.
- **Community Services Department** The Community Services Department oversees five divisions: Leisure Services, Media Services, Recreational Services, Senior Services, and Sports Programming.
- **Development Services Department** The Development Services Department includes the Divisions of Planning, Building, and Code Compliance. The Department performs all functions of the permitting process and the issuance of business licenses.

- **City Manager's Office** The City Manager's Office is responsible for the day-to-day operations of the City, including financial commitments and program staffing.

County of Riverside

- **Housing Authority** The Housing Authority administers the Section 8 Rental Assistance Program, manages public housing, and provides emergency housing services.
- **Department of Public Social Services (DPSS)** The DPSS administers the homeless programs for the County and maintains an effective county-wide Continuum of Care. The Continuum of Care is the region's plan to organize and deliver supportive social services, 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. DPSS also administers the Anti-Poverty programs for the County and participating jurisdictions.
- **Department of Health** The Department of Health administers the county-wide HIV/AIDS Program and the Childhood Lead Poisoning Prevention Program. The City of Perris depends on the Department to protect the health of its residents.
- **Economic Development Agency** The Economic Development Agency (EDA) administers the County's CDBG program. As such, the EDA received Neighborhood Stabilization Funds (NSP) to ease foreclosure programs in the County. Although the City of Perris will no longer be a participant in the County CDBG program after June 30, 2009, it is a participant in the current County NSP Program.

1.4.2. Non-Profit Organizations

Non-profit organizations play a vital role in implementing the Consolidated Plan. Non-profits provide a network of resources that address a wide variety of housing and community development needs. The organizations also offer a valuable link between the sub-populations in need of assistance and City Hall.

1.4.3. For Profit Organizations

Private sector organizations that assist in implementing the Consolidated Plan include lending institutions and developers. The current credit crisis is a valuable reminder of the importance of the financial sector in the provision of affordable housing. Developers are the primary providers of the housing stock.

1.4.4. Strengths and Weaknesses in the Delivery System

City departments will be implementing the majority of the CDBG projects and programs comprising the five-year plan. Perris is an administratively small jurisdiction with fewer than 100 employees and regular meetings to coordinate activities between departments. The public service agencies that have obtained CDBG contracts are integrated into the community and city hall. This coordinated effort and "small town" approach to service delivery is Perris' principal strength as shown in Section 1.5.

The City is dependent upon the County of Riverside for many of its services as noted above. To ensure prompt and adequate service delivery, it is incumbent upon the City to maintain active and open lines of communication and understanding.

1.4.5. Monitoring

All monitoring is the responsibility of the Economic Development Department. Monitoring forms and procedures were designed in association with Los Angeles Office HUD staff to ensure long-term compliance with program requirements. The Economic Development Department works directly with the Finance Department to report accomplishment data in IDIS, HUD's automated reporting system.

1.5 COORDINATION

The County of Riverside provides many of the health and social services for the City of Perris. In recognition of the need, the County Department of Public Social Services (DPSS) has opened a Family Resource Center in the City. Family Resource Centers "seek to assist families develop within healthy communities, engage families in their own problem solving process, and act as bridge between the community and the professional service providers by providing seven (7) core services:

- Parenting Skills
- Self-Sufficiency
- Community Action
- Child Abuse Prevention Services
- Resource Development, Information, and Referral Services
- Education and Literacy
- Life Skills

The Perris Family Resource Center offers space to a variety of service providers, both public and private, who conduct classes, meet with residents or otherwise provide services. Additionally, the Center maintains a job placement board and a phone for County residents seeking employment. Services and referrals fall into the following categories shown in Table 1 with the number of referrals for sample months – January 2008, June 2008, and December 2008:

| Table 1 Perris Family Resource Center Number of Referrals by Category | | | |
|--|-----------------|------------------|-----------------|
| Category | Jan 2008 | June 2008 | Dec 2008 |
| Health Services | 22 | 10 | 7 |
| Crisis Counseling | 39 | 34 | 18 |
| Basic Needs | 100 | 66 | 77 |
| Shelter | 10 | 15 | 10 |
| Rental/Housing | 114 | 129 | 121 |
| Legal Aid | 3 | 4 | 7 |
| Service Organizations | 159 | 119 | 35 |
| Education/Classes | 34 | 19 | 9 |
| Senior Services | 2 | 3 | 0 |
| Utility Assistance | 146 | 112 | 201 |
| Substance Abuse | 10 | 2 | 1 |
| Job Search | 81 | 70 | 60 |
| Child Care | 6 | 3 | 15 |
| Anger Management | 14 | 15 | 12 |
| Parenting | 33 | 19 | 2 |
| Miscellaneous | 301 | 226 | 45 |
| TOTAL | 1,074 | 846 | 620 |

Source: Perris Family Resource Center

The Fair Housing Council of Riverside County will be establishing an office at the Perris Family Resource Center in July 2009 as part of the Housing Strategy of this consolidated plan.

2.0 COMMUNITY OUTREACH

Community outreach is an important component of the Consolidated Plan process. To foster community participation, the City developed a Citizen Participation Plan, which establishes policies and procedures for the establishment of the Consolidated Plan, its Annual Action Plans, its Consolidated Annual Performance and Evaluation Reports (CAPER), and for any substantial amendments that may be proposed to the Consolidated Plan or the Action Plans or if the City applies for Section 108 loan assistance. A second component of the City's community outreach effort is consultation with private and public agencies that have been providing services and research tools in the City. During the development of this Consolidated Plan, the City adhered to its Citizen Participation Plan, provided multiple opportunities for community input, and consulted with a variety of salient housing, health, and social service agencies.

2.1 Citizen Participation

The City sponsored two community workshops to discuss, rate and rank community needs, available programs, needed programs, and CDBG funding priorities. Presentations and discussions were held on January 15, 2009 and February 12, 2009. Invitations were distributed to key community organizations located within the Target Area, a one-quarter page community service announcement was placed in the Perris Progress Newspaper, and the notice was added to front page of the City's website. Approximately fifteen residents representing twelve different organizations attended the Needs Assessment Workshop and the subsequent Annual Action Plan workshop. A summary of the meeting is included as Appendix A. Spanish language translation was available. Several recurring comments were expressed by the residents during these workshops:

Affordable Housing Needs

- Need transitional housing opportunities for post-foster care youth, the mentally ill, and parolees
- Need senior housing that provides additional services such as transportation and health education
- Need educational programs for first time home buyers and existing homeowners on financing, maintenance, insurance, and other expenses to ensure successful and long-term home ownership
- Homeowners need to maintain homes in a safe, sanitary, and attractive manner. Deferred maintenance affects property values and the city's image.

Social Service Needs

- Need life skills training courses for post-foster care youth, young people in general, the mentally ill, and parolees
- Need awareness training, support services, and parenting classes to lower teen pregnancy rates and to assist teen parents

- Need employment services, particularly for the disabled and mentally ill
- Need transportation services for the elderly and low income residents who cannot afford to purchase or maintain a vehicle
- Need community service volunteer programs

Community Development Needs

- Need infrastructure improvements, in particular, storm drain improvements to reduce street flooding
- Need circulation and other street improvements to facilitate traffic flow, eliminate unsafe traffic conditions, and improve access to local businesses
- Need beautification projects to eliminate graffiti and other unsightly features that reflect negatively on the city's image
- Need childcare and after-school care facilities
- Need the City to encourage the construction of childcare and other public service facilities by assisting providers through the development process

2.2 Consultation Process

Representatives from agencies providing services were interviewed to help access data and determine the needs of the community from their knowledgeable and unique professional perspective. Summary notes are provided in Appendix B. Consultation interviews were conducted with the following organizations:

- Perris Valley Family Resource Center, Department of Public Social Services of Riverside County
- The Fair Housing Council of Riverside County
- Housing Authority of the County of Riverside
- City of Perris Homeless Task Force
- Riverside County Department of Public Health
 - Childhood Lead Poisoning Prevention Program
 - Industrial Hygiene Division
 - HIV/AIDS Program

Additionally, representatives from other City departments were consulted to provide information regarding potential projects, estimated costs, and relative priority of projects to improve conditions in the Target Area.

2.3 Review of Draft Consolidated Plan

The five-year Draft Consolidated Plan and Annual Action Plan were available for public review from March 12, 2009 to April 13, 2009. Draft documents were placed in the reference section of the Cesar Chavez County Library in Perris, the Perris Economic Development Department at City Hall, and on the City's website. Notices of Availability

were sent to the Riverside County Economic Development Agency and County Agencies noted above, the Western Riverside Council of Governments (WRCOG), and the City of Menifee. The Draft Plans were discussed at a City Council public hearing on May 12, 2009. Comments received during the public review period are summarized in Appendix C.



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3.0 HOUSING AND HOMELESS NEEDS ASSESSMENT

This chapter of the Consolidated Plan presents an assessment of current housing and community development needs in the City of Perris. In conjunction with the community outreach process, the data assessment provides background information to assist in prioritizing the projects and programs that address the most significant issues impacting the City. HUD Tables 1A, 1B and 1C are located at the end of this chapter.

3.1 Demographics

The City of Perris encompasses approximately forty (40) square miles in northwest Riverside County on the inland route of Interstate 215. It is bordered by the City of Moreno Valley and March Air Reserve Base on the north, the newly incorporated City of Menifee on the south, and unincorporated Riverside County on the west and east. The current demographics, housing characteristics, and labor force characteristics are shown in Table 2 as a comparison with Riverside County as a whole. Population increased by over 50% in seven years with race, and ethnicity percentages remaining relatively stable, although the African American population decreased by 5% and the Hispanic/Latino population increased by 11%.

| Table 2 Population, Gender, and Ethnicity | | | | |
|--|-------------------------|------------------------------|-------------------------|------------------------------|
| Characteristic | City of Perris | | Riverside County | |
| | 2000¹ | 2005-2007² | 2000¹ | 2005-2007² |
| Population | 36,189 | 56,112 | 1,545,387 | 2,002,663 |
| Male | 17,739 | 27,362 | 769,384 | 1,000,707 |
| Female | 18,450 | 28,750 | 776,003 | 1,000,956 |
| Median Age | 25.4 | 25.8 | 33.1 | 31.6 |
| White | 14,909 (41.2%) | 24,908 (44.4%) | 1,013,478 (65.7%) | 1,250,130 (62.4%) |
| African American | 5,748 (15.9%) | 5,879 (10.5%) | 96,421 (6.2%) | 119,264 (6.0%) |
| Asian/Pacific Islander | 1,116 (3.1%) | 1,948 (3.8%) | 60,856 (3.9%) | 106,509 (5.3%) |
| All Other Races | 14,416 (39.8%) | 23,377 (41.3%) | 374,632 (24.2%) | 526,760 (26.3%) |
| Hispanic/Latino of any Race | 20,322 (56.2%) | 37,685 (67.2%) | 559,575 (36.2%) | 843,337 (42.1%) |

Source: U.S. Census Bureau, American FactFinder

3.2 Social and Household Characteristics

Social and household characteristics describe the dynamics of a community's growth and changing needs. The U.S. Census defines a household as all persons who occupy

a housing unit; therefore, includes single persons living alone, families related by blood or marriage, or unrelated individuals living together. Persons living in retirement homes, hospitals, dormitories, or other group living situations are not considered a household, but counted in group quarters. As shown in Table 3, educational attainment (i.e., high school and college diplomas) of Perris residents increased by 2% since 2000, however, it is still considerable lower than that of Riverside County and the United States as a whole. The number of foreign born residents has increased by 4% and although no 2007 information is available regarding the language spoken in the home, in 2000 approximately half of the city's households spoke a language other than English at home. That language is probably Spanish, given that over 60% of the residents classify themselves as Hispanic/Latino. Household and family size is increasing across Riverside County and the United States as well as the City of Perris, however, the City's average household and family is larger than both. Possible factors include an increase in the number of children per parent, adult children returning or staying at home longer, and generations of immediate and extended family or friends residing together due to raising home prices and other living expenses. One interesting data characteristic is the reduction in the number of persons designated as disabled from 2000 to 2007. Not only did the percentage decline precipitously, but the actual number of disabled persons appears to have declined, which does not correlate with the increase in the number of persons 65 years of age or older from 2000 (2,259; 6.2%) to 2007 (2,833; 5%). Further research is warranted to verify and explain the numbers.

| Characteristic | City of Perris | | Riverside County | U.S. |
|---|-------------------|------------------------|------------------------|------------------------|
| | 2000 ² | 2005-2007 ³ | 2005-2007 ² | 2005-2007 ² |
| High school graduate (25 years & older) | 11,180 (61%) | NA (62.9%) | NA (78.5%) | NA (84.0%) |
| Bachelor's degree (25 years & older) | 1,215 (6.6%) | NA (8.1%) | NA (19.6%) | NA (27.0%) |
| Speak a language other than English at home | 16,186 (50.1%) | NA -- | 708,129 (38.4%) | NA (19.5%) |
| Foreign born | 9,790 (27%) | 17,770 (31.7%) | 449,150 (22.4%) | NA (12.5%) |
| Disability status (25 years & older) | 7,137 (22.2%) | 4,891 (9.9%) | 230,662 (12.7%) | NA (15.1%) |
| Average household size | 3.73 | 3.98 | 3.10 | 2.60 |
| Average family size | 4.0 | 4.22 | 3.61 | 3.19 |
| Group quarters population | 232 (0.6%) | NA | NA | NA |

Source: U.S. Census Bureau, American FactFinder

² US Census Bureau, American FactFinder, Census 2000 Demographic Profile Highlights

² US Census Bureau, American FactFinder, 2005-2007 American Community Survey 3-Year Estimates

3.3 Economic Characteristics

The City of Perris is generally recognized as being one of the less affluent cities in Riverside County. However, as shown in Table 4, the City's economic profile remained stable from 2000 to 2005, due in part to the efforts of city staff and city residents in promoting and implementing community development and social service programs and projects. Median family income increased and the percent of families below the poverty level decreased. However, there are indications that the national economic crisis is beginning to negatively affect Perris. National RV, which specialized in the manufacturing of motor homes and was the top employer in Perris with over 2,000 employees, went out of business in 2008. The state Employment Development Department estimates employment in Perris in September of 2008 to be fifteen percent. This rate is over six percent higher than in Riverside County.

| Table 4 Economic and Labor Characteristics | | | | |
|---|-------------------------|------------------------------|------------------------------|------------------------------|
| Characteristic | City of Perris | | Riverside County | U.S. |
| | 2000¹ | 2005-2007² | 2005-2007² | 2005-2007² |
| Median family income | \$36,522 | \$50,317 | \$62,430 | \$60,374 |
| Families below poverty level | 1,478 (18.1%) | NA (13.9%) | NA (9.3%) | NA (9.8%) |
| Mean travel time to work in minutes | 37.9 | 36.2 | 31.5 | 25.1 |
| Unemployment (September 2008) ⁴ | -- | 15.0% | 9.5% | -- |

Source: U.S. Census Bureau, American FactFinder

Family income is an important consideration when evaluating housing and community development needs because low income typically constrains people's ability to obtain adequate housing or services. For housing and community development planning purposes, special income data based on the 2000 U.S. Census is the Comprehensive Housing Affordability Strategy (CHAS) is used. Table 5 summarizes the CHAS data, which is a required table on the HUD Consolidated Plan Management Process (CPMP) tool webpage. The data does provide interesting statistics for planning purposes. First, there are more households that own a home than rent a home with incomes less than 80% of County Average Median Income (AMI). However, of those households with incomes less than 30% of County AMI, over twice as many are renters. Second, of households with incomes less than 30% of AMI, over 83% have a housing problem and over 63% spend more than half of their income on housing expenses. Third, as incomes increase, the cost burden of housing decreases. Fourth, elderly households appear to have fewer housing problems than small and large families.

⁴ State of California, Employment Development Department, Labor Market Information Division, Labor Force Data for Sub-County Areas, September (Preliminary) 2008.

| Table 5 Housing Needs – Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems | | | | | | | |
|--|-------------|----------------------------------|-------------|---------------------------------------|-------------|---------------------------------------|-------------|
| Household Income by Percentage of County Average Median Income | Total | Any Housing Problem ⁵ | | Cost Burden ≥ 30% of Household Income | | Cost Burden ≥ 50% of Household Income | |
| | | Number | Percentage | Number | Percentage | Number | Percentage |
| Household Income Less than 30% of County AMI | | | | | | | |
| Renter | 912 | 1484 | 85.5 | 1385 | 77.3 | 1141 | 64.4 |
| • Elderly | 71 | 53 | 74.6 | 53 | 74.6 | 43 | 60.6 |
| • Small Family | 529 | 454 | 85.8 | 429 | 81.1 | 360 | 68.1 |
| • Large Family | 204 | 204 | 100 | 154 | 75.5 | 115 | 56.4 |
| • All Other | 108 | 69 | 63.9 | 69 | 63.9 | 69 | 63.9 |
| Owner | 497 | 352 | 79.3 | 340 | 76.7 | 277 | 62.4 |
| • Elderly | 144 | 69 | 47.9 | 69 | 47.9 | 34 | 23.6 |
| • Small Family | 153 | 133 | 86.9 | 129 | 84.3 | 125 | 81.7 |
| • Large Family | 107 | 107 | 100 | 99 | 92.5 | 95 | 88.8 |
| • All Other | 93 | 43 | 46.2 | 43 | 46.2 | 23 | 24.7 |
| Household Income Between 30% and 50% of County AMI | | | | | | | |
| Renter | 2210 | 1877 | 89.4 | 1677 | 76.7 | 884 | 26.0 |
| • Elderly | 14 | 0 | 0 | 0 | 0 | 0 | 0 |
| • Small Family | 385 | 355 | 92.2 | 310 | 80.5 | 125 | 32.5 |
| • Large Family | 179 | 175 | 97.8 | 140 | 78.2 | 20 | 11.2 |
| • All Other | 52 | 33 | 63.5 | 33 | 63.5 | 19 | 36.5 |
| Owner | 790 | 657 | 83.2 | 597 | 75.6 | 360 | 45.6 |
| • Elderly | 163 | 99 | 60.7 | 99 | 60.7 | 60 | 36.8 |
| • Small Family | 344 | 299 | 86.9 | 299 | 86.9 | 235 | 68.3 |
| • Large Family | 243 | 239 | 98.4 | 179 | 73.7 | 45 | 18.5 |
| • All Other | 40 | 20 | 50.0 | 20 | 50.0 | 20 | 50.0 |
| Household Income Between 50% and 80% of County AMI | | | | | | | |
| Renter | 3868 | 2808 | 56.7 | 2128 | 38.9 | 312 | 2.1 |
| • Elderly | 47 | 29 | 61.7 | 29 | 61.7 | 10 | 21.3 |
| • Small Family | 358 | 238 | 66.5 | 183 | 51.1 | 4 | 1.1 |
| • Large Family | 149 | 90 | 60.4 | 35 | 23.5 | 0 | 0 |
| • All Other | 120 | 25 | 20.8 | 15 | 12.5 | 0 | 0 |
| Owner | 1597 | 1213 | 75.9 | 933 | 58.4 | 149 | 9.3 |
| • Elderly | 254 | 124 | 48.8 | 124 | 48.8 | 49 | 19.3 |
| • Small Family | 634 | 484 | 76.3 | 434 | 68.5 | 60 | 9.5 |
| • Large Family | 640 | 540 | 84.4 | 310 | 48.4 | 0 | 0 |
| • All Other | 69 | 65 | 94.2 | 65 | 94.2 | 40 | 58.0 |

Source: Comprehensive Housing Affordability Strategy (CHAS), 2000.

3.4 Homeless Assessment

In response to the growing needs of the homeless population in Riverside County, a Continuum of Care process (COC) began in 1994 in order to provide a seamless delivery of facilities and services for homeless persons at each step of the transition from living on the street, to permanent and sustained, independent living. The continuum consists of four components that provided the foundation for a delivery system that operated across jurisdictional boundaries:

1. Outreach and Assessment

⁵ Housing problems include units with physical defects, overcrowded conditions, and housing cost burdens exceeding 30% of household income.

2. Emergency Shelters with Supportive Services;
3. Transitional Housing with Supportive Services; and
4. Permanent and Affordable Housing.

In consideration of the unique demographic needs of the homeless within the County, four regions were established. The City of Perris is a component of Region A.

1. Region A consists of Moreno Valley, Perris, City of Riverside, Rubidoux, Jurupa, Woodcrest and surrounding communities.
2. Region B consists of Corona, Lake Elsinore, Murrieta, Norco, Temecula and surrounding communities
3. Region C consists of Banning, Beaumont, Hemet, Idyllwild, San Jacinto and surrounding communities; and
4. Region D consists of the Desert communities from Palm Springs east to the City of Blythe.

In 2004/2005 and again in 2007, the County of Riverside conducted a comprehensive assessment of homelessness which used the following definition of homeless provided by HUD:

“A person is considered homeless only when he/she resides in one of the places described below:

- a) *in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;*
- b) *in an emergency shelter;*
- c) *in transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter;*
- d) *in any of the above places but is spending a short time (up to 30 consecutive days) in a hospital or other institution.*

The County’s 2007 assessment was comprised of two components:

- A survey conducted over an ten week period from March through mid-May 2007 on the streets and at various residential and non-residential social service sites of 630 adults, and
- A one day census conducted on January 24, 2007 to determine how many people are homeless on a given day. The census counted 4,508 adults and children in the County of which 379 were counted in the City of Perris.

These two components combined with a report prepared for the Perris Homeless Task Force provide the background for the City’s continuum of care strategies and programs. Table 6 summarizes the required table entitled, “Continuum of Care Homeless Population and Subpopulations Chart” on the HUD Consolidated Plan Management Process (CPMP) tool webpage.

The 2007 survey was conducted by representatives from more than 30 public and private agencies, service providers, and faith based institutions. The process involved administering a comprehensive one-on-one interview survey with a representative sampling of homeless persons who were contacted either on the streets, in a shelter or transitional housing, or while using non-residential homeless services. The survey instrument was designed to collect a wide-range of information on homeless individuals as well as assess their service needs. It was also intended to compile a cross-section of information on pre-determined sub-populations such as the chronically homeless, pregnant women, seniors, families with children. A few of the findings are shown in Table 6.

| Table 6 Homeless Population Survey Data | | |
|--|----------------------------|-------------------|
| Characteristic of the Homeless Population | Survey Participants | |
| | Number⁶ | Percentage |
| Adults Surveyed | 630 | 100 |
| Gender | | |
| • Adult Females | 248 | 40 |
| • Adult Males | 374 | 60 |
| Ethnicity | | |
| • White | 268 | 43 |
| • Latino | 168 | 27 |
| • Black/African American | 129 | 21 |
| • Asian/Pacific Islander | 15 | 2 |
| • American Indian/Alaskan Native | 29 | 5 |
| • Other | 13 | 2 |
| Chronically Homeless | | |
| • More than one year | 312 | 51.3 |
| • More than three years | 165 | 27.1 |
| • More than five years | 89 | 14.7 |
| • More than ten years | 18 | 3 |
| Employment | | |
| • Have a part-time job | 94 | 15.5 |
| • Have a full-time job | 71 | 11.8 |
| Income | | |
| • Receive public assistance | 245 | 38.9 |
| • No income | 235 | 45.7 |
| • Less than \$1,000 month | 437 | 84.9 |
| Veteran Status | | |
| • Male | 85 | 22.8 |
| • Female | 5 | 2.1 |
| Domestic Violence | | |
| • Women abused by a spouse/partner | 125 | 51.3 |
| • Men abused by a spouse/partner | 65 | 17.7 |
| Health Status | | |
| • Have a physical disability | 117 | 19 |
| • Are HIV positive | 8 | 1.5 |

⁶ Per County of Riverside 2007 Homeless Survey and 2007 Homeless Census

| Table 6 Homeless Population Survey Data | | |
|--|----------------------------|-------------------|
| Characteristic of the Homeless Population | Survey Participants | |
| | Number⁶ | Percentage |
| • Have a substance abuse problem | 299 | 47.5 |
| • Have symptoms of mental illness | 204 | 32.3 |
| Education | | |
| • Completed high school | 376 | 60.8 |
| • Attended/completed college | 150 | 38.9 |
| Foster Care | | |
| • Had been in the foster care system | 43 | 9.3 |
| Children | | |
| • Living with children | 205 | 19.1 |
| • Children enrolled in school | 88 | |

Source: County of Riverside, Department of Public Social Services, 2007 Homeless Survey

3.4.1 City of Perris Homeless Task Force

The results of the County's 2004 and 2007 Homeless Surveys and 2005 and 2007 Homeless Censuses, provide a comprehensive battery of information intended to serve as the basis for developing strategies for public and private agencies to respond to the specific needs of homeless families and to develop strategies for filling in gaps in the regional homeless continuum of care system through private and public collaborations. The City of Perris responded by creating a City Homeless Task Force to review the homeless issues affecting the City and make recommendations for public and private projects and programs. The Task Force is comprised of city officials (elected and appointed), local religious leaders, concerned citizens, concerned business owners, law enforcement personnel, and representatives from the Riverside County Department of Social Services, Homeless Programs Unit. The Task Force read and discussed several publications on the causes and approaches to dealing with homelessness in the United States and determined that:

- Homelessness is a nationwide problem. Communities across the country are grappling with how to identify solutions that advance community needs while protecting the rights, dignity, and personal property of homeless persons.
- The most common method of dealing with the conduct of homeless persons is criminalization and the adoption of ordinances and codes designed to discourage specific behavior. Many of these legislative remedies have been struck down by the courts as being "unconstitutional".
- Short term enforcement and arrests are an inadequate solution and tend to create adversarial relationships between law enforcement and homeless advocates.

- The homeless population is highly migratory, moving from community to community in search of shelter, food, and tolerance.
- Many homeless persons try to blend in with the general populace in an attempt to not draw attention, but lack of hygiene may be troublesome.
- Many homeless persons, particularly men, avoid shelters with religious overtones, preferring to stay on the streets rather than in a shelter with religious requirements or discussions.
- Permanent solutions must address the causes of homelessness; the scope of which is staggering in terms of both cost and effort.
- Solutions must be designed on a regional level with collaboration between government municipalities (cities and counties) to pool financial and manpower resources and not continually transfer the problem between agencies and communities.
- The City of Perris does not have the financial ability to independently consider constructing or operating a homeless shelter or to hire addition staff for outreach or other similar counseling efforts.

3.5 Special Needs Populations

Certain segments of the community may have difficulty finding decent and affordable housing due to their special needs. They may also have additional needs for community facilities and services. These “special needs” populations include the elderly, persons with disabilities, female heads of households, large households, persons with drug and alcohol addiction, and persons with Acquired Immune Deficiency Syndrome (AIDS).

3.5.1 Elderly Persons

The Riverside County Office on Aging conducts an annual needs assessment to determine the specific needs of the elderly (persons age 60+).⁷ Affordable housing has consistently been identified as a priority each year during the needs assessment. The annual needs assessment indicated the following unmet senior housing needs:

- Increased affordable housing for seniors through congregate housing, shared housing, senior home repair, rent control, relaxed city zoning and fees for new housing programs
- Expanded assisted living programs throughout Riverside County that provide a coordinated program of support services of frail seniors in residential settings (board and care and congregate care and foster care settings)

⁷ Per the 2004-2009 Riverside County Consolidated Plan.

- Programs to link housing to services where the senior is the decision maker and the program is a partnership between the senior and the provider

The number one goal in senior housing, according to the Office on Aging, is to "Link Services with Housing". The trend nationally in the field of aging, and certainly as indicated in the Older Americans Act is to develop a coordinated system of community-based services that keeps older person in their individual homes or congregate living sites as long as possible. A variety of affordable housing options must be linked to services for the elderly. The services needed range from personal care services and adult day care facilities to in-home chore service and home repair. The need relates not only to new housing development but also to all existing housing arrangements for seniors.

The second issue, as it pertains to housing, is affordability of the units. The needs assessment completed by the Office on Aging indicated a widespread concern among seniors with regard to the supply of housing at the low-rent end.

A third issue raised determined by the Riverside County Office on Aging is a growing need for "Senior Home Repair" due to the trend to "age in place" which allows seniors to remain in their homes. The assessment identified a disparity in the availability of senior home repair services throughout Riverside County, and a demand for financial resources that exceeds the current supply.

It is the goal of the Office on Aging under the Older Americans Act to target minority and very frail elderly for services so that scarce resources can address the most vulnerable. The Office on Aging offered the following recommendations:

1. Variety of affordable housing options for low-income elderly should be included;
2. Affordable housing for the elderly should include design accommodations for the physical impairments of aging;
3. All affordable housing for the elderly should be linked to community-based support services that help sustain independent living and prevent institutionalization. A coordinated transportation service is a critical component of a successful community-based system of care; and
4. An affordable housing strategy for the elderly should incorporate a "holistic" approach.

In addition to the preceding analysis provided by the Office on Aging, the needs of seniors were discussed during the City's citizen participation process. Although demographic data indicates that Riverside County is experiencing a steady growth in the 60+ populations, the senior population in the City of Perris is declining as a percentage of resident growth. According to the 2000 Census, there were 2,205 residents 65 years of age or older, which represented 6.1 percent of the City population. Of these residents, 1,007 resided in owner households and 218 in renter households. By the 2005-2007 U.S. Census

American Community Survey, the elderly population was estimated at 2,833, which as a percentage of total population was a reduction of over one percent to five percent of the estimated population of 56,112. Table 7 shows the number and percent of elderly persons in 2000 with mobility and/or self-care limitations (considered frail) as reported by the 2000 Census. Assuming the same percentages, the number of current elderly special needs persons is estimated to be 511 persons.

| Mobility and Self-Care Status | 2000⁸ | | | | 2005-2007⁹ | | | |
|--|-------------------------|----------------|---------------|----------------|------------------------------|----------------|---------------|----------------|
| | Male | Percent | Female | Percent | Male | Percent | Female | Percent |
| Total Elderly | 982 | 100 | 1,277 | 100 | 1,383 | 100 | 1,450 | 100 |
| Mobility Limitation Only | 75 | 7.6 | 73 | 5.7 | 105 | 7.6 | 83 | 5.7 |
| Self-Care Limitation Only | 7 | 0.7 | 0 | 0 | 10 | 0.7 | 0 | 0 |
| Both Mobility and Self-Care Limitation | 97 | 9.8 | 157 | 12.3 | 135 | 9.8 | 178 | 12.3 |
| Total with Limitation | 179 | 18.1 | 203 | 17.9 | 250 | 18.1 | 261 | 17.9 |

Source: Draft 2008 Housing Element

3.5.2 Persons with Disabilities

Disability is a physical or mental condition that affects a person's ability to function in a home or community. Physical disabilities may hinder access to conventional housing units. Mental or developmental disabilities may hinder a person's ability to maintain or keep his housing. Moreover, physical and mental disabilities may affect earning capacity.

As shown in Table 8, the 2000 U.S. Census indicates that over a quarter of the City's working-age population struggles with some type of disability. This is over five percent higher than the percent of persons disabled in Riverside County. However, almost half of the disabled population in Perris, ages 21 to 64 years, is employed. The census data also indicates that the largest category of disability is physical. Physical disabilities are generally addressed by special construction features that provide access to buildings, transportation and specialized services.

⁸ U.S. Census 2000 Summary File 3 (SF 3) – Sample Data per Draft 2008 Perris Housing Element

⁹ Total elderly population per U.S. Census 2005-2007 American Community Survey 3-Year Estimates with percentages for mobility and self-care status estimated from the percentages documented by the 2000 Census.

| Table 8 Persons with Disabilities Ages 16 to 64 Years | | | |
|--|--------|---------|---------------------------------|
| Disability | Number | Percent | Compared to Riverside County |
| Population 16 to 64 Years | 20,744 | 100 | NA |
| With a Disability | 5,465 | 26.3 | 20.6 |
| • Sensory | 518 | | |
| • Physical | 1,455 | | |
| • Mental | 838 | | |
| • Self-Care | 327 | | |
| • Going Outside the Home | 2,801 | | |
| • Employment Disability | 3,309 | | |
| Population 21 to 64 Years | 18,126 | | |
| With a Disability | 4,973 | | |
| • Percent Employed | 49.7 | | |

Source: Census 2000 Summary File 3 (SF 3), QT-P21

3.5.3 Female Head of Household

Female-headed households are a special needs group because they traditionally have had proportionally lower rates of homeownership, lower incomes and higher poverty rates than other family compositions. As shown in Table 9, the 2008 Perris Housing Element cites the 2000 Census in identifying 622 female-headed households with children that were below the federally established poverty level in the City of Perris.

| Table 9 Female Headed Households 2000 Below Poverty Level | |
|--|-------------------------------|
| Household Type | Number Below Poverty Level |
| Female-Headed: No children under 18 years | 41 |
| Female-Headed: With children under 18 years | 622 |
| Total | 663 |

Source: 2008 Perris Housing Element

3.5.4 Large Families

According to the 2008 Perris Housing Element, the 2000 Census reported 2,194 households in the City of Perris with five or more persons out of 9,665 households. Large family household require special consideration because they generally require larger dwellings with sufficient bedrooms to meet their housing needs without overcrowding. Difficulties in securing housing large enough to accommodate all members of a family or household are heightened for renters because multiple family rental units typically have fewer bedrooms than single family houses. There are few apartment complexes in the City that offer three or bedroom units. Larger families in Perris, therefore, tend to meet their housing needs through the rental or ownership of single family homes, which are generally more expensive than smaller multiple family dwellings. Table 10 shows tenure of housing units by number of persons per unit. The table indicates that

there are more owner-occupied units than renter occupied units housing large families.

| Number of Persons per Housing Unit | Owner Occupied | Renter Occupied | Total |
|---|-----------------------|------------------------|--------------|
| Five | 1,048 | 435 | 1,483 |
| Six | 506 | 193 | 699 |
| Seven or more | 640 | 188 | 828 |
| Total | 2,194 | 816 | 3,010 |

Source: U.S. Census 2000 Summary File 3 (SF 3) per 2008 Perris Housing Element

3.5.5 Persons with HIV/AIDS

In March 2007, the County of Riverside HIV/AIDS Program of the Department of Public Health produced a comprehensive planning document that included an epidemiologic profile of the HIV epidemic, a community services assessment, a prioritization of target populations, and a set of recommended prevention activities and interventions.¹⁰ A summary of the findings is outlined below:

Demographics

- In fiscal year 2004/2005, 3,607 HIV test results were recorded by Riverside County. Positive results totaled 152 (4%). The percent positive was comparable among the races/ethnicities.
- 70 percent of test recipients were male.
- 55 percent were white, non-Hispanic.
- 30 percent were Hispanic.
- 8 percent were African American/Black.

Findings

- The HIV epidemic in Riverside County is dominated by gay white men residing in East County (Desert Hot Springs, Palm Springs, Cathedral City, Palm Desert, Rancho Mirage, Indian Wells, La Quinta, Indio, Coachella, Blythe, and the adjacent unincorporated communities.)
- For purposes of the HIV/AIDS Program, the City of Perris is located in the Mid-County Region which includes the cities of Perris, Elsinore, Canyon Lake, Hemet, Murrieta, Temecula, San Jacinto, Beaumont, Banning, Calimesa, and the adjacent unincorporated communities.

¹⁰ Riverside County HIV Prevention Plan 2006-2010, HIV Prevention Planning Committee, HIV/AIDS Program, Department of Public Health

- The West County Region includes the cities of Riverside, Corona, Norco, Moreno Valley, and the adjacent unincorporated communities.
- Heterosexual transmission of HIV is greater in the Mid-County and West County regions than in East County.
- There is a high correlation between HIV risk behavior and substance abuse.

Prevalence

The prevalence rates of HIV and AIDS varies among the service areas with the highest rates in East County and the lowest rates in Mid-County, which includes the City Perris. Table 11 shows the rates of living cases in December 2005.

| Table 11 AIDS and HIV Prevalence Rates per 100,000 By County Service Regions | | | |
|---|-------------|------------|-------------|
| Type | West County | Mid-County | East County |
| AIDS | 85.0 | 40.4 | 427.0 |
| HIV | 35.7 | 25.0 | 269.7 |

Source: HIV Prevention Plan 2006-2010, HIV/AIDS Program, Riverside County Department of Public Health

3.6 Lead Based Paint Hazards

Lead based paint is a significant environmental hazard to children and one of the primary sources of lead exposure. Children under the age of six are of particular concern due to the prevalence of hand-to-mouth behavior (putting toys and objects in their mouths), which leads to the ingestion of lead contaminated paint, dust, and soil. The effects of lead poisoning on young children are devastating and irreversible. Lead poisoning causes reductions in intelligence (IQ), reading and learning disabilities, decreased attention spans, and hyperactivity and aggressive behavior.

Although lead was banned from residential paints in 1978, it is estimated that three-fourths of pre-1978 built homes contain lead based paint (LBP), with older homes having the highest lead percentages. Not all older homes with LBP have lead based paint hazards. Therefore, there are three components to eliminating LBP hazards. First, identify pre-1978 built homes. Second, test homes for LBP hazards. Third, eliminate any identified LBP hazards. According to staff at the Riverside County Office of Industrial Hygiene, Department of Public Health, it is homes built before 1955 that cause the most concern and have been targeted for LBP review by the County. As shown in Table 12, according to Census data, there are 2,696 homes in the City of Perris that were built prior to 1980. This is 17.9 percent of the current (2007) housing stock of 15,082 units¹¹. There are only 574 units in the City built prior to 1960, which is 3.8 percent of the housing stock.

¹¹ U.S. Census Bureau, 2005-2007 American Community Survey 3- Year Estimates.

| Table 12 Perris Housing Units Built Prior to 1978 | |
|--|------------------------|
| Year Built | Number of Units |
| Before 1940 | 118 |
| 1940-1949 | 123 |
| 1950-1959 | 333 |
| 1960-1969 | 708 |
| 1970-1979 | 1,414 |
| Total | 2,696 |

Source: U.S. Decennial Census

The County operates a Lead Hazard Control (LHC) Program through a federal HUD grant that offers free or low cost lead hazard control services to qualifying rental properties, often resulting in newly painted homes. To qualify, rental units must be built before 1955, house tenants who meet low income requirements, house at least one child under the age of six years, and be located within a program target area. Additionally, the County Department of Public Health has an active Childhood Lead Poisoning Prevention Program (CLPPP) that promotes testing children for lead poisoning, assessing household items for lead, and removing or treating the source of lead. CLPPP encourages low income parents to take their children to a County Family Care Center for medical screening. Family Care Centers charge on a sliding fee scale based on family income. There is a Family Care Center in the City of Perris.

3.7 Fair Housing Needs

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. As a contract city under the County of Riverside's CDBG Program, the Fair Housing Council of Riverside County provided the following services:

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

One mechanism for implementing these services is the Council's Anti-Discrimination Hotline. The Council receives complaints, investigates the validity of the complaints, counsels renters and owners on legal rights and responsibilities, and maintains records of the calls by jurisdiction. Table 13 shows the discrimination calls that were processed by the Council from July 1, 2004 through June 30, 2008 from the City of Perris.

| Table 13 Discrimination Calls Processed by the Fair Housing Council from the City of Perris | | | | | |
|--|----------|----------|----------|----------|-----------|
| Calls | FY04-05 | FY05-06 | FY06-07 | FY07-08 | TOTAL |
| Case Category | | | | | |
| • Race | 5 | 4 | 2 | 5 | 16 |
| • Disability | 1 | 0 | 1 | 1 | 3 |
| • Familial Status | 0 | 2 | 0 | 0 | 2 |
| • Sex | 0 | 0 | 0 | 1 | 1 |
| • Rumford | 0 | 0 | 0 | 0 | 0 |
| • National Origin | 1 | 1 | 0 | 0 | 2 |
| • Color | 0 | 0 | 0 | 0 | 0 |
| • Source of Income | 0 | 0 | 0 | 0 | 0 |
| • Arbitrary | 1 | 1 | 0 | 0 | 2 |
| • Sexual Orientation | 0 | 0 | 0 | 1 | 1 |
| • Religion | 0 | 0 | 0 | 0 | 0 |
| • Marital Status | 0 | 0 | 0 | 0 | 0 |
| • Age | 0 | 0 | 0 | 1 | 1 |
| Total – Case Category | 8 | 8 | 3 | 9 | 28 |
| Type of Caller | | | | | |
| • In-Place Tenant | 8 | 6 | 3 | 9 | 26 |
| • Property Owner | 0 | 0 | 0 | 0 | 0 |
| • Manager | 0 | 0 | 0 | 0 | 0 |
| • Other | 0 | 0 | 0 | 0 | 0 |
| • Rental Home Seeker | 0 | 2 | 0 | 0 | 2 |
| Total – Type of Caller | 8 | 8 | 3 | 9 | 28 |
| Income | | | | | |
| • Very Low | 0 | 1 | 0 | 0 | 1 |
| • Low | 8 | 5 | 3 | 7 | 23 |
| • Moderate | 0 | 2 | 0 | 2 | 4 |
| • High | 0 | 0 | 0 | 0 | 0 |
| Total - Income | 8 | 8 | 3 | 9 | 28 |
| Race/Ethnicity | | | | | |
| • White | 3 | 4 | 1 | 4 | 12 |
| • Black | 5 | 4 | 2 | 5 | 16 |
| Total - Race | 8 | 8 | 3 | 9 | 28 |
| • Non-Latino | 6 | 8 | 3 | 7 | 24 |
| • Latino | 2 | 0 | 0 | 2 | 4 |

Source: Fair Housing Council of Riverside County, Inc.

The Fair Housing Council also receives, investigates, and resolves landlord - tenant complaints. Between July 1, 2004 and June 30, 2008, the Fair Housing Council processed 563 landlord – tenant calls as shown in Table 14.

| Table 14 Landlord Tenant Calls Processed by the Fair Housing Council from the City of Perris | | | | | |
|---|----------------|----------------|----------------|----------------|--------------|
| Calls | FY04-05 | FY05-06 | FY06-07 | FY07-08 | TOTAL |
| Case Category | | | | | |
| Eviction | 45 | 27 | 20 | 15 | 107 |
| Repairs | 54 | 32 | 20 | 17 | 123 |
| Deposits | 13 | 12 | 11 | 9 | 45 |
| Entering | 4 | 6 | 2 | 3 | 15 |
| Occupancy | 0 | 0 | 0 | 0 | 0 |
| Mobile Home | 3 | 8 | 8 | 2 | 21 |
| Lease | 39 | 39 | 48 | 21 | 147 |
| Other | 13 | 6 | 14 | 16 | 49 |
| Late | 0 | 0 | 0 | 0 | 0 |
| Rent Increase | 6 | 8 | 4 | 2 | 20 |
| Section 8 | 3 | 2 | 0 | 0 | 5 |
| Notice | 7 | 6 | 10 | 1 | 24 |
| Habitability | 1 | 0 | 0 | 0 | 1 |
| Mold | 0 | 0 | 0 | 0 | 0 |
| Lead | 0 | 0 | 0 | 0 | 0 |
| Rent Control | 0 | 0 | 0 | 0 | |
| TBRA | 0 | 6 | 0 | 0 | 6 |
| Total – Case Category | 188 | 152 | 137 | 86 | 563 |
| Income | | | | | |
| • Very Low | 7 | 60 | 34 | 5 | 106 |
| • Low | 142 | 63 | 64 | 68 | 337 |
| • Moderate | 37 | 28 | 39 | 13 | 117 |
| • High | 2 | 1 | 0 | 0 | 3 |
| Total - Income | 188 | 152 | 137 | 86 | 563 |
| Race/Ethnicity | | | | | |
| • White | 100 | 85 | 80 | 25 | 290 |
| • Black | 85 | 66 | 0 | 1 | 152 |
| • Asian | 0 | 0 | 2 | 1 | 3 |
| • Other | 16 | 1 | 1 | 11 | 29 |
| • American Indian | 0 | 0 | 0 | 1 | 1 |
| • Pacific Islander | 3 | 0 | 0 | 0 | 3 |
| Total - Race | 188 | 152 | 137 | 86 | 563 |
| • Non-Latino | 141 | 64 | 72 | 45 | 322 |
| • Latino | 47 | 88 | 65 | 41 | 241 |

Source: Fair Housing Council of Riverside County, Inc.

The data in Table 14 indicate that Black tenants in the City of Perris have a disproportionately greater need for landlord-tenant education than other racial groups in the City. The 2007 Census Estimate¹² of the percentage of Black or African American persons in the City is 10.5 percent. The percentage of landlord-tenant calls from Black

¹² U.S. Census Bureau, 2005-2007 American Community Survey 3- Year Estimates.

or African American tenants between 2004 and 2008 is 26.9 percent. The percentage of discrimination calls is 57.1 percent.

3.8 Community Development Needs

The City's community development needs focus on infrastructure, public facilities, economic development, community services, and code enforcement activities. Deteriorating infrastructure and the need for new infrastructure to accommodate new residential, commercial, and industrial growth is a major City priority. Community input during the citizen participation process highlighted the following needs:

- Infrastructure improvements, in particular, storm drain improvements to reduce street flooding.
- Circulation and other street improvements to facilitate traffic flow, eliminate unsafe traffic conditions, and improve access to local businesses.
- Beautification projects to eliminate graffiti and other unsightly features that reflect negatively on the city's image.
- Childcare and after-school care facilities.
- City encouragement and guidance on the construction of childcare and other public service facilities by assisting providers through the development process.
- Life skills training courses for post-foster care youth, young people in general, the mentally ill, and parolees.
- Awareness training, support services, and parenting classes to lower teen pregnancy rates and to assist teen parents.
- Employment services, particularly for the disabled and mentally ill.
- Transportation services for the elderly and low income residents who cannot afford to purchase or maintain a vehicle.
- Community service volunteer programs.



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4.0 HOUSING AND MARKET ANALYSIS

This chapter of the Consolidated Plan discusses significant characteristics of the housing and the housing stock to determine availability and affordability for all segments of society.

4.1 Housing Rents and Affordability

Table 15 is a modification of the Housing Market Analysis required table on the HUD Consolidated Plan Management Process (CPMP) tool webpage. The table summarizes affordability limits for rental units in Riverside County. Approximately 35 percent of the city's housing stock is rental occupied units constituting approximately 4,891 units.¹³ As shown in Table 4-1, the differential between fair market rent and affordability for families making fifty percent of County median income ranges from \$314 dollars per month for an efficiency unit for family of one to \$1,300 per month for six bedroom unit for a family of eight. For families with incomes at 65 percent of County median, the same range is \$158 to \$1,055 per month. HUD 2008 limits for low income (50%) median family income for a family of four is \$33,300 and for low moderate income (80%) is \$53,300 in Riverside County. Perris median family income in 2007 was \$50,317, thus indicating that almost half of the families in the City of Perris are of Very Low, Low, or Low-Moderate Income and probably spending more than thirty percent of their income on housing expenses.

| Table 15 Housing Needs – Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems | | | | | |
|---|---|-----------------------------------|-----------------------|--|--|
| Unit Size | Number of Units in Perris¹⁴ | Fair Market Rent per Month | Household Size | Affordable at 30% of 50% of County Median Family Income | Affordable at 30% of 65% of County Median Family Income |
| 0- 1 bedroom | 183 | \$896 - \$979 | 2 | \$582 - \$624 | \$738 - \$793 |
| 2 bedroom | 654 | \$1,142 | 3 | \$748 | \$952 |
| 3-6 bedroom | 4,054 | \$1,622 - \$2,465 | 4 - 8 | \$865 - \$1,165 | \$1,092 - \$1,410 |

Source: U.S. Department of HUD, April 2008

4.2 Home Ownership and Affordability

The City's Draft 2008 Housing Element discusses homeownership opportunities and affordability. The Housing Element noted that by December of 2007, housing prices were already on the decline with the median price for a single family home in zip code 92571 at \$270,000 and \$325,000 for homes in zip code 92570. Table 16 estimates housing expenses with required monthly and annual income to purchase a home within Perris at the median prices with an interest rate of five percent, a mortgage term of 30 years, ten percent down payment, taxes and insurance and \$600 in monthly liabilities (car payment, credit cards, maintenance, etcetera). With median family income in Perris

¹³ US Census Bureau, American FactFinder, 2005-2007 American Community Survey 3-Year Estimates.

¹⁴ 2000 Census Data increased by the percent of housing growth from 2000 to 2007 (approximately 36%) per US Census 2005-2007 American Community Survey

in 2007 of \$50,317, the median priced home in the City is not affordable to many of the income categories based on the Riverside County median. This suggests a need to augment the housing stock with affordable units as well as increasing programs that offer homeownership opportunity assistance.

| | | |
|--|-----------|-----------|
| Interest Rate | 5.5% | 5.5% |
| Purchase Price | \$270,000 | \$325,000 |
| Down Payment (10%) | \$27,000 | \$32,500 |
| Loan Amount | \$243,000 | \$292,500 |
| Principal and Interest | \$1,380 | \$1,661 |
| Monthly House Payment with taxes and insurance | \$1,794 | \$2,158 |
| Required Annual Income | \$79,791 | \$92,519 |

Source: interest.com/mortgage calculator

4.3 Housing Stock Inventory: Type of Unit by Number, Percentage and Occupancy

Over 75 percent of the housing stock in the City of Perris are detached single family homes. Less than eleven percent of the stock is multiple family units. Table 17 reflects the increase in single family home construction in Perris from 2003 through 2005 documented by the issuance of 4,588 building permits, but indicates that occupancy and vacancy rates have remained constant, although slightly high. A vacancy rate is a measure of general availability of housing and how well available units are meeting market demand. A low vacancy rate suggests difficulty in finding housing that meet price and desirability criteria and a high vacancy rate indicates a high number of undesirable units or an oversupply of housing units. Typically a vacancy rate between two percent and three percent for ownership housing and five percent to six percent for rental housing is considered a “healthy” rate which ensures the continued upkeep of rental properties and keeps housing costs down. In both 2000 and 2008 (estimate), the combined rental/ownership vacancy rate was over eight percent which is slightly high to be considered healthy, but reflects the current condition of the housing market in the Inland Empire and perhaps a higher than average level of deferred maintenance due to decreasing disposable income.

| Table 17 Housing Stock Inventory | | | | |
|---|--------|---------|--------|---------|
| Type of Housing Unit | 2000 | | 2008 | |
| | Number | Percent | Number | Percent |
| Single Detached | 7,015 | 66.8 | 11,603 | 75.4 |
| Single Attached | 319 | 3.0 | 323 | 2.1 |
| Multiple Family: 2 to 4 units | 357 | 3.4 | 371 | 2.4 |
| Multiple Family: 5 plus units | 1,121 | 10.7 | 1,264 | 8.2 |
| Mobile Homes | 1,633 | 15.5 | 1,831 | 11.9 |
| Other Unit Types | 57 | 0.5 | NA | NA |
| • Public Housing Units | 40 | | 40 | |
| Occupancy | 9,652 | 91.9 | 14,078 | 91.5 |
| Vacancy | 901 | 8.6 | 1,314 | 8.5 |

Source: Riverside County Center for Demographic Research

4.4 Publically Subsidized Housing

Affordable housing is provided with financial assistance from local, state, and federal agencies. Public housing and rental assistance is offered by the Housing Authority of Riverside County. Federally subsidized housing is subject to affordability restrictions that require multiple family dwellings in Perris to maintain a percentage of units to remain affordable for a specified period of time.

4.4.1 Public Housing

Public housing is the jurisdictional responsibility of the Housing Authority of Riverside County. There are 477 public housing units in the County of Riverside, including a forty unit complex located within the City of Perris at 102-142 Midway Street in the Target Area. The 477 units are comprised of 208 units restricted for the elderly and/or disabled and 269 units for non-elderly, non-disabled households. The bedroom count is as follows:

- Zero bedrooms: 1 unit
- One bedroom: 146 units
- Two bedrooms: 162 units
- Three bedrooms: 127 units
- Four bedrooms: 35 units
- Five bedrooms: 6 units

4.4.2 Section 8 Rental Assistance

The County Housing Authority administers an active Housing Choice Voucher Program (Section 8) with funding for approximately 8,100 families and a waiting list of 40,000 families. The voucher program is tenant-based, not jurisdictionally based. Eligible families chose the community in which they wish to live and may relocate within the County. The Housing Authority is unable to anticipate tenant choice. The waiting list for this program was closed in July 2008 and no new applications are being accepted at this time.

4.4.3 Affordability Covenants

The Meadowview Apartment complex in the City of Perris is subsidized through the California Housing Finance Agency and HUD Section 8. This 76 unit complex is owned and managed by a private company with covenants set to expire on May 3, 2011. The preservation of these units may be achieved in a variety of ways that include:

- Contract extension
- Transfer of ownership to non-profit developers and housing organizations
- Local rent subsidies
- Purchase affordability covenants
- Replaced with new assisted units with affordability covenants

4.5 Facilities and Services for the Homeless

Although there are no emergency shelters in the City of Perris, several churches offer protection from the weather on particularly cold or rainy days. March Air Reserve Base, which is located less than three miles north of downtown Perris, offers an emergency shelter for homeless women and children with 66 beds. The Base also intends to open within the next year a transitional shelter that would accommodate about 200 people and provide women with vocational counseling, financial education, mental health services, and other assistance. Additionally, in recognition of the regional nature of homelessness issues, the City relies upon facilities throughout the County to provide necessary services as documented in Table 18.

**Table 18
Facilities and bed capacity available under the Continuum of Care System Countywide
as of June 2002 and July 2003**

| Provider Name | Facility Name | Target Population ¹⁵ | | Bed Capacity | | | |
|--|--|---------------------------------|----------|--------------|-------------|------------------------|-------------|
| | | | | Individuals | | Families with Children | |
| Component: Emergency Shelter | | | | | | | |
| Current Inventory | | A | B | 2002 | 2003 | 2002 | 2003 |
| EFSP Board /DPSS | Winter Shelter Program – Indio Armory | SMF FC | | 75 | 75 | 25 | 25 |
| EFSP Board /DPSS | Winter Shelter Program – Riverside Armory | SMF FC | | 85 | 85 | 35 | 35 |
| Catholic Charities | Nightengale Manor | FC | | | | 40 | 40 |
| Shelter from the Storm | Mary Stuart Rogers Center | SF FC | DV | 40 | 40 | 20 | 20 |
| ABC Recovery Center | Transitional Living Village | SMF | | 40 | 40 | 28 | 28 |
| Valley Restart Shelter | Emergency Drop-In Center | SMF FC | | 51 | 51 | 38 | 38 |
| Institute for Urban Research & Development | Project ACHIEVE Men's Shelter | SM | | 50 | 50 | | |
| Institute for Urban Research & Development | Project ACHIEVE Family Shelter | FC | | | | 0 | 50 |
| Operation Safehouse | Safe House | YMF | | 17 | 17 | | |
| Alternatives to Domestic Violence | Horizon House | FC | DV | | | 15 | 15 |
| Richard Allen Community Services | Community Services Center | FC | | | | 28 | 28 |
| I Care Shelter | I Care Shelter | SMF FC | | 20 | 20 | 10 | 10 |
| Tender Loving Missions | Tender Loving Missions Shelter | SMF FC | | | | | |
| Corona Homeless Task Force | Circle of Hope | SMF FC | | 30 | 30 | | |
| Coachella Valley Rescue Mission | Coachella Valley Mission Shelter | SMF FC | | | | 20 | 20 |
| Path of Life Ministries | Transitional Housing and Work Program | SM | | 34 | 34 | | |
| Alpha Omega Homes Shelter | Alpha Omega Ranch | SM | | 47 | 47 | | |
| | | Subtotal | | 534 | 534 | 284 | 334 |
| Under Development | | | | | | | |
| City of Riverside | Emergency Shelter | SMF | | | 10 | | |
| Richard Allen Community Services | N/A | FC | | | | | 24 |
| Subtotal | | | | | 10 | | 24 |

¹⁵ Legend: S: single; M: male; F: female; FC: family with children; DV: domestic violence; Y: youth

Table 18
Facilities and bed capacity available under the Continuum of Care System Countywide
as of June 2002 and July 2003

| Provider Name | Facility Name | Target Population ¹⁵ | | Bed Capacity | | | |
|---|----------------------------------|---------------------------------|----------|--------------|-----|------------------------|-----|
| | | | | Individuals | | Families with Children | |
| Component: Transitional Housing | | | | | | | |
| Provider Name | Facility Name | Target Population | | Bed Capacity | | | |
| | | | | Individuals | | Families with Children | |
| Current Inventory | | A | B | 2002 | | 2003 | |
| ABC Recovery Center | Transitional Living Village | SMF FC | | 20 | 20 | 20 | 20 |
| Episcopal Community Services | Navajo Trails | SMF | HIV/AIDS | 34 | 34 | | |
| Riverside Recovery Resources | Transitional Housing | SM | | 21 | 21 | | |
| Corona Homeless Task Force | Circle of Hope | SMF FC | | 20 | 20 | 15 | 15 |
| Martha's Village & Kitchen | Martha's Village | SMF FC | | 36 | 36 | 84 | 84 |
| MFI Recovery Center | A Women's Place | FC | | | | 54 | 54 |
| Riverside County Dept. of Mental Health | Desert Community | SMF | | 12 | 12 | | |
| Whiteside Manor | Housing for Dually Diagnosed | SMF | | 47 | 47 | | |
| Whiteside Manor | Sammon House | SF | | 122 | 122 | | |
| Whiteside Manor | Substance Abuse Recovery Program | SM | | 21 | 21 | | |
| God's Helping Hand | God's Helping Hand | SM | | 15 | 15 | | |
| Valley Restart Shelter | Restart Center | FC | | | | 54 | 54 |
| Lutheran Social Services | Transitional Living Center | FC | | | | 30 | 30 |
| Operation SafeHouse | Safe House | YMF | | 20 | 20 | | |
| Shelter from the Storm | Shelter from the Storm | FC | | | | 102 | 102 |
| Jefferson Transitional Housing | Jefferson Transitional Housing | SMF | | 30 | 30 | | |
| Riverside County Dept. of Mental Health | N/A | SMF | | 42 | 42 | | |
| Subtotal | | | | 440 | 440 | 359 | 359 |
| Under Development | | | | | | | |
| Lutheran Social Services | Transitional Housing | FC | | | | | |
| US Vets | Inland Empire Veterans Housing | SMF | | | | | |
| Subtotal | | | | | 50 | | 80 |

Table 18
Facilities and bed capacity available under the Continuum of Care System Countywide
as of June 2002 and July 2003

| Provider Name | Facility Name | Target Population ¹⁵ | | Bed Capacity | | | |
|--|--|---------------------------------|---|--------------|------|------------------------|------|
| | | | | Individuals | | Families with Children | |
| Component: Permanent Supportive Housing | | | | | | | |
| Provider Name | Facility Name | Target Population | | Bed Capacity | | | |
| | | | | Individuals | | Families with Children | |
| Current Inventory | | A | B | 2002 | 2003 | 2002 | 2003 |
| Coachella Valley Housing Coalition (CVHC) | CASAS San Miguel de Allande | SM | | 37 | 37 | | |
| Housing Authority | Tenant-Based- Western Riverside County | SMF FC | | 23 | 23 | | |
| Housing Authority | Tenant-Based-Eastern Riverside County | SM FC | | 5 | 5 | 12 | 12 |
| Riverside County Mental Health/CVHC | La Hacienda Apartments | SMF | | 36 | 36 | | |
| Riverside County Mental Health | Women's Home | SF | | 6 | 6 | | |
| Riverside County Mental Health | Men's Home | SM | | 10 | 10 | | |
| Valley Restart | Valley Restart | SMF | | 32 | 32 | | |
| Inland AIDS | James Lenard | SMF | | 20 | 20 | | |
| Riverside County Mental Health | Miles Avenue SRO | SMF | | 32 | 32 | | |
| Riverside County Mental Health | Scattered-Site Project | SMF | | 42 | 42 | | |
| Subtotal | | | | 243 | 243 | 27 | 27 |
| Under Development | | | | | | | |
| CVHC | SRO Housing | SMF | | | 40 | | |

Source: Riverside County Continuum of Care Application 2003

4.6 Facilities and Services for Residents with Special Needs

Households with special needs members typically experience difficulty in securing decent, affordable and appropriate housing.

4.6.1 Persons with Disabilities

Housing for the physically disabled is generally addressed through the Americans with Disabilities Act (ADA) and the federal Fair Housing Act which specify building codes and other protections for the disabled. For example, since 1990, ground units on new multi-family construction with more than four units are required to be accessible to persons with disabilities. Units built prior to 1989 are rarely accessible and expensive to retro-fit. Fortunately, a large percentage of the housing stock in Perris has been built since 1990 as shown in Table 19; therefore, subject to ADA building code requirements. Additionally, the Fair

Housing Council of Riverside County provides landlord-tenant mediation services to improve reasonable accommodation for disabled persons within rental units.

| Table 19 Number of Housing Units | |
|---|--------------|
| Year | Units |
| 1980 | 295,069 |
| 1990 | 483,847 |
| 2000 | 584,674 |
| 2008 | 773,331 |

Source: 1980, 1990, 2000: Decennial Census, US Census Bureau; 2008: January estimate, California Department of Finance

Services for the physically and developmentally disabled are provided by the Community Access Center (CAC) which operates out of the Perris Family Resource Center. CAC's mission is "to empower persons with disabilities to control their own lives, create an accessible community, and advocate to achieve complete social, economic, and political integration." Services include:

- Referrals to housing units that are accessible and affordable.
- Information regarding the latest assistive technology that can enhance independent living.
- Resources, instruction, and support groups for parents of children with disabilities.
- Advocacy for individuals with disabilities who have become victims of crime.
- Health education for deaf women on how to promote and obtain proper health care services.
- Individual and family counseling for people who are deaf.
- Housing modification program to improve accessibility in the home.
- Systems advocacy, personal advocacy, information and referrals, peer support, and persona care assistance.

4.6.2 Persons with HIV/AIDS

The City of Perris relies upon the Riverside County Public Health Department to provide its HIV/AIDS services and programs. Under the County's HIV/AIDS Program, the City is located in Mid-County region which includes the cities of Perris, Elsinore, Canyon Lake, Hemet, Murrieta, Temecula, San Jacinto, Beaumont, Banning, Calimesa, and the adjacent unincorporated areas. The Mid-County area has the lowest incidence of HIV and AIDS infections. Nonetheless, the Perris Family Resource Center provides information and referrals for persons in need of HIV/AIDS counseling. Center staff encourages clients to visit or

contact the following County Community Prevention Planning Service Organizations:

- Esperanza Youth and Family Center
- Desert AIDS Project
- Working Wonders
- First Chance/Y CHOW
- Inland AIDS Project
- Riverside County HIV/AIDS Program, Department of Public Health
- Riverside County Mental Health and Substance Abuse

4.7 Barriers to Affordable Housing

Market and governmental factors may pose constraints on the provision of adequate and affordable housing. The Perris 2008 Housing Element includes a comprehensive assessment of constraints and discusses the strategies to mitigate them. Outlined below is a summary of that analysis.

4.7.1 Governmental Constraints

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Most governmental constraints to the maintenance, improvement, and/or construction of affordable housing are locally controlled. Typical constraints include land use controls (zoning), building codes, processing procedures, and development fees. These constraints that can be mitigated by the City are the focus of the discussion in this section.

4.7.1.1 Land Use Controls

A city's General Plan establishes policy guidelines for all development by identifying location, distribution, and density of the various land uses (i.e., residential, commercial, industrial, open space) within the city. The City of Perris uses several planning tools to implement its General Plan policies including Specific Plans, Zoning Regulations, and the Subdivision ordinance.

General Plan

The Perris General Plan provides for seven residential land use designations and one commercial designation that permit the development of housing. The designations and their densities are:

- R-20,000 Single Family Residential: Up to two units per acre
- R-10,000 Single Family Residential: Up to four units per acre
- R-8,400 Single Family Residential: Up to five units per acre
- R-7,200 Single Family Residential: Up to six units per acre
- R-6,000 Single Family Residential: Up to seven units per acre
- R-14 Multiple Family Residential: Up to fourteen units per acre
- R-22 Multiple Family Residential: Up to twenty-two units per acre
- NC/UR Neighborhood Commercial/Urban Residential: Up to fourteen units per acre

Zoning Code

The Perris Zoning Code is in need of a comprehensive update to be consistent with the General Plan in accordance with state law. This update is anticipated to occur within the five-year consolidated plan period. Zoning regulations establish development standards such as height, lot area, yard setbacks, parking requirements, and design standards within the density limits established by the General Plan. The Perris zoning code encourages innovation in design through the establishment of three overlay zones:

- Planned Development Overlay Zone
- Senior Housing Overlay Zone
- Downtown Design Overlay District

To minimize constraints to the development of affordable housing due to density and zoning regulations, the City relies primarily on the application of density bonuses and Specific Plan guidelines.

Specific Plans

Specific plans effectively establish a link between the implementing policies of the General Plan and the individual development proposals in a defined area. By local government code regulations, a specific plan in the City of Perris must encompass a minimum of 75 acres of contiguous land. It may be developed in response to a single policy issue or to address each applicable policy of the General Plan. It may also diverge from the issues contained in the General Plan into other subjects viewed by the community as being of relevance. There are five specific plans in Perris that help address the City's housing need:

- Green Valley: attached and detached single family homes; multiple family homes
- New Perris: attached and detached single family homes; multiple family homes
- Parkwest: attached and detached single family homes; multiple family homes
- River Glen: attached and detached single family homes
- Harvest Landing: attached and detached single family homes; multiple family homes

Density Bonuses

In response to state mandated requirements and local needs, the City has adopted regulatory mechanisms that permit higher densities than generally permitted under the governing zone. A developer may increase density by up to 35% if one of the following provisions is contracted:

- Twenty percent of the units are restricted for lower income households; or
- Ten percent of the units are restricted for very low income households; or
- Fifty percent of the units in a housing development are restricted for persons who qualify receive federal housing assistance.

4.7.1.2 Environmental Constraints

Multiple Species Habitat Conservation Program

In 2003, Riverside County adopted the Multiple Species Habitat Conservation Program (MSHCP) which is a criteria-driven habitat conservation plan intended to create a network of permanent open space.

The MSHCP reduces the land area available for development, imposes specialized review procedures for development within specified criteria cell areas, and establishes a dwelling unit fee with automatic annual increases. The MSHCP is a County administered program; the City does not have the jurisdictional authority to amend the fee or policy structure.

March Joint Powers Authority General Plan

The non-military portion of March Air Reserve Base, which is located on the City's northern border, is governed by the March Joint Powers Authority (JPA). The March JPA General Plan establishes three impact zones that restrict the types and intensities of uses that are permitted to be constructed within the boundaries of the zones. Named Accident Prevention Zone I, Accident Prevention Zone II, and the Clear Zone, portions of the zones are located within the City of Perris further restricting development potential.

4.7.1.3 Development Fees

The City and other governmental agencies charge fees and assessments to cover the cost of processing development permits and providing local services. These fees help mitigate the impacts of development on a community's infrastructure (streets, sewers, water, utilities), parks, recreation programs, libraries, traffic circulation, schools, and other services. City fees are comparable to the fees charged by other local jurisdictions and are not considered to be a major constraint on the development of affordable or market rate housing. The types of fees that are imposed include:

- Application fees
- Filing fees
- MSHCP fees
- Transportation Uniform Mitigation Fees (TUMF)
- Development Impact Fees: public safety facilities, community amenities, park facilities, government facilities, transportation facilities, administration
- Stephens Kangaroo Rat Preservation fee
- Water and sewer fees

4.7.2 Non-Governmental Constraints

Non-governmental constraints are barriers to the construction of affordable housing over which local government has little to no control. The primary non-governmental constraints in Perris are environmental hazards and issues, infrastructure systems, land prices, construction costs, and financing.

4.7.2.1 Environmental Hazards and Issues

There are several environmental hazards identified by the City of Perris which may affect the safety of the built environment and, therefore, must be carefully controlled. Measures to control the hazards and protect the safety of the community include building code standards, state and federal regulations, General Plan elements, specialized government and private commissions and organizations, and emergency procedures. Some of these measures may add to the expense of constructing homes.

- *Seismic hazards.* The City is located between two fault lines, the San Jacinto and Elsinore faults. Portions of the City are subject to liquefaction, which occurs when a mass of soil collapses from a sudden loss of cohesion due to an earth tremor or to a sudden increase in groundwater from an external source.
- *Flooding.* The City of Perris is located within the San Jacinto River Basin which drains from the San Jacinto mountains to Lake Elsinore. Additionally, Perris is susceptible to flood inundation associated with the failure of the dam at Perris Lake located outside of the City boundaries to the northeast.
- *Toxic and Hazardous Waste.* As a primarily residential community, there are few commercial or industrial uses that produce or handle hazardous waste.
- *Fire Hazards.* The most serious fire threat is the natural fire cycle of the surrounding hills that become thick with brush after the rainy season. Late summer fires have the potential to spread into the built community.
- *Noise.* The principal noise sources in the City are Interstate 215, Highway 74, the Perris Valley Airport, March Air Force Base, and the rail line that traverses the City.
- *Water.* Access to water is becoming a major constraint to development in Southern California. Developers must demonstrate the source of the water supply and its continuity over the life of the project. With global warming affecting the state's and the nation's water supply, the provision of water will continue as an important environmental issue for the duration of the planning period.

4.7.2.2 Infrastructure Constraints

Water, sewer, and flood control infrastructure systems that supply services to the City of Perris are controlled by non-City organizations such as the Eastern Municipal Water District. These organizations may add surcharges, institute policy changes, or impact delivery service without the consent of the City of Perris.

4.7.2.3 Land Prices

The price of land directly influences the cost of housing. Within Riverside County, land prices in the City of Perris are generally more affordable than in other communities such as Temecula, Corona, or parts of the Coachella Valley. Therefore, land prices are not a significant constraint to the production of housing relative to surrounding jurisdictions. In fact, land costs in Perris are more conducive to construction and contributed to the active housing market of the mid-2000s.

4.7.2.4 Construction Costs

The cost of construction depends primarily on the cost of materials and labor, but is also influenced by market demand and product type. The size of the unit, number of bedrooms, and types of amenities affect the cost of construction and consequently, the price of the unit. Prevailing wage requirements are an additional constraint on affordable construction cost. According to data obtained for the 2008 Housing Element, construction costs in the Perris vicinity constitute approximately forty percent of the price of a single family home. This is a significant percentage that warrants research into methods of reducing the costs. Potential cost cutting measures include:

- Simplifying design, reducing the number of amenities, and using lower priced materials
- Replacing stick-built homes with manufactured homes
- Increasing the number of units and concentrating development geographically to facilitate economies of scale
- Participating in programs that write-down land costs or provide other incentives that reduce construction costs

4.7.2.5 Financing

Financing is the foremost barrier to the construction of housing at this time. According to Wikipedia, the financial crisis of 2007-2009 began in July 2007 when a loss of confidence in the value of securitized mortgages in the United States resulted in a liquidity crisis that prompted a substantial injection of capital into the financial markets by the US Federal Reserve, Bank of England, and the European Central Bank¹⁶. The federal government officially declared that the national was in an economic recession in 2008 with the woes of the national economy focused on the financial sector. The causes of the current recession are still under debate, but the impact to the national economy has been so severe that the federal government initiated the Troubled Assets Relief Program (TARP) in October 2008 to purchase assets and equity from financial institutions to strengthen the financial sector and address the

¹⁶ *Financial Crisis of 2007-2009*, Wikipedia, the Free On-Line Encyclopedia at www.wikipedia.org, February 2009.

subprime mortgage crisis. The TARP did not have the desired effect of “unfreezing” the credit markets so the federal government initiated an unprecedented stimulus program in February 2009 intended to create jobs, offset State revenue losses, increase consumer spending, help citizens hurt by the declining economy, cut taxes, and move quickly. The effects of the stimulus bill will be evaluated in the second year Annual Report prepared for fiscal year 2010-2011.



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5.0 STRATEGIC PLAN

The overall strategic framework for the Consolidated Plan is consistent with a number of important City documents, including, but not limited to the following:

- 2008 Housing Element of the General Plan
- Redevelopment Implementation Plan 2004-05 through 2008-09
- Capital Improvement Program

2008 Housing Element of the General Plan

Each jurisdiction in the State of California is required to prepare a Housing Element as a part of its General Plan. The Housing Element establishes policies, procedures, and incentives in land use planning to guide the development, redevelopment, and preservation of a balanced inventory of housing to meet the needs of the current and future residents of the City. The goals of the Housing Element are listed below. Each goal will be implemented through a series of policies, actions, and programs that are detailed in the 2008 Housing Element document.

- Promote and maintain a variety of housing types for all economic segments of society.
- Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens, and shelter for the homeless.
- Removal or mitigation of constraints to the maintenance, improvement, and development of affordable housing where appropriate and legally possible.
- Provide increased opportunities for homeownership.
- Enhance the quality of existing residential neighborhoods in Perris, through maintenance and preservation, while minimizing displacement impacts.
- Encourage energy conservation activities in all neighborhoods.
- Equal housing opportunities for all residents of Perris, regardless of race, religion, sex, marital status, ancestry, national origin, color or handicap.
- Redevelopment Implementation Plan

There are three project areas in the Perris Redevelopment Plan: Central and North Project Area, 1987 Redevelopment Project Area, and 1994 Redevelopment Project Area. Combined the project areas encompass 5,844 acres of land, which generally correspond to the Target Area of the Consolidated Plan. The redevelopment plan goals serve as a guide for Agency activities over a five-year planning period. The 2004-05 through 2008-09 goals are as follows:

- Eliminate blight.
- Emphasize infrastructure improvements.
- Stimulate economic growth.
- Encourage private sector investment.
- Secure jobs for the neighborhood.
- Promote compatible development.
- Encourage quality design.
- Provide housing for all families.
- Capital Improvement Program

The City's Capital Improvement Program (CIP) serves as a planning tool to coordinate the financing and scheduling of major capital improvement projects to be undertaken by the City. These projects generally include storm drain improvements, facilities, community services, streets, traffic, water services, and unfunded projects. Not all projects in the CIP have budget approval. The City's CIP is revised on an annual basis to meet changing needs, priorities, and financial conditions.

5.1 Resources Available for Housing and Community Development Activities

The City has access to several federal, state, and local resources to achieve its housing and community development goals. The purpose and constraints of the various funding sources will determine its projects and programs. Table 20 provides a summary of the major sources of funding available to the City to implement its housing and community development activities.

| Table 20 Resources Available for Housing and Community Development Activities | | |
|--|---|---|
| Program Name | Description | Eligible Activities |
| Community Development Block Grant (CDBG) | Awards grants to the City on a formula basis for housing and community development activities. | <ul style="list-style-type: none"> • Acquisition • Rehabilitation • Home Buyer Assistance • Economic Development • Homeless Assistance • Community Services • Public Improvements |
| Perris Redevelopment Agency | Generates tax increment funds that can be used to facilitate the removal of blighting conditions in the Redevelopment Project Areas. | <ul style="list-style-type: none"> • Acquisition and land assembly • Rehabilitation • New Construction • Economic Development • Infrastructure Improvements |
| | Sets aside twenty percent of the tax increment funds for affordable housing activities. | <ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction • Rental and Homeownership Assistance • Housing Services |
| Riverside County Housing Authority Section 8 Rental Assistance Program | Provides rental assistance payments to owners of private market rate units on behalf of low income tenants. | <ul style="list-style-type: none"> • Rental assistance |
| Riverside County Housing Authority Public Housing | Manages a public housing complex in Perris for low income residents | <ul style="list-style-type: none"> • Affordable housing |
| Riverside County Departments of Public Health, Mental Health, Economic Development | Provides education, referrals, and direct public health assistance on a variety health care issues | <ul style="list-style-type: none"> • HIV/AIDS Programs • Lead Hazard Control Program • Elderly Services/Office of Aging • Homeless Programs Unit • Substance Abuse Programs • Mental Health Programs • Anti-Poverty Programs |
| Neighborhood Stabilization Program through Riverside County (NSP) | Awards grants to acquire and redevelop foreclosed properties | <ul style="list-style-type: none"> • Acquisition • Rehabilitation • Redevelopment |
| American Recovery and Reinvestment Act | Funding for upgrades to transportation, infrastructure, construction, health care, education, housing, and energy efficiency programs | <ul style="list-style-type: none"> • CDBG • NSP • HOME • Public Housing • Homeless Prevention • Green Retrofit • Lead Paint Removal • Surface Transportation |

Based upon the demographics of the City, the type and quality of its housing stock, the economic profile of its residents, the condition of its infrastructure, and the financial and staffing resources available for housing and community programming, the City established four main goals for its consolidated plan, each with a series of strategies and programs for implementation: Housing, Elimination of Homelessness, Public Services, and Community Development. Within these established goals, additional strategies and programs may be added as rules and regulations for the federal 2009 Economic Stimulus Package become finalized.

5.2 Housing Goals

The City of Perris is pursuing a strategy toward providing decent and affordable housing to low and moderate households through the use of CDBG, redevelopment housing set-aside funds, and potentially other sources of funds. The City has not previously received HOME funds, but as a new entitlement jurisdiction will be pursuing that option through the State of California.

Strategy 1: Provide Assistance to Enable Homeownership

Homeownership is increasingly unaffordable to low and moderate income residents. As discussed in Chapter 3, even though housing prices are declining in the Inland Empire, the median priced home in the City is still not affordable to many low and moderate income residents. Homeownership improves community pride and promotes attractive well-maintained neighborhoods.

Program Name: Homeowners Assistance Program

| Description | Funding Sources | Five Year Objectives | Anticipated Cost |
|---|-------------------------------|----------------------------------|---|
| The Homeowners Assistance Program (HAP) is designed to provide qualified families with down payment and closing cost assistance necessary to secure financing towards the purchase of an existing or newly constructed home. The HAP offers deferred payment (principal and interest) up to \$25,000 to qualified applicants. | Redevelopment set-aside funds | Forty HAP loans: eight per year. | \$25,000 per loan \$200,000 annually Total: \$1,000,000 |

Program Name: Foreclosure Acquisition Program

| Description | Funding Sources | Five Year Objectives | Anticipated Cost |
|--|--|---|---|
| Through the Foreclosure Acquisition Program (FAP), the Agency purchases homes that are in foreclosure; rehabilitates the homes, if needed; and sells the homes to qualified low or moderate income households. | Redevelopment set-aside funds or NSP Funds | Ten homes purchased and resold: Two per year. | ~\$100,000 per home \$200,000 Total: ~\$1,000,000 |

Strategy 2: Rehabilitate and Preserve Ownership Housing

There are a high number of homeowners in Perris with incomes less than 80 percent of County median income. With limited discretionary funds, many homeowners are forced to defer home maintenance, which not only affects a community's image, but could potentially lead to significant health and safety issues. Seniors and permanently disabled homeowners, in particular, need assistance to complete needed home improvements.

Program Name: Substantial Rehabilitation Program

| Description | Funding Sources | Five Year Objectives | Anticipated Cost |
|---|-------------------------------|------------------------------|---|
| The Substantial Rehabilitation Program (SRP) is designed to assist eligible homeowners to correct existing code violations and improve property conditions. The SRP is a deferred loan of up to \$50,000 offered at a 2 percent simple interest rate. Repayment of the loan is due at the time of title change, resale, refinance with cash out, or non-compliance with program requirements. | Redevelopment set-aside funds | Ten SRP loans: Two per year. | \$50,000 per loan \$100,000 annually Total: \$1,000,000 |

Program Name: Senior Home Repair Program

| Description | Funding Sources | Five Year Objectives | Anticipated Cost |
|---|-------------------------------|--|---|
| The Senior Home Repair Program offers a single lifetime grant of \$5,000 per household for minor home repairs. The program is intended to correct building code violations and promote weatherization and safety practices. | Redevelopment set-aside funds | 125 Senior Home Repair grants: twenty-five per year. | \$5,000 per grant \$125,000 annually Total: \$625,000 |

Program Name: Residential Beautification Program

| Description | Funding Sources | Five Year Objectives | Anticipated Cost |
|--|-------------------------------|--|---|
| The Residential Beautification Program offers grant funds up to \$7,500 for exterior home improvements. The purpose of the program is to preserve housing and the quality of older neighborhoods with façade improvements that improve the community's image and promote City pride. | Redevelopment set-aside funds | 125 Residential Beautification grants: twenty-five per year. | \$7,500 per grant \$187,000 annually Total: \$937,500 |

Strategy 3: Expand Affordable Housing through New Construction

The housing stock in the City of Perris is primarily single family homes. In recognition of the need to offer a range of housing types to serve low and moderate income households and senior citizens, the Redevelopment Agency is partnering with the private sector to construct innovative housing opportunities.

Project Name: Affordable Housing

| Description | Funding Sources | Five Year Objectives | Anticipated Cost |
|---------------------------------|--|---|--|
| New Affordable Housing Projects | Redevelopment set-aside funds Developer funding | Construct 60 new affordable housing units | Agency: ~\$6 million Private: ~\$18 million |

Strategy 4: Participate in Riverside County's Neighborhood Stabilization Program

The County of Riverside obtained targeted funds under the Housing and Economic Recovery Act of 2008 to respond to the foreclosure crisis affecting the country. The Neighborhood Stabilization Program (NSP) allocation is the third highest non-state allocation in the United States because the Riverside-San Bernardino MSA is the fourth most impacted region in the nation. According to the County's NSP application, in October 2008, there were 654 housing units in pre-foreclosure, 263 at auction, 1,209 bank-owned for a total of 2,126 units in crisis in the City of Perris. The bank owned units comprise 7.9 percent of the total housing stock in the City, which is the third highest percentage of bank owned units of the fourteen cities participating in the County's NSP program.

Project Name: Neighborhood Stabilization Program

| Description | Funding Sources | Four Year Objectives | Anticipated Cost |
|--|-------------------|---|---|
| NSP funds will be used for four activities, plus administration: <ol style="list-style-type: none"> 1. Acquisition, rehabilitation, and resale to first time homebuyers; 2. Acquisition, rehabilitation, and rental to very low income persons; 3. Enhanced First Time Homebuyer Program; 4. Acquisition and rehabilitation foreclosed, vacant multi-family properties, new construction of multi-family rental project. | County CDBG funds | The performance measures reflect a start date in early 2009 and an end date of July 30, 2013. By activity Countywide: <ol style="list-style-type: none"> 1. 150 units 2. 10 units 3. 190 units 4. 120 units | County NSP allocation: Total: \$48,567,786 By activity Countywide: <ol style="list-style-type: none"> 1. \$20,000,000 2. \$1,855,000 3. \$9,700,000 4. \$12,157,000 |

Strategy 5: Reduce Exposure to Lead-Based Paint Hazards

Lead poisoning can be very harmful to children. Children under the age of five are the vulnerable to the effects of lead poisoning. The City of Perris is committed to reducing lead-based paint hazards citywide, with an emphasis on housing units occupied by low and moderate income households. Therefore, the City will participate in and support the regional lead poisoning prevention program administered by the County Public Health Department.

Project Name: Childhood Lead Poisoning Prevention Program (CLPPP)

| Description | Funding Sources | Five Year Objectives | Anticipated Cost |
|---|------------------|--|---------------------------------|
| The CLPPP's goals are: <ul style="list-style-type: none"> • Educate the public about the dangers of lead; • Assist families in eliminating sources of lead in their homes | Riverside County | <ul style="list-style-type: none"> • Health Education Presentations • Creation and distribution of health education materials • Follow-up visits with children with elevated lead levels • Visits to the homes of children with elevated lead levels to determine the source of lead in the home and to educate parents on how to remove it. | Incorporated into County budget |

Strategy 6: Affirmatively Further Fair Housing

The City of Perris is committed to ensuring the right of access to housing by all segments of society. The City contracts with the Fair Housing Council of Riverside County to ensure that its residents have an advocate against discrimination and for fair housing. From July 1, 2004 through June 30, 2008, the Fair Housing Council processed 28 discrimination complaints in the City of Perris.

Project Name: Fair Housing

| Description | Funding Sources | Five Year Objectives | Anticipated Cost |
|--|-----------------|--|---|
| Fair Housing services offered to Perris residents: <ul style="list-style-type: none"> • Provide a means to verify and investigate allegations of housing discrimination to ascertain the merit of the complaint and assist with the enforcement activities where such complaints are bona fide; • Assist residents through education, training, technical assistance, and enforcement of their rights and responsibilities • Assist residents to resolve a wide range of housing related problems in a timely and cost effective manner • Assist residents through advocacy services to promote open, inclusive, and cooperative living. | CDBG funds | <ul style="list-style-type: none"> • Maintain a discrimination hotline • Provide training for City staff including Police and Code Enforcement on crime free housing, landlord tenant law, and fair housing regulations • Provide counseling and education services directly to landlords and tenants • Document the type, source, and resolution of discrimination complaints and the demographics of the complainant • Distribute literature • Represent the City at salient program outreach meetings | ~\$25,000 annually Total: ~\$125,000 |

5.3 Elimination of Homelessness

The City of Perris is pursuing a two-pronged approach to fighting homelessness. First, the City is a participant in Riverside County's Continuum of Care for the Homeless. Second, the City is supplementing the County Continuum of Care with its own local task force.

Strategy 7: Continuum of Care Homeless Assistance

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 region's plan on organizing, delivering supportive social services, 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.

Project Name: Continuum of Care Homeless Assistance

| Description | Funding Sources | Five Year Objectives | Anticipated Cost |
|---|-------------------------|---|--|
| <p>The County has a ten year plan beginning in September 2007 to end homelessness:</p> <ul style="list-style-type: none"> • Homeless Prevention • Discharge Planning • Street Outreach • Shelter Beds • Transitional Housing • Permanent Supportive Housing • Permanent Affordable Housing • Homeless Management Information System • Mainstream Resources • Housing Trust Fund • Inclusionary Housing Practices | <p>Riverside County</p> | <p>Continue to participate in County activities to provide assistance to homeless persons and households.</p> | <p>Incorporated into County budget</p> |

Strategy 8: Perris Homeless Task Force

In 2008, the Perris Homeless Task Force was convened to address the issue of homelessness in the City of Perris. The Task Force analyzed the 2007 County of Riverside Homeless Count, researched how other jurisdiction coped with homelessness, discussed program options, and made recommendations for future City actions.

Project Name: Perris Homeless Task Force

| Description | Funding Sources | Five Year Objectives | Anticipated Cost |
|---|------------------------|---|---|
| The Perris Homeless Task Force is comprised of City officials, County officials, residents, local businesspersons, and local clergy. Its purpose is to provide a forum for discussing and resolving the issues of homeless in a manner that acknowledges the complexity of the problem. | Volunteer Organization | Task force recommendations to City Council: <ul style="list-style-type: none"> • Review City ordinances and laws dealing with use of the public right of way. • Develop a Regional Shelter with Riverside County • Develop a “one day service center” with Riverside County • Facilitate a training program for police officers on dealing with the homeless • Consider opening a police sub-station in Downtown • Create a Homeless Care Network Committee • Consider a hotel voucher program • Consider contracting for a street outreach program | Dependent upon policy decisions by City Council |

5.4 Public Services Goals

The City of Perris supports activities that promote the health, safety, and well-being of its residents and businesses. During the citizen participation process, participants identified senior services, youth services and facilities, and beautification programs and projects as priorities. Specific programs, projects and services to be funded will depend on the requests received and funds availability during the Annual Action Plan process.

Strategy 9: Provide Community and Supportive Services for the Elderly and Youth Special Needs Populations and Beautification Programs, Projects and Services

The citizen participation process highlighted the need for services and facilities for the elderly and the youth populations, particularly teens, and beautification programs, projects and services in the City.

Project Name: Public Service Programs

| Description | Funding Sources | Five Year Objectives | Anticipated Cost |
|--|--------------------|---|---|
| Public Service Programs, which provide support services and referrals for the elderly and youth special needs populations, as well as beautification programs to help reduce blight and signs of | CDBG, General Fund | <ul style="list-style-type: none"> • Establish and maintain an office at the Perris Senior Center for elderly and teen program operations • Counsel, refer, or provide direct | ~15% of the annual grant allocation each year |

| | | | |
|---|--|---|---|
| <p>deterioration. Areas to be addressed may include:</p> <ul style="list-style-type: none"> • Basic needs • Financial services • Transportation services • Medical services • Social services • Housing services • positive alternatives for youths and teens. <p>Specific programs, projects and services to be funded will be determined during the Annual Action Plan Process</p> | | <p>services to seniors and youths.</p> <ul style="list-style-type: none"> • Establish and maintain youth programs • Provide recreation, sports, and mentoring programs to low and moderate income youths • Beautification programs, projects and services to reduce crime and eliminate/reduce signs of deterioration; • Provide Public Services for 8,800 low-moderate income persons over the five-year period. | <p>Total: ~15% of the annual allocation; Total: 15% of the five year aggregate allocation</p> |
|---|--|---|---|

5.5 Community Development Goals

Community Development activities generally refer to infrastructure improvements, construction of public facilities, economic development activities, code enforcement, and construction of public facilities. Since Community Development activities do not directly provide services or products to a low-income person or household, they must be located in the Target Area described in Chapter 2. CDBG funds enable the City to allocate resources to specific lower income areas prone to neighborhood decline and dilapidation. Specific projects to be funded will depend on the requests of City departments and funds availability during the Annual Action Plan process.

Strategy 10: Improve Infrastructure and Community Facilities in CDBG Target Are

Project Name: Infrastructure Improvements

| Description | Funding Sources | Five Year Objectives |
|--|-------------------------|--------------------------------------|
| The City will continue to use the Capital Improvement Program (CIP) process to identify, prioritize, fund, design, and improve storm drains, water and sewer infrastructure, roadways, and street lighting. Specific projects to be funded will be determined during the Annual Action Plan process. | CDBG, General Fund, CIP | Total: Four infrastructure projects: |

Project Name: Community Facilities Improvements

| Description | Funding | Five Year Objectives |
|-------------|---------|----------------------|
|-------------|---------|----------------------|

| | Sources | |
|---|-------------------------------|--|
| The City will continue to use the Capital Improvement Program (CIP) process to identify, prioritize, fund, design, and improve community facilities, parks and recreation facilities, senior centers, youth centers, historic buildings, and eligible city hall campus facilities. Specific projects to be funded will be determined during the Annual Action Plan process. | CDBG, General Fund, CIP | Total: Four community facilities projects: |

Strategy 11: Provide Code Enforcement in CDBG Target Area

Properties in the Target Area experience high levels of deferred property maintenance, and the presence of dilapidated properties. During the citizen participation process, residents and staff acknowledged the need for code enforcement and beautification activities for both residential and commercial properties. Specific projects to be funded will depend upon the requests of City departments and funds availability during the Annual Action Plan process.

Project Name: Code Enforcement

| Description | Funding Sources | Five Year Objectives | Anticipated Cost |
|--|--------------------------|---|--|
| The City will provide proactive code enforcement services within the Target Area. CDBG funded code enforcement activities will primarily focus on building code violations and housing issues. | CDBG, General Fund | Proactive code enforcement projects within the Target Area 3,600 Housing Units inspected over the five year period. | ~\$210,506 annually Total: ~\$1,052,530 |

Strategy 12: Facilitate Economic Development in CDBG Target Area

The City's economic development strategy is to attract new business, retain existing businesses, support the long-term viability of the Central Business District, remove economic impediments to land assembly and in-fill developments, promote the preservation of historic structures, and encourage the cooperation and participation of property owners, public agencies, and community organizations in the elimination of blighting conditions.

Project Name: Commercial Façade Improvement Program

| Description | Funding Sources | Five Year Objectives |
|--|-----------------|--|
| The Commercial Façade Improvement Program is intended to encourage private sector investment and commitment to the revitalization of Downtown. Grants and loans up to \$30,000 are available for the exterior rehabilitation of building facades within the Downtown Promenade Area. | Redevelopment | Ten rehabilitation projects: Two per year. |

Project Name: Perris Bank Building Renovation

| Description | Funding Sources | Five Year Objectives |
|--|-------------------------------|---|
| The Perris Old Bank Building which is located at the southwest corner of Fourth Street and D Street has historic significance to the community. It is owned by the | Redevelopment, Grant Funds | Complete architectural design, initiate and complete rehabilitation and renovation. |

| | | |
|--|--|--|
| City and in need of repair and renovation. | | |
|--|--|--|

5.6 Anti-Poverty and Expanded Affordable Housing Goals

Currently, the City's Anti-Poverty programs are administered by the County of Riverside. Due to its size and resources, the County is able to take advantage of economies to scale to deliver the services in the most cost effective manner. However, it may be appropriate for the City to participate in or administer specific programs or projects that would expand its anti-poverty and affordable housing goals.

Strategy 13: Evaluate Salient Affordable Housing and Anti-Poverty Programs, Projects, and Financing Offered by Federal, State, and County Sources

As an entitlement jurisdiction, the City of Perris is eligible to participate in state and federal anti-poverty and affordable housing programs. County programs include HOME and the Mortgage Credit Certificate Program, CalWorks Greater Avenues for Independence (GAIN) and Temporary Assistance for Needy Families (TANF). A DPSS satellite office is located in the City of Perris. It is incumbent upon the City to determine if it has the resources to design, initiate, and administer any of these programs.

Project Name: Analysis of Anti-Poverty and Affordable Housing Programs

| Description | Funding Sources | Five Year Objectives |
|--|---|---|
| <p>Research and analyze the various anti-poverty and affordable housing programs for which the City is eligible to determine the appropriateness for its Housing and Community Development Strategy.</p> | <p>Economic Development Department budget</p> | <ul style="list-style-type: none"> • Identify federal, state, and county programs, projects, and financing tools that may further the City's housing and community development goals • Analyze the identified programs, projects, and financing tools to determine the benefit to City goals and objectives • Make a recommendation to City Council on whether to participate in or pursue financing from any of the programs, projects, or tools. |



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6.0 SUMMARY OF FIVE YEAR NEEDS AND OBJECTIVES REQUIRED TABLES

The tables included in this chapter were printed from the CPMP of the HUD website. None of the interactive tables on the website included a window to explain the sources of data. Therefore, outlined below is an explanation of how the data were obtained by table.

6.1 Table 1A Homeless Populations

Statistical information on the homeless population in the City of Perris was obtained from the County of Riverside Department of Public Social Services and the Housing and Homeless Coalition for Riverside County. The information is comprised of three components, which are the result of a unique collaborative effort between the County of Riverside, various local governments throughout the County, public and private housing and homeless social service providers, members of the homeless community, and a wide variety of community volunteers:

1. A survey conducted over an eight week period from February through April 2004 designed to answer the question, "Who are the homeless in Riverside County?"; and
2. A one day census conducted in January 2005 to determine how many people are homeless on a given day; and
3. A one day census conducted in January 2007 to determine how many people are homeless on a given day.

The first two components comprise the 2004/2005 Homeless Assessment that was prepared by the Institute for Urban Research and Development. The Assessment looked at homeless subpopulations, aggregated the data in variety of ways, and determined percentages of subpopulations to the total population of homeless individuals. In January 2007, a second one day census was conducted that identified a total number of homeless individuals, but did not survey the homeless population on their individual circumstances.

The January 2007 one day census counted 379 homeless individuals in the City of Perris and immediately adjacent unincorporated area. To determine the subpopulation counts for Table 1A, the County subpopulation percentages determined by the 2004 survey were applied to the 2007 number. Therefore, the total homeless population in Perris is a statistically reliable sample (Part 1), but the subpopulation numbers are reasonable estimates (Part 2).

Provision of shelter beds is a collaborative effort between the City and March Air Reserve Base (ARB), which is located immediately to the north, with the shelter less than three miles from downtown Perris. The number of beds provided and the number anticipated reflect the bed count at March ARB. The priority is shown; funding will be provided by March ARB, not through City funds (Part 3). The data are not aggregated by family unit (Part 4).

6.2 Table 1B Special Needs (Non-Homeless) Populations

The number of persons with Special Needs in the City of Perris reflects 2000 Census Data and CHAS data. The numbers for all categories except for Elderly reflect the total number of persons identified by the 2000 Census for that subpopulation. The Elderly housing need was determined by CHAS. Priority needs level was determined by the number of persons in each category of need, community input, and the ability of the City to create and sustain an effective program. There are only 84 employees in the City of Perris and no revenue to increase staffing; therefore, the City is limited in the projects and programs that it can offer. Housing needs for the Elderly are addressed through the City's Senior Home Repair Program, which is funded by redevelopment set-aside funds. The remaining Special Needs Populations are primarily assisted through Riverside County programs and projects. There is no funding from the City of Perris.

6.3 Table 1C Summary of Specific Objectives

The City of Perris has four broad strategies or goals to implement its community development objectives. The first goal is Affordable Housing. The second goal is Elimination of Homelessness. The third goal is Public Services.. The fourth goal is Community Development.. The strategies are listed in Table 1C under DH-1 Accessibility/Availability of Decent Housing; SL-1 Accessibility/Availability of a Suitable Living Environment, and NR-1 Neighborhood Revitalization. The fifth goal is Analysis of Anti-Poverty and Affordable Housing Programs.

6.4 Table 2A Priority Housing Needs Investment Plan

The Housing Needs data is 2000 Comprehensive Housing Affordability Strategy (CHAS) data. CHAS defines households with housing problems as those who face a cost burden, experience overcrowding, or reside in inadequate housing. The housing goals included in this table only reflect the programs and projects over which the City has direct control. The programs include the Homeowners Assistance Program, Substantial Rehabilitation Program, Senior Home Repair Program, and Residential Beautification Program. Priority was determined primarily by eligibility with the City's affordable housing programs and secondarily by input received during the citizen participation process. The housing project is the Perris Station downtown project with 84 rental units.

6.5 Table 2B Priority Community Development Needs

The Community Development goals reflect only those programs and projects over which the City has direct control. The programs include Code Enforcement and Fair Housing Services, including landlord-tenant mediation. The projects include community facilities, infrastructure, historic preservation of non-residential structures, and public services. Priority was determined in consultation with residents through the citizen participation process, City staff, and City Council.

6.6 Table 2C Summary of Specific Objectives

Table 2C summarizes the programs and projects to be undertaken by the City of Perris through the Consolidated Plan process. Each program and project is described in greater detail in Chapter 5.



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Table 1A

Continuum of Care Homeless Population and Subpopulations Chart

| Part 1: Homeless Population | | Sheltered | | Unsheltered | Total | Jurisdiction | | | | | | | | | | | | | | | | |
|---|----------------------|-----------|---------------------|-------------|-------------------|--------------|---------|---|--------|---|--------|---|--------|---|-------|--------|-----------|------------------|-----------------|---|---|---|
| | | Emergency | Transitional | | | Data | Quality | | | | | | | | | | | | | | | |
| 1. Homeless Individuals | | 0 | 0 | 379 | 379 | | | | | | | | | | | | | | | | | |
| 2. Homeless Families with Children | | 0 | 0 | na | na | | | | | | | | | | | | | | | | | |
| 2a. Persons in Homeless with | | 0 | 0 | 126 | 126 | | | | | | | | | | | | | | | | | |
| Total (lines 1 + 2a) | | 0 | 0 | 505 | 505 | | | | | | | | | | | | | | | | | |
| Part 2: Homeless Subpopulations | | Sheltered | | Unsheltered | Total | Jurisdiction | | | | | | | | | | | | | | | | |
| | | Emergency | Transitional | | | Data | Quality | | | | | | | | | | | | | | | |
| 1. Chronically Homeless | | | 0 | 88 | 88 | | | | | | | | | | | | | | | | | |
| 2. Severely Mentally Ill | | | 0 | 180 | 180 | | | | | | | | | | | | | | | | | |
| 3. Chronic Substance Abuse | | | 0 | 153 | 153 | | | | | | | | | | | | | | | | | |
| 4. Veterans | | | 0 | 61 | 61 | | | | | | | | | | | | | | | | | |
| 5. Persons with HIV/AIDS | | | 0 | na | na | | | | | | | | | | | | | | | | | |
| 6. Victims of Domestic Violence | | | 0 | 76 | 76 | | | | | | | | | | | | | | | | | |
| 7. Youth (Under 18 years of age) | | | 0 | 87 | 87 | | | | | | | | | | | | | | | | | |
| Part 3: Homeless Needs Table: Individuals | | Needs | Currently Available | Gap | 5-Year Quantities | | | | | | | | | | Total | | | Priority H, M, L | Plan to Fund? Y | | | |
| | | | | | Year 1 | | Year 2 | | Year 3 | | Year 4 | | Year 5 | | Goal | Actual | % of Goal | | | | | |
| Beds | Emergency Shelters | 379 | 66 | 313 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | L | N |
| | Transitional Housing | 0 | 0 | 0 | 200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 200 | 0 | | | | H | N |
| | Permanent Supportive | 0 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | L | N |
| | Total | 379 | 66 | 313 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | L | N |
| Chronically Homeless | | | 0 | | | | | | | | | | | | | | | | | | | |
| Part 4: Homeless Needs Table: Families | | Needs | Currently Available | Gap | 5-Year Quantities | | | | | | | | | | Total | | | Priority H, M, L | Plan to Fund? Y | | | |
| | | | | | Year 1 | | Year 2 | | Year 3 | | Year 4 | | Year 5 | | Goal | Actual | % of Goal | | | | | |
| Beds | Emergency Shelters | NA | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | Transitional Housing | NA | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | Permanent Supportive | NA | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | Total | NA | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |



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Table 1B

| Non-Homeless Special Needs Including HOPWA | | Needs | Current Available | GAP | 3-5 Year Quantities | | | | | | | | | | Total | | | Priority Need: H, M, L | Plan to Fund? Y/N | Fund Source: CDBG, F, I |
|---|--|-------|----------------------|------|---------------------|----------|--------|----------|--------|----------|---------|----------|---------|----------|-------|--------|-----------|---------------------------|-------------------|----------------------------|
| | | | | | Year 1 | | Year 2 | | Year 3 | | Year 4* | | Year 5* | | Goal | Actual | % of Goal | | | |
| | | | | | Goal | Complete | Goal | Complete | Goal | Complete | Goal | Complete | Goal | Complete | | | | | | |
| Housing Needed | 52. Elderly | 449 | 0 | 449 | 25 | 0 | 25 | 0 | 25 | 0 | 25 | 0 | 25 | 0 | 125 | 0 | H | Y | O | |
| | 53. Frail Elderly | na | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | H | N | | |
| | 54. Persons w/ Severe Mental Illness | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | L | N | | |
| | 55. Developmentally Disabled | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | L | N | | |
| | 56. Physically Disabled | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | L | N | | |
| | 57. Alcohol/Other Drug Addicted | na | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | L | N | | |
| | 58. Persons w/ HIV/AIDS & their families | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | L | N | | |
| | 59. Public Housing Residents | 40 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | L | N | | |
| | Total | 489 | 40 | 449 | 4 | 0 | 4 | 0 | 4 | 0 | 4 | 0 | 4 | 0 | 20 | 0 | # | | | |
| Supportive Services Needed | 60. Elderly | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | H | N | | |
| | 61. Frail Elderly | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | M | N | | |
| | 62. Persons w/ Severe Mental Illness | 839 | 0 | 839 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | M | N | | |
| | 63. Developmentally Disabled | 518 | 0 | 518 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | M | N | | |
| | 64. Physically Disabled | 1455 | 0 | 1455 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | M | N | | |
| | 65. Alcohol/Other Drug Addicted | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | M | N | | |
| | 66. Persons w/ HIV/AIDS & their families | 16 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | M | N | | |
| | 67. Public Housing Residents | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | L | N | | |
| Total | 2828 | 0 | 2828 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |



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Table 1C

| Specific Objective # | Statement of Specific Annual Objectives (Outcome/Objective) | Eligible Activity | Priority Need Level (High, Medium, Low) | Source of Funds | Performance Indicators | Year | Expected Number | Actual Number | Percent Completed |
|---|---|-----------------------------------|---|-----------------|------------------------|--------------|-----------------|---------------|-------------------|
| DH-1: Availability/Accessibility of Decent Housing | | | | | | | | | |
| DH-1 | Is Designed to assist eligible homeowners to correct existing code violations and improve property conditions. The SRP is a deferred loan payable at the time of title change, refinance with cash out, or non-compliance with program requirements | Substantial Rehab Program (SRP) | High | RDA | Number of Loans/Year | 2009-10 | 2 | | 0% |
| | | | | | | 2010-11 | 2 | | 0% |
| | | | | | | 2011-12 | 2 | | 0% |
| | | | | | | 2012-13 | 2 | | 0% |
| | | | | | | 2014 | 2 | | 0% |
| | | | | | | Total | 10 | | 0% |
| DH-2 | Offers a single lifetime grant of \$5,000 per household for minor home repairs to correct building code violations and promote weatherization and safety practices | Senior Home Repair Program (SHRP) | High | RDA | Number of grants/year | 2009-10 | 25 | | 0% |
| | | | | | | 2010-11 | 25 | | 0% |
| | | | | | | 2011-12 | 25 | | 0% |
| | | | | | | 2012-13 | 25 | | 0% |
| | | | | | | 2014 | 25 | | 0% |
| | | | | | | Total | 125 | | 0% |
| DH-3 | Availability/Accessibility to Decent Housing by | Residential Beautification | High | RDA | Number of grants/year | 2009-10 | 25 | | 0% |

| | | | | | | | | | |
|------|--|---------------------------------------|--------|------------------------|---|--------------|------------|--|-----------|
| | offering grant funds up to \$7,500 for exterior home improvements in order to preserve housing and the quality of older neighborhoods. | Program (RBP) | | | | 2010-11 | 25 | | 0% |
| | | | | | | 2011-12 | 25 | | 0% |
| | | | | | | 2012-13 | 25 | | 0% |
| | | | | | | 2014 | 25 | | 0% |
| | | | | | | Total | 125 | | 0% |
| DH-4 | Availability/Accessibility to Decent Housing by providing qualified families with down payment assistance necessary to secure financing toward the purchase of an existing or newly constructed home | Homeowner Assistance Program (HAP) | High | RDA | Number of loans to qualified families | 2009-10 | 8 | | 0% |
| | | | | | | 2010-11 | 8 | | 0% |
| | | | | | | 2011-12 | 8 | | 0% |
| | | | | | | 2012-13 | 8 | | 0% |
| | | | | | | 2014 | 8 | | 0% |
| | | | | | | Total | 40 | | 0% |
| DH-5 | The Agency purchases homes that are in foreclosure; rehabilitates the homes, if needed; and sells the homes to qualified low or moderate income households | Foreclosure Acquisition Program (FAP) | High | RDA | Homes purchased and resold | 2009-10 | 2 | | 0% |
| | | | | | | 2010-11 | 2 | | 0% |
| | | | | | | 2011-12 | 2 | | 0% |
| | | | | | | 2012-13 | 2 | | 0% |
| | | | | | | 2014 | 2 | | 0% |
| | | | | | | Total | 10 | | 0% |
| DH-6 | Downtown housing project proposing 84 units of senior and low-moderate income housing with 77 parking spaces and | The Perris Station | Medium | RDA/Private Investment | Number of low senior, low and moderate income units obtaining a | 2009-10 | 0 | | 0% |
| | | | | | | 2010-11 | 0 | | 0% |
| | | | | | | 2011-12 | 0 | | 0% |

| | | | | | | | | | |
|--|---|-----------------------------|--------|-------------------------|---|--------------|------------|--|-----------|
| | 16,000 square feet of private courtyard space | | | | cert. of occupancy | 2012-13 | 0 | | 0% |
| | | | | | | 2014 | 84 | | 0% |
| | | | | | | Total | 84 | | 0% |
| DH-7 | Offered to residents in the City of Perris, includes investigating allegations of housing discrimination, mediating landlord tenant complaints, giving education and training services and providing advocacy services | Fair Housing Services (FHS) | Medium | CDBG | Number of call, cases, classes or other services provided by fair housing council of Riv. Co. | 2009-10 | 276 | | 0% |
| | | | | | | 2010-11 | 175 | | 0% |
| | | | | | | 2011-12 | 175 | | 0% |
| | | | | | | 2012-13 | 175 | | 0% |
| | | | | | | 2014 | 175 | | 0% |
| | | | | | | Total | 976 | | 0% |
| SL-1: Availability/Accessibility of Suitable Living Environment | | | | | | | | | |
| SL-1 | The City will continue to use the Capital Improvements Program to identify, prioritize, fund, design, and improve storm drains, water, and sewer infrastructure, roadways, traffic signals, and street lighting within the Target Area. | Infrastructure Improvements | High | CDBG, CIP, General Fund | Specific Projects to be funded will be determined during the annual action plan process | 2009-10 | 0 | | 0% |
| | | | | | | 2010-11 | 1 | | 0% |
| | | | | | | 2011-12 | 1 | | 0% |
| | | | | | | 2012-13 | 1 | | 0% |
| | | | | | | 2014 | 1 | | 0% |
| | | | | | | Total | 4 | | 0% |
| SL-2 | The City will continue to use the Capital Improvements Program to identify, prioritize, fund, design, and improve storm drains, | Community Facilities | High | CDBG, General Fund | Specific Projects to be funded will be determined during the annual action | 2009-10 | 0 | | 0% |
| | | | | | | 2010-11 | 1 | | 0% |
| | | | | | | 2011-12 | 1 | | 0% |

| | | | | | | | | | |
|--|---|--------------------------------|------|------|---|--------------|-------------|---|-----------|
| | water, and sewer infrastructure, roadways, traffic signals, and street lighting within the Target Area. | | | | plan process | 2012-13 | 1 | | 0% |
| | | | | | | 2014 | 1 | | 0% |
| | | | | | | Total | 4 | | 0% |
| SL-3 | The City will use proactive code enforcement services within the Target Area. CDBG activities will primarily focus on building code violations. | Code Enforcement | High | CDBG | Number of Code Enforcement Cases Annually | 2009-10 | 1400 | | 0% |
| | | | | | | 2010-11 | 720 | | 0% |
| | | | | | | 2011-12 | 720 | | 0% |
| | | | | | | 2012-13 | 720 | | 0% |
| | | | | | | 2014 | 720 | | 0% |
| | | | | | | Total | 4280 | | 0% |
| SL-5 | Provide Community and Supportive Services for the Elderly and Youth Special Needs Populations and Beautification Programs, Projects and Services through CDBG funded public service programs | Public Service Programs | High | CDBG | Number of low-mod persons counseled, referred, participating or provided direct services; or number of low-mod households or people | 2009-10 | 1200 | - | 0% |
| | | | | | | 2010-11 | 1900 | - | 0% |
| | | | | | | 2011-12 | 1900 | - | 0% |
| | | | | | | 2012-13 | 1900 | - | 0% |
| | | | | | | 2014 | 1900 | - | 0% |
| | | | | | | Total | 8800 | - | 0% |
| NR-1 Neighborhood Revitalization/Economic Opportunity | | | | | | | | | |
| NR-1 | The Commercial Façade Improvement | Commercial Façade | High | RDA | Number of grants and | 2009-10 | 2 | | 0% |

| | | | | | | | | | |
|------|---|------------------------------|------|-----|--|--------------|-----------|--|-----------|
| | Program is intended to encourage private sector investment and commitment to the revitalization of the downtown area. Grants and loans up to \$30,000 are available for the exterior rehabilitation of building facades within the downtown promenade area. | Improvement Program | | | loans issued/yr | 2010-11 | 2 | | 0% |
| | | | | | | 2011-12 | 2 | | 0% |
| | | | | | | 2012-13 | 2 | | 0% |
| | | | | | | 2014 | 2 | | 0% |
| | | | | | | Total | 10 | | 0% |
| NR-2 | The Perris Old Bank Building which is located at the southwest corner of fourth street and D street has historic significance to the community. | The Perris Old Bank Building | High | RDA | Completion of plans and specifications; completion of construction | 2009-10 | 0 | | 0% |
| | | | | | | 2010-11 | 1 | | 0% |
| | | | | | | 2011-12 | 0 | | 0% |
| | | | | | | 2012-13 | 0 | | 0% |
| | | | | | | 2014 | 0 | | 0% |
| | | | | | | Total | 1 | | 0% |

Table 2A

| Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems | | | Current % of Households | Current No. of Households | 3-5 Year Quantities | | | | | | | | | | Priority Need? | Plan to Fund? | Fund Source | Households with a Disabled | | Disproportionate Racial/Ethnic | # of Households in lead-Hazardous Housing | Total Low Income & HUD/ADS Population | | |
|---|------------------|---------------------------|---------------------------|---------------------------|---------------------|--------|--------|--------|--------|--------|---------|--------|---------|--------|----------------|---------------|-------------|----------------------------|--------|--------------------------------|---|---------------------------------------|----------|----------|
| | | | | | Year 1 | | Year 2 | | Year 3 | | Year 4* | | Year 5* | | | | | Multi-Year | | | | | % HSH LD | # HSH LD |
| | | | | | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | | | | Goal | Actual | | | | | |
| Household Income <= 30% MFI | Renter | Elderly | NUMBER OF HOUSEHOLDS | 100% | 71 | | | | | | | | | | | | | | #### | | | | | |
| | | | Any housing problems | 74.6 | 53 | | | | 14 | | | | | | | M | Y | O | | 0 | | | | |
| | | | Cost Burden > 30% | 74.6 | 53 | | | | | | | | | | 0 | M | N | | | | | | | |
| | | | Cost Burden >50% | 60.6 | 43 | | | | | | | | | | 0 | M | N | | | | | | | |
| | | Small Related | NUMBER OF HOUSEHOLDS | 100% | 529 | | | | | | | | | | | | | | | | | | | |
| | | | With Any Housing Problems | 85.8 | 454 | | | | 14 | | | | | | 0 | M | Y | O | | | | | | |
| | | | Cost Burden > 30% | 81.1 | 429 | | | | | | | | | | 0 | L | N | | | | | | | |
| | | | Cost Burden >50% | 68.1 | 360 | | | | | | | | | | 0 | L | N | | | | | | | |
| | Large Related | NUMBER OF HOUSEHOLDS | 100% | 204 | | | | | | | | | | | | | | | | | | | | |
| | | With Any Housing Problems | 100.0 | 204 | | | | | | | | | | 0 | M | N | | | | | | | | |
| | | Cost Burden > 30% | 75.5 | 154 | | | | | | | | | | 0 | M | N | | | | | | | | |
| | | Cost Burden >50% | 56.4 | 115 | | | | | | | | | | 0 | M | N | | | | | | | | |
| | All other hshold | NUMBER OF HOUSEHOLDS | 100% | 108 | | | | | | | | | | | | | | | | | | | | |
| | | With Any Housing Problems | 63.9 | 69 | | | | | | | | | | 0 | L | N | | | | | | | | |
| | | Cost Burden > 30% | 63.9 | 69 | | | | | | | | | | 0 | L | N | | | | | | | | |
| | | Cost Burden >50% | 63.9 | 69 | | | | | | | | | | 0 | L | N | | | | | | | | |
| Owner | Elderly | NUMBER OF HOUSEHOLDS | 100% | 144 | | | | | | | | | | | | | | | | | | | | |
| | | With Any Housing Problems | 47.9 | 69 | 8 | | 8 | | 8 | | 8 | | 8 | | 0 | H | Y | O | | | | | | |
| | | Cost Burden > 30% | 47.9 | 69 | | | | | | | | | | 0 | H | N | | | | | | | | |
| | | Cost Burden >50% | 23.6 | 34 | | | | | | | | | | 0 | H | N | | | | | | | | |
| | | Small Related | NUMBER OF HOUSEHOLDS | 100% | 153 | | | | | | | | | | | | | | | | | | | |
| | | | With Any Housing Problems | 86.9 | 133 | 4 | | 4 | | 4 | | 4 | | 4 | | 0 | M | Y | O | | | | | |
| | | | Cost Burden > 30% | 84.3 | 129 | | | | | | | | | | 0 | M | N | | | | | | | |
| | | | Cost Burden >50% | 81.7 | 125 | | | | | | | | | | 0 | M | N | | | | | | | |
| | Large Related | NUMBER OF HOUSEHOLDS | 100% | 107 | | | | | | | | | | | | | | | | | | | | |
| | | With Any Housing Problems | 100.0 | 107 | 4 | | 4 | | 4 | | 4 | | 4 | | 0 | M | Y | O | | | | | | |
| | | Cost Burden > 30% | 92.5 | 99 | | | | | | | | | | 0 | M | N | | | | | | | | |
| | | Cost Burden >50% | 88.8 | 95 | | | | | | | | | | 0 | M | N | | | | | | | | |
| | All other hshold | NUMBER OF HOUSEHOLDS | 100% | 93 | | | | | | | | | | | | | | | | | | | | |
| | | With Any Housing Problems | 46.2 | 43 | | | | | | | | | | 0 | M | Y | O | | | | | | | |
| | | Cost Burden > 30% | 46.2 | 43 | | | | | | | | | | 0 | M | N | | | | | | | | |
| | | Cost Burden >50% | 24.7 | 23 | | | | | | | | | | 0 | M | N | | | | | | | | |

City of Perris
Consolidated Plan 2009-2014

| Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems | | | Current % of Households | Current Number of Households | 3-5 Year Quantities | | | | | | | | | | % of Goal | Priority Need? | Plan to Fund? | Fund Source | Households with a Disabled | | Disproportionate Racial/Ethnic | # of Households in Lead-Hazard | Total Income HIV/AIDS | | |
|---|---------------------------|---------------------------|---------------------------|------------------------------|---------------------|--------|--------|--------|--------|--------|---------|--------|---------|--------|-----------|----------------|---------------|-------------|----------------------------|--------|--------------------------------|--------------------------------|-----------------------|----------|----------|
| | | | | | Year 1 | | Year 2 | | Year 3 | | Year 4* | | Year 5* | | | | | | Multi-Year | | | | | % HSH LD | # HSH LD |
| | | | | | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | | | | | Goal | Actual | | | | | |
| Household Income >50 to <=80% MFI | Renter | Elderly | NUMBER OF HOUSEHOLDS | 100% | 47 | | | | | | | | | | | | | | | | | | | | |
| | | | With Any Housing Problem: | 61.7 | 29 | | | | 14 | | | | | | | 0 | M | Y | O | | | | | | |
| | | | Cost Burden > 30% | 61.7 | 29 | | | | | | | | | | | 0 | M | N | | | | | | | |
| | | Cost Burden > 50% | 21.3 | 10 | | | | | | | | | | | 0 | M | N | | | | | | | | |
| | | Small Related | NUMBER OF HOUSEHOLDS | 100% | 358 | | | | | | | | | | | | | | | | | | | | |
| | | | With Any Housing Problem: | 66.5 | 238 | | | | 14 | | | | | | | 0 | M | Y | O | | | | | | |
| | Cost Burden > 30% | | 51.1 | 183 | | | | | | | | | | | 0 | M | N | | | | | | | | |
| | Cost Burden > 50% | 1.1 | 4 | | | | | | | | | | | 0 | M | N | | | | | | | | | |
| | Large Related | NUMBER OF HOUSEHOLDS | 100% | 149 | | | | | | | | | | | | | | | | | | | | | |
| | | With Any Housing Problem: | 60.4 | 90 | | | | | | | | | | | 0 | M | N | | | | | | | | |
| | | Cost Burden > 30% | 23.5 | 35 | | | | | | | | | | | 0 | M | N | | | | | | | | |
| | Cost Burden > 50% | 0.0 | 0 | | | | | | | | | | | 0 | M | N | | | | | | | | | |
| All other household | NUMBER OF HOUSEHOLDS | 100% | 120 | | | | | | | | | | | | | | | | | | | | | | |
| | With Any Housing Problem: | 20.8 | 25 | | | | | | | | | | | 0 | L | N | | | | | | | | | |
| | Cost Burden > 30% | 12.5 | 15 | | | | | | | | | | | 0 | L | N | | | | | | | | | |
| Cost Burden > 50% | 0.0 | 0 | | | | | | | | | | | 0 | L | N | | | | | | | | | | |
| Owner | Elderly | NUMBER OF HOUSEHOLDS | 100% | 254 | | | | | | | | | | | | | | | | | | | | | |
| | | With Any Housing Problem: | 48.8 | 124 | 8 | | 8 | | 8 | | 8 | | 8 | | 0 | H | Y | O | | | | | | | |
| | | Cost Burden > 30% | 48.8 | 124 | | | | | | | | | | | 0 | H | N | | | | | | | | |
| | | Cost Burden > 50% | 19.3 | 49 | | | | | | | | | | | 0 | H | N | | | | | | | | |
| | | Small Related | NUMBER OF HOUSEHOLDS | 100% | 634 | | | | | | | | | | | | | | | | | | | | |
| | | | With Any Housing Problem: | 76.3 | 484 | 8 | | 8 | | 8 | | 8 | | 8 | | 0 | M | Y | O | | | | | | |
| | Cost Burden > 30% | | 68.5 | 434 | | | | | | | | | | | 0 | M | N | | | | | | | | |
| | Cost Burden > 50% | 9.5 | 60 | | | | | | | | | | | 0 | M | N | | | | | | | | | |
| | Large Related | NUMBER OF HOUSEHOLDS | 100% | 640 | | | | | | | | | | | | | | | | | | | | | |
| | | With Any Housing Problem: | 84.4 | 540 | 8 | | 8 | | 8 | | 8 | | 8 | | 0 | H | Y | O | | | | | | | |
| | | Cost Burden > 30% | 48.4 | 310 | | | | | | | | | | | 0 | H | N | | | | | | | | |
| | Cost Burden > 50% | 0.0 | 0 | | | | | | | | | | | 0 | N | N | | | | | | | | | |
| All other household | NUMBER OF HOUSEHOLDS | 100% | 69 | | | | | | | | | | | | | | | | | | | | | | |
| | With Any Housing Problem: | 94.2 | 65 | 2 | | 2 | | 2 | | 2 | | 2 | | 0 | M | Y | | | | | | | | | |
| | Cost Burden > 30% | 94.2 | 65 | | | | | | | | | | | 0 | M | N | | | | | | | | | |
| Cost Burden > 50% | 58.0 | 40 | | | | | | | | | | | 0 | M | N | | | | | | | | | | |

Table 2A
TOTALS

| Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems | Current % of Households | Current Number of Households | 3-5 Year Quantities | | | | | | | | | | | | % of Goal | | | |
|---|-------------------------|------------------------------|---------------------|--------|--------|--------|--------|--------|---------|--------|---------|--------|------------|--------|-----------|---|---|---|
| | | | Year 1 | | Year 2 | | Year 3 | | Year 4* | | Year 5* | | Multi-Year | | | | | |
| | | | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | | | | |
| Total Any Housing Problem | | 3,947 | 70 | | 70 | | | 154 | | | 70 | | 70 | | | | | |
| Total 215 Renter | | 1,185 | | | | | | | | | | | | | | | | 0 |
| Total 215 Owner | | 838 | | | | | | | | | | | | | | | | 0 |
| Total 215 | | 2,023 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 2B

| | | | | Table 2B | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|----------|---------|-----|-------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-----------|---------------------------|---------------------|----------------------|-------------|------------|--------|---|
| City of Perris Consolidated Plan 2009-2014 | | | | | | | | | | | | | | | | | | | | | | | | |
| Housing and Community Development Activities | | | | Needs | Current | Gap | 5-Year Quantities | | | | | | | | | | % of Goal | Priority Need: H, M, L | Plans to Address | Plan to Fund? Y/N | Fund Source | | | |
| | | | | | | | Year 1 | | Year 2 | | Year 3 | | Year 4 | | Year 5 | | | | | | | Cumulative | | |
| | | | | | | | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | | | | | | Goal | Actual | |
| 01 Acquisition of Real Property 570.201(a) | | | | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0 | | | | | | |
| 02 Disposition 570.201(b) | | | | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0 | H | | Y | O | | |
| Public Facilities and Improvements | 03 Public Facilities and Improvements (General) 570.201(c) | | | | 0 | 0 | 0 | | | | | | | | | 4 | 0 | 0 | H | | Y | C | | |
| | 03A Senior Centers 570.201(c) | | | | 0 | 0 | 0 | | | | | | | | | 0 | 0 | 0 | H | | Y | C | | |
| | 03B Handicapped Centers 570.201(c) | | | | 0 | 0 | 0 | | | | | | | | | 0 | 0 | 0 | H | | Y | C | | |
| | 03C Homeless Facilities (not operating costs) 570.201(c) | | | | 0 | 0 | 0 | 0 | | 1 | | 1 | | 1 | | 1 | | 0 | 0 | 0 | H | | Y | C |
| | 03D Youth Centers 570.201(c) | | | | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0 | H | | Y | C | |
| | 03E Neighborhood Facilities 570.201(c) | | | | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0 | H | | Y | C | |
| | 03F Parks, Recreational Facilities 570.201(c) | | | | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0 | H | | Y | C | |
| | 03G Parking Facilities 570.201© | | | | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0 | H | | Y | C | |
| | 03H Solid Waste Disposal Improvements 570.201(c) | | | | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0 | L | | N | | |
| | 03I Flood Drain Improvements 570.201(c) | | | | 0 | 0 | 0 | | | | | | | | | | 4 | 0 | 0 | H | | Y | C | |
| | 03J Water/Sewer Improvements 570.201(c) | | | | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0 | H | | Y | C | |
| | 03K Street Improvements 570.201(c) | | | | 0 | 0 | 0 | 0 | | 1 | | 1 | | 1 | | 1 | | 0 | 0 | 0 | H | | Y | C |
| | 03L Sidewalks 570.201(c) | | | | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0 | H | | Y | | |
| | 03M Child Care Centers 570.201(c) | | | | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0 | H | | Y | | |

| | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|------|--|------|--|------|--|------|--|------|------|----|----|---|---|-----|
| | 03N Tree Planting 570.201(c) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 03O Fire Stations/Equipment 570.201(c) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 03P Health Facilities 570.201(c) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 03Q Abused and Neglected Children Facilities 570.201(c) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 03R Asbestos Removal 570.201(c) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 03S Facilities for AIDS Patients (not operating costs) 570.201(c) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 03T Operating Costs of Homeless/AIDS Patients Programs | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 04 Clearance and Demolition 570.201(d) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 04A Clean-up of Contaminated Sites 570.201(d) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| Public Services | 05 Public Services (General) 570.201(e) | 0 | 0 | 0 | 1200 | | 1900 | | 1900 | | 1900 | | 1900 | 8800 | 0 | 0% | H | | Y C |
| | 05A Senior Services 570.201(e) | 0 | 0 | 0 | 1200 | | 1200 | | 1200 | | 1200 | | 1200 | 6000 | 0 | 0% | M | | N |
| | 05B Handicapped Services 570.201(e) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | M | | N |
| | 05C Legal Services 570.201(E) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | M | | N |
| | 05D Youth Services 570.201(e) | 0 | 0 | 0 | 900 | | 900 | | 900 | | 900 | | 900 | 4500 | 0 | 0% | M | | N |
| | 05E Transportation Services 570.201(e) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | M | | N |
| | 05F Substance Abuse Services 570.201(e) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 05G Battered and Abused Spouses 570.201(e) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 05H Employment Training 570.201(e) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 05I Crime Awareness 570.201(e) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | M | | N |
| | 05J Fair Housing Activities (if CDBG, then subject to 570.201(e)) | 0 | 0 | 0 | 276 | | 175 | | 175 | | 175 | | 175 | 976 | 0 | 0% | H | | Y C |
| | 05K Tenant/Landlord Counseling 570.201(e) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | H | | Y C |
| | 05L Child Care Services 570.201(e) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | M | | N |
| 05M Health Services 570.201(e) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | M | | N | |
| 05N Abused and Neglected Children 570.201(e) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | M | | N | |

City of Perris
Consolidated Plan 2009-2014

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|---|---|---|---|-----|--|---|---|--|---|----|--|--|----|---|----|---|--|-----|
| 05O Mental Health Services 570.201(e) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | M | | N |
| 05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | M | | N |
| 05Q Subsistence Payments 570.204 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 05R Homeownership Assistance (not direct) 570.204 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 05S Rental Housing Subsidies (if HOME, not part of 5% 570.204 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 05T Security Deposits (if HOME, not part of 5% Admin c | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 06 Interim Assistance 570.201(f) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 07 Urban Renewal Completion 570.201(h) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 08 Relocation 570.201(i) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 09 Loss of Rental Income 570.201(j) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 10 Removal of Architectural Barriers 570.201(k) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 11 Privately Owned Utilities 570.201(l) | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 12 Construction of Housing 570.201(m) | 0 | 0 | 0 | | | | - | | | 84 | | | 84 | 0 | 0% | M | | N |
| 13 Direct Homeownership Assistance 570.201(n) | 0 | 0 | 0 | 2 | | 2 | 2 | | 2 | 2 | | | 10 | 0 | 0% | H | | Y O |
| 14A Rehab; Single-Unit Residential 570.202 | 0 | 0 | 0 | 0 | | 0 | 0 | | 0 | 0 | | | 0 | 0 | 0% | H | | Y O |
| 14B Rehab; Multi-Unit Residential 570.202 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 14C Public Housing Modernization 570.202 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 14D Rehab; Other Publicly-Owned Residential Buildings 570.202 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 14F Energy Efficiency Improvements 570.202 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 14G Acquisition - for Rehabilitation 570.202 | 0 | 0 | 0 | 2 | | 2 | 2 | | 2 | 2 | | | 0 | 0 | 0% | H | | Y O |
| 14H Rehabilitation Administration 570.202 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 14I Lead-Based/Lead Hazard Test/Abate 570.202 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 15 Code Enforcement 570.202(c) | 0 | 0 | 0 | 140 | | 0 | 0 | | 0 | 0 | | | 0 | 0 | 0% | H | | Y C |

| | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|--|--|--|--|--|--|--|--|--|--|---|---|----|----|--|-----|
| 16A Residential Historic Preservation 570.202(d) | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 16B Non-Residential Historic Preservation 570.202(d) | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | M | | N |
| 17A CI Land Acquisition/Disposition 570.203(a) | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 17B CI Infrastructure Development 570.203(a) | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 17C CI Building Acquisition, Construction, Rehabilitation 570.203(a) | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | M | | Y O |
| 17D Other Commercial/Industrial Improvements 570.203(a) | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 18A ED Direct Financial Assistance to For-Profits 570.203(b) | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 18B ED Technical Assistance 570.203(b) | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 18C Micro-Enterprise Assistance | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 19A HOME Admin/Planning Costs of PJ (not part of 5% Ad | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | N |
| 19B HOME CHDO Operating Costs (not part of 5% Admin ca | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | N |
| 19C CDBG Non-profit Organization Capacity Building | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 19D CDBG Assistance to Institutes of Higher Education | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 19E CDBG Operation and Repair of Foreclosed Property | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 19F Planned Repayment of Section 108 Loan Principal | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | N |
| 19G Unplanned Repayment of Section 108 Loan Principal | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | N |
| 19H State CDBG Technical Assistance to Grantees | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 20 Planning 570.205 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | | | |
| 21A General Program Administration 570.206 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | H | | Y C |
| 21B Indirect Costs 570.206 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | M | | Y C |
| 21D Fair Housing Activities (subject to 20% Admin cap) 570.206 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 21E Submissions or Applications for Federal Programs 570.206 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 21F HOME Rental Subsidy Payments (subject to 5% cap) | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| 21G HOME Security Deposits (subject to 5% cap) | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |

City of Perris
Consolidated Plan 2009-2014

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|---|---|--------------------------------------|---|---|---|--|--|--|--|--|--|--|--|--|---|---|----|----|----|---|
| | 21H HOME Admin/Planning Costs of PJ (subject to 5% cap) | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 21I HOME CHDO Operating Expenses (subject to 5% cap) | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| | 22 Unprogrammed Funds | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | | | |
| HOPWA | 31J Facility based housing – development | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | |
| | 31K Facility based housing - operations | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | |
| | 31G Short term rent mortgage utility payments | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | |
| | 31F Tenant based rental assistance | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | |
| | 31E Supportive service | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | |
| | 31I Housing information services | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | |
| | 31H Resource identification | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | N | N | |
| | 31B Administration - grantee | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | |
| | 31D Administration - project sponsor | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | |
| | CDBG | Acquisition of existing rental units | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | |
| Production of new rental units | | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| Rehabilitation of existing rental units | | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| Rental assistance | | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| Acquisition of existing owner units | | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| Production of new owner units | | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| Rehabilitation of existing owner units | | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| Homeownership assistance | | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | L | | N |
| HOME | Acquisition of existing rental units | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | |
| | Production of new rental units | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | |
| | Rehabilitation of existing rental units | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | |
| | Rental assistance | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | 0% | NA | | |

| | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|--|--|--|--|--|--|--|--|--|--|--|---|---|----|----|--|--|--|
| Acquisition of existing owner units | 0 | 0 | 0 | | | | | | | | | | | | 0 | 0 | 0% | NA | | | |
| Production of new owner units | 0 | 0 | 0 | | | | | | | | | | | | 0 | 0 | 0% | NA | | | |
| Rehabilitation of existing owner units | 0 | 0 | 0 | | | | | | | | | | | | 0 | 0 | 0% | NA | | | |
| Homeownership assistance | 0 | 0 | 0 | | | | | | | | | | | | 0 | 0 | 0% | NA | | | |

Table 2C

| hud | | Vacancy Rate | 0 & 1 Bedroom | 2 Bedrooms | 3+ Bedrooms | Total | Substandard Units |
|--|----|--------------|---------------|------------|-------------|-------|-------------------|
| Housing Stock Inventory | | | | | | | |
| Affordability Mismatch | | | | | | | |
| Occupied Units: Renter | | | 108 | 399 | 2495 | 3002 | |
| Occupied Units: Owner | | | 23 | 315 | 6296 | 6634 | |
| Vacant Units: For Rent | 7% | | 21 | 76 | 479 | 576 | |
| Vacant Units: For Sale | 4% | | 1 | 14 | 275 | 290 | |
| Total Units Occupied & Vacant | | | 153 | 804 | 9545 | 10502 | 135 |
| Rents: Applicable FMRs (in \$s) | | | 979 | 1,142 | 1,622 | | |
| Rent Affordable at 30% of 50% of MFI (in | | | 624 | 748 | 865 | | |
| Public Housing Units | | | | | | | |
| Occupied Units | | | | | | 0 | |
| Vacant Units | | | | | | 0 | |
| Total Units Occupied & Vacant | | | | | | 40 | 0 |
| Rehabilitation Needs (in \$s) | | | | | | 0 | |



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APPENDICES



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APPENDIX A

**COMMUNITY DEVELOPMENT
WORKSHOP COMMENTS**



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City of Perris Community Workshop

RDA Staff: Michael McDermott, Redevelopment and Economic Development Manager
Sarah Cortes-Diaz, Redevelopment Project Coordinator

UFI Staff: Nancy Gutierrez, Principal Planner

Date of Workshop: January 15, 2009

Attendees: Fifteen community residents attended representing the following organizations:

- Project area resident
- Eagles Wings Community Outreach
- GNH Church
- JT Real Estate
- The Business Network
- Perris Community Partnership
- Perris Library
- God's Fan Club
- Motor Pro Outreach Driving School
- Perris Valley Arts and Activities Committee
- Perris Planning Commission
- Maz Glad B/C

Presentation:

Michael McDermott gave a brief overview of the Consolidated Plan process, the City's history with the CDBG program, and the City's plans to transition from a participating CDBG participant to an entitlement jurisdiction. Following the overview, Nancy Gutierrez showed a powerpoint presentation on key City demographics, socio-economic statistics, the current CDBG program, and the anticipated parameters for the City's entitlement CDBG program. The attendees were then asked to describe what they considered to be the key issues facing the City over the next five years and to prioritize the types of programs and projects that they would like to see funded.

Priorities Expressed by Attendees:

- Affordable and transitional housing
- Facilities for childcare, after-school care, and youth services
- Community enhancement such as infrastructure improvements and beautification projects
- Transportation services, particularly for senior citizens



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APPENDIX B

**SERVICE PROVIDER
INTERVIEWS**



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City of Perris Service Provider Interview

Organization: Fair Housing Council of Riverside County
3933 Mission Inn Avenue, Riverside, CA 92501
951-682-6581

Representative(s): Rose Mayes, Executive Director
Monica Lopez, Program Manager

Date of Interview: January 29, 2009

Comments:

- The Fair Housing Council (FHC) has been providing services in Perris through the County of Riverside CDBG Program
- Services provided have included:
 - Anti-Discrimination
 - Landlord-Tenant
 - Enforcement of Housing Rights
 - Administrative Hearings
- The FHC is noticing an increase in foreclosure related issues
- The FHC received 28 discrimination calls from Perris between July 1, 2004 and June 30, 2008
 - The majority of the calls were from low-income tenants complaining about race discrimination
 - Of the 28 calls, 16 were from Black Americans and 12 were from White Americans. Of the 12 from White Americans, 4 were of Latino ethnicity
- The FHC received 563 landlord tenant calls from Perris between July 1, 2004 and June 30, 2008
 - The majority of the repairs were categorized under “repairs” or “leases”
 - Almost 60 percent were from low income tenants; 19 percent from very low income tenants, and 21 percent from moderate income tenants
 - Almost 27 percent of the calls were from Black or African American tenants
- The Black/African American population in Perris is approximately 10.5 percent. Therefore, the number of calls received by FHC is out of proportion to the number of residents.
- FHC recommends focusing on education and training to deal with this issue.
- The FHC recommends that Perris take advantage of its training services, particularly for Police Department and Code Enforcement staff. The training discusses what the FHC does, provides fair housing rules and regulations, outlines landlord-tenant law, and promotes crime free housing.



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City of Perris Service Provider Interview

Organization: Housing Authority of the County of Riverside
951-343-5401

Representative(s): Cindy Vroman, Principal Development Specialist
Guadalupe Longworth, Housing Specialist

Date of Interview: E-mail dated February 9, 2009
Phone conversation January 29, 2009

Comments:

- Of the 477 public housing units administered by Housing Authority countywide, 44 percent are occupied by elderly persons or persons with disabilities. The remaining 56 percent are occupied by non-elderly, non-disabled families.
- The Housing Authority operates one 40-unit public housing complex in the City of Perris. The complex is located at 102-142 Midway Street, Perris.
- There is no longer a learning center at the complex.
- The County does not have any immediate plans to construct additional public housing in Perris.
- Section 8 Housing Vouchers are not geographically based. They are offered to eligible families, who may move from one community to another within Riverside County.
- There is funding for 8,100 Section 8 vouchers. There is a waiting list of 40,000 persons. In June 2008, the waiting list for a Section 8 voucher was closed to new applicants.
- There are four Housing Specialists assigned to Perris because Perris has a fairly large number of Section 8 recipients. For comparison, the cities of Murrieta and Temecula, which are approximately twice as large in population, have one Housing Specialist each.
- The Housing Authority is considering purchasing homes in Perris to sell or rent to low and moderate income households.
- Deferred maintenance is a significant issue.
- The Housing Authority welcomes a cooperative working relationship with the City.



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City of Perris Service Provider Interview

Organization: Riverside County Department of Public Social Services
Perris Valley Family Resource Center
371 Wilkerson Avenue, Suite L, Perris
951-443-1158

Representative(s): Felix Minjarez, Community Program Specialist II
(Office Manager)

Date of Interview: February 4, 2009

Comments:

- The Perris Valley Resource Center is a very active facility.
- The Center offers office and activity space for community and public service providers.
- Current providers using the Center include:
 - Catholic Charities
 - Basic needs services
 - Cooperative parenting classes (court approved)
 - Anger management classes
 - California Family Life Center – Kin Care
 - Services for relatives raising relatives children
 - Perris Community Adult School
 - English as a Second Language classes
 - Riverside Community College
 - Enrollment assistance
 - Riverside County Office of Education
 - Migrant Program
- The Center offers employment assistance, which is a growing service demand
 - Employment board
 - Job development workshops
 - Job fairs
- The Center offers In-Home Supportive Services (IHSS) Orientation and Training
 - Classes to teach caregivers in housecleaning, meal preparation, laundry, grocery shopping, personal care services, transportation, and protective supervision
 - Trained caregivers are placed with seniors or people who are blind or disabled.
 - IHSS, which is a state program, pays for the services for eligible recipients
- The Center refers or provides services for an average of 850 persons per month, not including services provided by the other organizations using the facilities.



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City of Perris Service Provider Interview

Organization: Childhood Lead Poisoning Prevention Program (CLPPP)
Riverside County Department of Public Health
951-358-5481

Representative(s): Jon Espiritu, Public Health Nurse

Date of Interview: Phone conversation February 3, 2009

Comments:

- CLPPP provides health education services countywide and case management to children of low income families who may have been exposed to lead.
- CLPP refers families to a County Family Care Center for medical screening. Family Care Centers charge on a sliding scale based on family income. There is a Family Care Center in the City of Perris.
- CLPP works closely with the Riverside County Office of Industrial Hygiene, which another division in the Department of Public Health.
- The Office of Industrial Hygiene assists the public, employees, employers and the environment to create a viable, healthy society.
- The Office of Industrial Hygiene administers the Lead Hazard Control Program
 - Provides a federal grant to landlords who own properties constructed prior to 1955 to repair, paint, and otherwise remove any sources of lead from their properties
 - Provides lead testing services to the County Housing Authority and EDA affordable housing programs



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City of Perris Service Provider Interview

Organization: The Oasis Perris Youth Opportunity Center
Riverside County Council for Youth Development
371 Wilkerson Avenue, Suite F, Perris
951-657-7105

Representative(s): Rosa H. Penaloza, Director

Date of Interview: February 4, 2009

Comments:

- The Center offers direct educational services and referrals to youth ages 16 to 21. It operates a Charter school on the premises.
- It particularly focuses on foster care youth who are released from the foster care system when they reach the age of 18 years.
- A number of students attending the Charter school have conflicts with parents who prefer the students get a job to help support the family or provide babysitting services so that other family members can get a job.
- The Center is currently working with the Perris Union High School District and Phoenix High Continuation Schools to establish a Phoenix High program that would operate at the Center.
- The Center has seen an increase in the number of young people needing help learning a skill and finding a job.
- The majority of the youth using the Center are of Latino heritage.
- The Center provides Continuation School classes, computer classes, life skills classes, and referrals to academic and vocational programs.
- The Center offers assistance in completing applications for college and jobs.
- The Center also offers health education classes. Perris has the highest sexually transmitted disease (STD) rate in Riverside County for youth aged 12 to 25 years.



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APPENDIX C

**SUMMARY OF PUBLIC
COMMENTS FROM PUBLIC
REVIEW PERIOD**



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SUMMARY OF PUBLIC COMMENTS

To ensure citizen participation in their preparation, the Economic Development Department sponsored two community workshops, interviewed key service providers, placed the draft documents for a 30-day public review period at the Cesar Chavez Library, City Clerk's office, Economic Development Department, and the City's website, distributed notices of availability of the draft documents to interested parties, and published community service announcements and public notices in the Perris Progress newspaper.

During the 30-day public review period, the City did not receive any written or oral comments from the public on Consolidated Plan, One-Year Action Plan, or Analysis of Impediments to Fair Housing. However, the Redevelopment and Economic Development Manager of the City of Perris noticed that the Draft Consolidated Plan, the Draft One-Year Action Plan, and the draft Analysis of Impediments to Fair Housing had omitted one of the Redevelopment Agency's Programs: the Foreclosure Acquisition Program (FAP). The Draft Consolidated Plan, the Draft One-Year Action Plan, and the draft Analysis to Impediments of Fair Housing were revised to add the FAP to the City's Affordable Housing Strategy.

A public hearing was held on May 12, 2006 to receive comments on the proposed 2009-2014 Consolidated Plan, 2009-2010 One-Year Action Plan, and the Analysis to Impediments to Fair Housing. The minutes from the public hearing are included in Appendix D.



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APPENDIX D

**MINUTES FROM PUBLIC
HEARING AND PROOF OF
PUBLICATION**



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APPENDIX E

CERTIFICATIONS



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CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

| |
|--------------|
| May 12, 2009 |
|--------------|

Signature/Authorized Official

Date

| |
|-------------------|
| Michael McDermott |
|-------------------|

Name

| |
|------------------------------|
| Economic Development Manager |
|------------------------------|

Title

| |
|----------------------|
| 101 North "D" Street |
|----------------------|

Address

| |
|------------------|
| Perris, CA 92570 |
|------------------|

City/State/Zip

| |
|--------------|
| 951-943-6100 |
|--------------|

Telephone Number

- | |
|---|
| <input type="checkbox"/> This certification does not apply. |
| <input checked="" type="checkbox"/> This certification is applicable. |

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2010, 2011, 2____, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

May 12, 2009

Signature/Authorized Official

Date

Michael McDermott

Name

Economic Development Manager

Title

101 North "D" Street

Address

Perris, CA 92570

City/State/Zip

951-943-6100

Telephone Number

- This certification does not apply.
 This certification is applicable.

OPTIONAL CERTIFICATION

CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

NA

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
 This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

NA

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
 This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

NA

Name

Title

Address

City/State/Zip

Telephone Number

- | |
|--|
| <input checked="" type="checkbox"/> This certification does not apply. <input type="checkbox"/> This certification is applicable. |
|--|

ESG Certifications

I, _____, Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part

58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, 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. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

NA

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

3. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
4. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code)
 Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

| Place Name | Street | City | County | State | Zip |
|----------------|--------------------|--------|-----------|-------|-------|
| City of Perris | 101 North D Street | Perris | Riverside | CA | 92570 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
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9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
 - a. All "direct charge" employees;

- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan

May 12, 2009

Signature/Authorized Official

Date

Michael McDermott

Name

Economic Development Manager

Title

101 North "D" Street

Address

Perris, CA 92570

City/State/Zip

951-943-6100

Telephone Number