



# Community Development Block Grant Program FY 2020-2021

## Consolidated Annual Performance Evaluation Report (CAPER)



Prepared for the U.S. Department of Housing & Urban Development

Housing Authority  
135 North D. Street,  
Perris, CA 92570

Adopted by City Council on September 28, 2021

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

#### PROGRESS MADE IN CARRYING OUT PLANNED ACTIVITIES:

The FY 2020-2021 Consolidated Annual Performance Evaluation Report (CAPER) is the second-year submission of accomplishments related to the 2019-2024 Consolidated Plan by the City of Perris. The city has worked with community agencies, internal departments, the general public and others to carry out its CDBG Program with the HUD resources indicated in the Consolidated Plan and while addressing the impacts of the COVID-19 pandemic. The city provided all requested certifications of consistency in its Annual Action Plan, in a fair and impartial manner. More importantly, the city did not hinder Consolidated Plan implementation by action or willful inaction.

#### Standardized Reallocation Process and Amendments to the Five-Year Consolidated Plan/Annual Action Plan

During the fiscal year, the City assessed the status of its CDBG funded activities and projects. As a result, two public hearings were conducted to amend the Annual Action Plan. This action allowed the City to reprogram funds to provide funding to CDBG-CV projects ready to move forward, funding for a new CDBG-CV activity, and to encourage timely expenditure of funds. All actions support the City's Five-Year community development and housing objectives as identified in the City's Consolidated Plan.

<u>Date</u>	<u>Project/Activity</u>	<u>General Description</u>
10-27-20	Substantial Amendment to 2019-2024 Con Plan and 2020-2021 Annual Action Plan	Reallocation of funds for new program. Allocation of CDBG-CV Funds round 3
03-30-21	Substantial Amendment to 2019-2024 Con Plan	Reallocation of funds for new program.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Decent Housing	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7500	1770	23.60%			
Decent Housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	5	1	20.00%			
Decent Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	150	2	1.33%			
Economic Opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%			

Suitable Living Environment	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250000	10755	4.30%	1000	10755	1,075.50%
Suitable Living Environment	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	1770	118.00%	680	1770	260.29%
Suitable Living Environment	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	2		20	2	10.00%
Suitable Living Environment	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	10		0	10	
Suitable Living Environment	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	0	81		1500	81	5.40%



**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,047
Black or African American	508
Asian	29
American Indian or American Native	15
Native Hawaiian or Other Pacific Islander	23
<b>Total</b>	<b>1,622</b>
Hispanic	948
Not Hispanic	822

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

Additional racial and ethnic composition not listed in detail above for CDBG on the table is:

- Black/African American & White: 3
- Other Multi-racial: 145

This additional count total of the additional racial and ethnic composition above and the 1,622 listed on the table above, the overall total of CDBG assisted persons is 1,770.

The City of Perris identifies priority need and offers services and programs to eligible households regardless of race or ethnicity. The breakdown above is inclusive of persons assisted through Public Service activities where some of the beneficiaries were above 80% AMI, but where the total served is 51% AMI.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,442,305	399,274

Table 3 - Resources Made Available

### Narrative

Per the City of Perris Housing Authority, the amount of CDBG funding made available was \$912,689 and the expended was \$399,274.39 which includes roll over funds expended from previous fiscal years for non-public service activities. This is reflected in the table above and includes all expenditures from July 1, 2020, through June 30, 2021. As a granting entity, it is important that the City give much consideration to capacity, experience, community needs, other community resources and leveraging ability of the Subrecipients. Many of the same organizations do receive funding from year to year, however, each year their programs are scrutinized to determine if it continues to meet the priority needs outlined in the 2019-2024 Consolidated Plan. Table 1C, included at the end of this Report, identifies Federal resources provided to the City during FY 2020-2021 to meet housing and community development goals.

The city received round 1 of CARES Act funding on April 2, 2020, in the amount of \$536,986. On September 11, 2020, the city received round 3 CARES Act funding in the amount of \$442,432. Total CARES Act funding totaled \$979,418. These funds are reflected in the "Other" category in the table above. These funds were programmed for activities to address preventing, preparing for and responding to the coronavirus (COVID-19) pandemic.

### OTHER FEDERAL/HUD RESOURCES

#### SOURCE OF FUNDS      AMOUNT

State Allocated HOME Funds                                      \$99,000.00 of Program Income\*

**Total                      \$99,000**

\*Line of Equity and Program Income

The figures above identify Federal entitlement and competitive grant resources available to the City during FY 2020-2021 to meet housing and community development needs.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG-eligible Areas	100	100	Local Target Area

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The City of Perris currently does not exclusively target geographic areas for its federal funds. These funds are made available to non-profit organizations, projects and programs citywide. Funds are used where the impact will be the greatest and where opportunity presents for projects consistent with goals set forth in the 2019-2024 Consolidated Plan. Priorities for funding can be found in the City’s annual Notice of Funds Available (NOFA) and its 2019-2024 Consolidated Plan.

For CDBG-CV activities, all activities were citywide as they were available to all low- and moderate-income residents regardless of location.

### GEOGRAPHIC DISTRIBUTION

The City of Perris, while under the jurisdiction of Riverside County, established a Target Area determined by census data. Using U.S. Census Bureau 2010 CHAS data, the City identified census tracts within the City in which 51% or more of the residents were of low to moderate income. The Target Areas are those eligible Census Tracts: 426.17, 436.20, 427.06, 427.09, 427.19, 427.30, 428.00, 429.01, 429.02, 429.04. The Target Area is characterized by high concentrations of low- and moderate-income families, high unemployment, and deferred home maintenance, and deteriorating infrastructure. Also, because the entire City of Perris is greater than 51% low to moderate-income, an Area Wide Benefit has been determined to apply within the Target Area; therefore, CDBG funds have been targeted for some activities serving an area wide benefit.



## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

***The City of Perris leveraged Federal Resources with other public and private resources to assist the city in reaching its community development goals identified in the FY 2020-2021 Action Plan. Other public and private funding sources include, but are not limited to the following:***

- 1. *General Funds***
- 2. *Street Lighting District Funds***
- 3. *Gas Tax Funds***
- 4. *Park Development Funds***
- 5. *Construction Funds***
- 6. *Development Impact Fees (DIF) \_***
- 7. *Park Industrial and Residential Impact Fees***
- 8. *City of Perris Housing Funds***
- 9. *Road Bridge Benefit District (RBBD) Funds***
- 10. *Former Redevelopment funds***

Certainly, the need of our community far out paces the funds available. We encourage our subrecipients to collaborate, partner and leverage funding and resources where possible. As such, many of the city's social service subrecipients have additional resources to support their CDBG-funded programs. These additional resources include not only other grant funds, but in-kind volunteers and donations. To best leverage the City's available resources, the City will continue to look for opportunities to layer private and non-federal resources with federal resources and to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding, so that projects and services will have the best results for the community and the low- and very low-income residents they are intended to serve. The CDBG Entitlement Program does not require matching funds.

OTHER FEDERAL FUNDS

\_Other funds included in the resources above are: HOME Non-Entitlement funds received through the State funds.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	37	81
Number of Non-Homeless households to be provided affordable housing units	35	3
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>72</b>	<b>84</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	47	81
Number of households supported through The Production of New Units	0	1
Number of households supported through Rehab of Existing Units	20	2
Number of households supported through Acquisition of Existing Units	5	0
<b>Total</b>	<b>72</b>	<b>84</b>

Table 6 – Number of Households Supported

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Overall, the largest impact on the identified housing and community development goals and outcomes has been the level of funding compared to the number of households in need of assistance. However, for the program year 2020-2021 the city achieved the majority of its goals for activities that have a one-year contract term. Of the activities that are multi-year, the city believes it is on track. The city remains proactive in addressing any concerns on meeting the intended goals for both the 5-Year Consolidated Plan and Annual Action plan. Furthermore, the coronavirus (COVID-19) pandemic brought about

economic hardships for several of or residents. The City received CDBG-CV round 1 and round 3 funding which assisted in providing rental/mortgage assistance and utility assistance for those eligible households affected by the pandemic, in addition to homeless services by offering hotel stays for homeless individuals to reduce their exposure to the coronavirus (COVID-19).

Affordable housing units are consistently a top City priority. During program year 2020-2021, the city did not have any new affordable housing projects underway specifically for the homeless or special needs populations. When referring to homeless persons obtaining affordable units, the challenge increases exponentially. Recently homeless persons do not have a stable credit history and oftentimes face personal challenges such as mental health issues, domestic violence and drug and alcohol addictions. The "affordable housing units" in this case are overnight shelter figures. The construction of a new affordable home for rent was completed during FY 2020-2021 and rented to a low-income household. This project utilized previously committed NSP funds.

The city has been successful in meeting most of its goals as evidence in the outcomes (See Appendix A: Table 1C - Statement of Specific Annual Goals, Objectives and Outcomes).

**Discuss how these outcomes will impact future annual action plans.**

Outcomes impact future Annual Action Plans as they provide an assessment of the City’s success in meeting established goals and outcomes. For future Action Plans the City will continue to reevaluate community needs, worst case housing needs, projects or types of activities where the city did not meet its goals, and progress of existing projects. The goals stated by the city in the 2019-2024 Consolidated Plan were based on estimates from the community needs and market analysis that were conducted at the time. The city has begun to conduct an annual community needs survey to solicit input and help determine the actual goals for action plans. This process aides in meeting future stated goals.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	1,239	0
Low-income	396	0
Moderate-income	77	0
<b>Total</b>	<b>1,712</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

As a condition of receiving Federal funds, the City has certified that 70% of its CDBG expenditures will benefit low- and moderate-income persons. This meets the 70% threshold required by CDBG indicating



the City's CDBG expenditures are meeting the goal of serving the intended residents. This count also includes persons served who are 'presumed' low-income such as the 'More Than a Meal' program by Family Service Association which serves lunches to senior citizens aged 62 years of age or older at the Perris Senior Center. In addition to 58 individuals who are over the 80% income limits. The city has been successful in meeting most of its goals as evidence in the outcomes (See Appendix A: Table 1C - Statement of Specific Annual Goals, Objectives and Outcomes.

**“WORST-CASE NEEDS”:** Worst case housing needs are defined as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing or have been involuntarily displaced. The City of Perris provided assistance to rental households during FY 2020-2021 under the round 1 and round 3 of the CDBG-CV CARES Act funds received. However, for those households who did not meet the CDBG-CV rental assistance program criteria, the Perris Family Resource Center offered a variety of services to residents, including rental housing assistance and utility assistance for renters. The Perris Family Resource center, along with other non-profit partners such as the Social Work Action Group, (SWAG), Riverside County's Special Education Local Plan Areas, RI International, De Novo Full-Service Partnership, and the Basic Occupational Training Center, provides non-residential and housing assistance to persons with disabilities. Such services include, but are not limited to: substance abuse assistance, health resources or referrals, job placement and housing assistance.

**NEED OF PERSONS WITH DISABILITES:** The Perris Family Resource center, along with other non-profit partners such as the Social Work Action Group (SWAG), Riverside County's Special Education Local Plan Areas, RI International, De Novo Full Service Partnership, Catholic Charities, Lutheran Social Services, and the Basic Occupational Training Center, provides non-residential and housing assistance to persons with disabilities. Such services include, but are not limited to: substance abuse assistance, health resources or referrals, job placement and housing assistance.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Due to COVID, the City did not conduct an unsheltered 2021 Point in Time (PIT) count of homeless persons to ensure safety of staff and volunteers due to COVID-19. However, based on 2019 PIT count of homeless persons residing in Riverside County conducted by the County's Continuum of Care (CoC), the City of Perris had 77 unsheltered homeless persons residing within its City limits. During the 2020 "Point In Time" (PIT) count, the City of Perris had 52 unsheltered homeless persons residing within its City limits. This is a 38.75% decrease from 2019. While the City does not have a high homeless population, the City has taken a proactive approach to aid those at risk of or experiencing homelessness. To achieve this, the City has a Homeless Sub-Committee comprised of City of Perris Housing Authority staff, Code Enforcement, the Social Work Action Group (SWAG), Riverside County Sheriff's Department, and two City Council Members which meets every other month at 6:00 pm in the City Council Chambers. The public is notified of the meetings through postings by the City Clerk's office at Perris City Hall, the City website, and on all City social media platforms. Homeless issues that exist in the City and the resources available to assist the homeless population are provided to the public through the Homeless Sub-Committee meetings, City counter services, and on the City website.

#### **additional information #1**

The City continued to contract with the Social Work Action Group (SWAG) in 2020 to reach out to homeless persons, assessing and addressing their individual emergency/ housing needs. To reach the individuals, the City utilized Housing funds for SWAG, a non-profit community-based organization, who in turn provides the direct services including street outreach, case management, housing search assistance, emergency housing/motel vouchers, food, and counseling. Additionally, SWAG provided the following services during the 2020-2021 program year:

1. Conduct Homeless Street Outreach in partnership with law enforcement to address specific "hot spot" areas as identified by SWAG, City of Perris staff, and the Riverside Sheriff's Department.
- a. Respond to homeless service requests made by city staff, law enforcement, businesses and concerned residents.
- b. Include in the "by-name census," specifically for the City of Perris, names of all individuals encountered.
- c. Facilitate bus trips home -- family reunification for individuals wanting to reunite with an identified support system that is out of the Perris area.
- d. Assist individuals found living on the street to obtain transportation and admittance to emergency shelter and transitional program options.
- e. Conduct Riverside County housing assessments (VI-SPDAT when applicable) to unsheltered homeless individuals and families and provide navigation services.
- f. Participate in weekly Coordinated Entry Housing Navigation meetings to ensure clients are being linked to Riverside County Continuum of Care housing resources.

2. Provide strategic outreach services in partnership with City of

Perris Housing Authority and Perris School Districts to identify individuals and families, who are homeless and at-risk of becoming homeless, and connect them to applicable services.3. Facilitate community asset mapping for strategic coordination and alignment of community resources that serve at-risk/homeless population. 4. Facilitate Monthly Homeless Task Force Meetings. 5. Participate in City-sponsored community events. 6. Connect homeless population to appropriate housing solutions throughout Riverside County.7. Develop informational content including material for the Compassionate Giving Campaign and for dissemination throughout the community. The Campaign will encourage stakeholders, faith-based groups, community groups, businesses, and concerned residents to discourage well-intended activities that enable the chronically homeless to remain on the streets and focus their efforts on long-term solutions.8. Coordinate a series of lectures open and available to the public.9. Provide support to the City of Perris through training, presentations and sharing updates related to trends in regional homeless efforts.10. Provide monthly and quarterly data collection of key activities and results, community partners/businesses engaged. 11. Attend and participate in City Council meetings as requested.

## **additional information #2**

SWAG is often the primary source for referrals and assistance to homeless persons, and primary contact for unsheltered individuals. During 2020-2021, SWAG managed a comprehensive street outreach program for homeless individuals/families and those in danger of becoming homeless. SWAG conducted outreach services that specifically focus on people and families staying in encampments, on the street, and/or living in cars. SWAG assisted with access to community and family shelters providing services for persons otherwise unsheltered. The program involves assessment and engagement activities as well as provision of overnight beds, transportation and service referrals. Each individual or family is assessed to determine vulnerability and community resources to respond. Outreach develops relationships and provides connections with emergency shelter and other supportive services identified as needs by clients. Aside from providing housing and shelter placement, SWAG provided individuals with mental/physical health services, provided 6 individuals with substance abuse services, and miscellaneous services. Miscellaneous services are services such as transportation, vital Document, help with veteran services. The specific Homeless Needs Objectives outlined in the FY 2020-2021 Action Plan are two pronged and include: Participating in the Riverside County Continuum of Care for the Homeless; and Supplementing the Riverside County Continuum of Care with the City homeless outreach program through The Social Work Action Group (SWAG).

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

The City has an established referral system in place with the Social Work Action Group (SWAG) and the Riverside County Continuum of Care. SWAG's response time for homeless assistance calls are within an hour and they are able to assess and individual through the Riverside County housing assessments (VI-SPDAT when applicable) to identify appropriate housing , shelter placements or treatment centers for those identified as in need of emergency, transitional housing or substance abuse treatment. The CoC maintains a list of available bed locations and identifies as well, the type of facility (i.e. mental illness,

family, single, veterans) that has vacancies.

The City does not have an ESG Program. Also, the City did not obtain any Federal funds from the Homeless SuperNOFA.

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

In order to prevent families and individuals from falling into homelessness, the City has an established referral system in place with the Social Work Action Group (SWAG) and the Riverside County Continuum of Care. SWAG's response time for homeless assistance calls are within an hour and they are able to identify appropriate housing, shelter placements or treatment centers for those identified as in need of emergency, transitional housing or substance abuse treatment. The CoC maintains a list of available bed locations and identifies as well, the type of facility (i.e. mental illness, family, single, veterans) that has vacancies. Based upon annual income guidelines, individuals and families that are faced with imminent eviction or termination of utilities are referred to organizations that may aid them with rental assistance and security deposit assistance to move into a more affordable unit, or assistance with utility deposits/costs. Additionally, the City of Perris utilized CDBG-CV funds to fund Homeless Services, primarily to provide individuals experiencing homelessness with hotel stays for up to 90 days to minimize their risk exposure to COVID-19 while awaiting housing or treatment placement. A total of 7 individuals were assisted through this program.

The City does not have an ESG Program. Also, the City did not obtain any Federal funds from the Homeless SuperNOFA.

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

A Chronically homeless person or family is defined as one who has been living in a place not meant for human habitation, a safe haven, or emergency shelter continuously for at least one year or on at least four separate occasions in the last three years. Such persons or families must also be diagnosed with a specific disabling condition. These combined factors often lead to isolation and a survival mentality. Moving individuals from chronic homelessness to living in and maintaining housing requires multi-level



solutions. In addition to suitable, acceptable and affordable housing, on-going supportive services are required to help the individual learn to live in the mainstream of society, to develop goals, and a budget addressing disabling conditions, and often modify behaviors developed for survival on the streets. Addressing chronic homelessness requires consistent and patient outreach. Therefore, the City has an established referral system in place with the Social Work Action Group (SWAG) and the Riverside County Continuum of Care. SWAG's response time for homeless assistance calls are within an hour and they are able to identify appropriate housing, shelter placements or treatment centers for those identified as in need of emergency, transitional housing or substance abuse treatment. The CoC maintains a list of available bed locations and identifies as well, the type of facility (i.e. mental illness, family, single, veterans) that has vacancies. Additionally, the City of Perris utilized CDBG-CV funds to fund Homeless Services, primarily to provide individuals experiencing homelessness with hotel stays for up to 90 days to minimize their risk exposure to COVID-19 while awaiting housing or treatment placement. A total of 7 individuals were assisted through this program

The City does not have an ESG Program. Also, the City did not obtain any Federal funds from the Homeless SuperNOFA.

**CR-30 - Public Housing 91.220(h); 91.320(j)**

**Actions taken to address the needs of public housing**

N/A - The City of Perris does not have any public housing.

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

N/A - The City of Perris does not have any public housing.

**Actions taken to provide assistance to troubled PHAs**

N/A - The City of Perris does not have any public housing.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City did not have any new actions for FY 2020-2021, however, the City's updated Housing Element for the 2014-2021 cycle included the following actions to help remove barriers to affordable housing which remain in effect:

- Continue to encourage opportunities for development of housing in lower density land use designations through various Overlay Zone alternatives (Senior Housing, Planned Development, Downtown Design) or with the density bonus incentives.
- While the City did not receive applications for new housing development near transit stops, the City has reduced parking standards for senior and affordable housing developments that are located in proximity to transit stops. The City would consider a 25% parking reduction through a Minor Adjustment application if located adjacent to a transit stop.
- To encourage the development of residential and mixed-use projects within the Downtown Specific Plan area, the City offers incentives such as a reduction in development standards (i.e. lot size, parking, and open space requirements) and with assistance from the Perris Housing Authority, subsidize a portion of development fees to encourage lot consolidation and to promote more intense residential and mixed-use development on vacant and underutilized sites within the Downtown Specific Plan area.

Through the SB2 Planning Grant Program, the City received funding for the preparation, adoption and implementation of a plan for Accelerating Housing Production and Streamlined Housing Production.

The City will continue to take actions to remove barriers to affordable housing by implementing programs or through partnerships that address the following:

- Continue to seek additional funding resources to address affordable housing;
- Maintain/improve conditions of existing stock through housing rehabilitation programs;
- Increase the supply of affordable housing through new construction;
- Increase the supply of affordable housing through rental assistance;
- Increase affordable housing opportunities through homebuyer assistance;
- Continue to work with non-profit and for-profit housing developers to create affordable housing; and
- Update the City's Limited English Proficiency (LEP) Plan to reflect changing demographics in the community and adjust language skills of staff and outreach materials accordingly.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City of Perris continues to expend CDBG funds on a variety of activities that meet underserved needs. These programs provided new or expanded accessibility, affordability and sustainability to decent housing, improved public facilities, and a suitable living environment for low-income persons. Such programs included: youth recreational and educational programs, and fair housing services. In the 2020-2021 year, The City supported the following programs to address meeting underserved needs:

- Fair housing services to investigate allegations of housing discrimination, and landlord tenant complaint mediation, as well as advocacy services education and training.
- The More than a Meal Program provided nutritious meals to senior citizens age 62 and over at the Perris Senior Center.
- Truecare was able to provide health, dental, and behavioral health services to underinsured and uninsured residents.
- Youth services were provided through a variety of programs that provided art instruction, educational workshops on bullying and suicide prevention, and a variety of life enhancing programs such as homework assistance, fitness, tutoring, and day camps for the program year.
- Habitat for Humanity provided minor home rehabilitation for senior citizens age 62 and over.
- Through CDBG-CV funds, the City provided rental/mortgage assistance, utility assistance to eligible residents who were financially affected by COVID-19 and were at risk of homelessness. Furthermore, hotel vouchers were provided to individuals experiencing homelessness to minimize their exposure

The City of Perris will continue to determine where underserved populations are located through results from the Analysis of Impediments to Fair Housing and annual community needs survey. To reduce the number of obstacles keeping the City from meeting the needs of the underserved populations in the community and help improve service delivery, the Perris Housing Authority will continue to participate and facilitate city-wide collaborations in coordinating the work of social service organizations, eliminating duplication of efforts, spearheading community-wide solutions to local needs and disseminating information, news, and data that will assist all participant organizations in this collaborative effort. The City of Perris Housing Authority conducts public bi-monthly Homeless Sub-Committee meetings with two City Council members, Perris Code Enforcement, the Social Work Action Group (SWAG), the Riverside County Sheriff's Department, and members of the public to discuss how we can collectively address homelessness.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

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. The City's Housing Authority notifies all residential rehabilitation program applicants about the hazards of lead-based paint. The City participates in and supports the regional lead poisoning prevention program administered by the County of Riverside, Department of Public Health, which educates the public about the dangers of lead by conducting health education presentations and distributing health education materials; assists property owners and families in eliminating sources of lead in their homes, through testing, incentives, and home

visits; and provides a Childhood Lead Poisoning Prevention Program, which provides medical testing of children for lead poisoning on a sliding fee scale based on family income and assists parents in treating children identified with lead poisoning. The City will undertake the following actions, as required for implementation of Federal housing programs:

- Conduct Inspections and Risk Assessments in conjunction with all housing programs affected by Federal Lead-Based Paint regulations at 24 CFR 35, 24 CFR 570.608 and 24 CFR 982.401.
- Remediate and/or abate lead hazards when identified.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Most activities undertaken by the City of Perris with CDBG funds are efforts to reduce persons in poverty and improve the quality of life for residents, either directly or indirectly. Programs that directly influence the poverty level include direct services to homeless or those at risk of homelessness. Projects that indirectly affect poverty include those that upgrade the community and aid in affordable and or accessibility to housing.

During FY 2020-2021, the following action was taken in an effort to assist and possibly alleviate financial hardships for persons below the poverty line:

- The City funded public service programs or activities in order to provide free access/availability to extremely low and low-income persons, including but not limited to the youth recreation & education programming, senior citizen nutrition program, employment education, and fair housing services.
- Through CDBG-CV funds, the City provided rental/mortgage assistance, utility assistance to eligible residents who were financially affected by COVID-19 and were at risk of homelessness. Furthermore, hotel vouchers were provided to individuals experiencing homelessness to minimize their exposure

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City has an inclusive institutional structure approach that uses a variety of organizations and departments within the City to carry out its housing, homeless, and community development plan. To eliminate gaps in institutional structures and enhance coordination, the City remains actively involved with internal City departments, outside agencies, and regional entities, including those that receive CDBG funding for public services, infrastructure improvements, economic development, and those involved in the Continuum of Care (CoC). Strengths and gaps regarding the institutional structure emerged from stakeholder and community meetings, community needs surveys, and other coordinated communication. The City continues to streamline and to make improvements to the delivery system to best serve the community through activities and services. As the needs of low- to- moderate- income residents change, the demand for types of services and programs will also change. The City provided

technical assistance and capacity building to agencies to increase their effectiveness in implementing programs to address the City's housing and community development needs. In its effort for citizen participation, the City has several standing committee's which are open to the public, allowing for residents to voice their concerns and ideas. These committee's are the:

1. Economic Development Ad Hoc Committee
2. Ways and Means Committee
3. Homeless Sub-Committee

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

During the program year, the City conducted the following activities to enhance coordination and eliminate gaps in the institutional structure:

1. Continue to be a member of the Housing & Homeless Coalition for Riverside County (CoC);
2. Continue to work with the CoC and other agencies on regional homeless issues;
3. Continue to work with the Riverside County Housing Authority to ensure consistency between Consolidated Planning and Authority Planning requirements;
4. Continue to promote fair housing;
5. Coordinate with the Riverside County Sheriff's Department in the provision of services related to crime prevention, code enforcement and community policing;
6. Coordinate with the Public Works Department in the provision of infrastructure delivery; and
7. Coordinate with the Community Services Department and external agencies in the provision of public services.
8. Continue providing Responsible Compassion for the Homeless information in the City Newsletters which provides the public with the Do's and Don'ts of Responsible Compassion when rendering assistance to homeless individuals.
9. Look for additional funding resources to develop affordable housing units due to the high cost of housing production and construction;
10. Look at the needs of the senior population and plan for future services; and
11. Look at the needs of youth and family populations and plan for future programs and services.

By working in a collaborative partnership with service providers, other federal/state government agencies and the private sector on all community development programs; the City believes that good collaboration and coordination of programs, services and budgets will result in healthier communities. The City also enhanced its efforts in the dissemination of information to the public by utilizing social media platforms to improve the distribution of helpful program information and updates to the public. This included:

1. The Economic Development Department updating marketing and demographic materials to attract businesses and workforce development opportunities;

2. Promotion of Healthy & Green initiatives including the Chef in the Garden series and the Junior Master Gardeners; and
3. Promotion of the City's annual health initiatives which provide health education to the public as well as resources for residents.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City has an Analysis of Impediments (AI) to Fair Housing Choice that was updated for the 5-year period of 2019-2024. To ensure consistency with the policies and programs recommended by the Consolidated Plan and to ensure continued compliance with the Fair Housing Certification found at 24 CFR 91.225 (a)(1), the City adheres to recommendations made in its approved Analysis of Impediments to Fair Housing Choice (AI).

#### Impediments to Fair Housing Choice

#### **Impediments are defined as:**

- Any action, omission, or decision taken because of race, color, religion, sex, disability, familial status or national origin which restrict housing choices or the availability of housing choices, or
- Any action, omission, or decision which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin; or
- An assessment of the availability of affordable, accessible housing in a range of unit sizes.

During 2020-2021, the City continued to contract with the Fair Housing Council of Riverside County for the operation of a comprehensive fair housing services to further equal housing opportunities for all residents and households. The mission of the Fair Housing Council is "To provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons without regard to race, color, national origin, religion, age, sex, familial status (i.e., presence of children), disability, ancestry, marital status, age, source of income, sexual orientation, genetic information, or other arbitrary factors." The City and the Fair Housing Council continue to work in partnership to address on-going concerns with housing discrimination and landlord-tenant mediation in Perris including identified impediments particularly as they impact low-income and minority households. Services provided by the Fair Housing Council include housing discrimination complaint processing, tenant-landlord information and mediation, fair housing educational presentations, and community-wide outreach through the dissemination of literature. During 2020-2021, the Fair Housing Council provided assistance with discrimination and landlord tenant mediation to 1,481 persons.

Additionally, along with assisting households with discrimination and landlord/tenant mediation, the Fair Housing Council conducted a wide range of education and outreach activities throughout the year.

These services included: First Time Homebuyer Workshops that included information on predatory lending practices; City Council Presentations; trained testers which greatly increased capacity to identify and investigate discrimination within Riverside County rental units; Fair Housing Training Course for property owners and managers; and Foreclosure Prevention Workshops. All of the workshops conducted by the Fair Housing Council are available in English and Spanish. All literature distributed by the Fair Housing Council is provided in English and Spanish and is located at all public counters in the City.

Actions taken during 2020-2021 to overcome the effects of any impediments identified in the Analysis of Impediments include the following:

- Continued collaboration with the Social Work Action Group (SWAG) to identify appropriate housing, shelter placements or treatment centers for those identified as in need of emergency, transitional housing or substance abuse treatment for at-risk/homeless individuals and families; and
- Continued government and private collaboration from the Homeless Sub-Committee.



## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City's Housing Authority has all administration and monitoring responsibilities for its CDBG Federal Entitlement Program. The City operates in accordance with the monitoring plan development for the CDBG Program, including an annual single audit in conformance with 24 CFR PART 200.

The performance of planned activities and projects of these CDBG funds are monitored in a variety of ways, depending on the type of program and requirements and includes desk audits, telephone contact, reports, and on-site visits. The following is a description of the City's monitoring component functions, to identify technical assistance needs and promote quality performance:

- Financial monitoring through monthly desk audits and an annual financial audit, as well as annual financial file monitoring
- Performance monitoring, including annual on-site monitoring
- Davis-Bacon Compliance monitoring, including an annual desk audit of Bid Specs and Documents
- Minority Business Enterprise/Women's Business Enterprise (MBE/WBE) contracting is encouraged for all Federally funded contracts. Bid specifications include a questionnaire regarding business ownership. Contractor/Subcontractor information, including MBE/WBE status is collected quarterly and reported to HUD as such.
- The City of Perris supports the employment and training of low-income persons. Section 3 Compliance activities include a desk review, discussion with project managers for contracts in excess of \$100,000, and a review of the City's Section 3 Plan prior to project commencement to ensure an understanding of requirements. Section compliance is monitored through quarterly reporting from project managers.
- Continual communication and coordination with the local HUD representative located in Los Angeles

Activities funded with CDBG-CV funds (Rental/Mortgage Assistance, Utility Assistance, and Homeless Hoteal Voucher) were monitored in the same manner activities funded under regualr CDBG funds.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Federal Regulations mandate a 15-day public comment period prior to submission of the CAPER to HUD. The City published its notice for public comment regarding the CAPER on September 8, 2021, in the Perris Progress newspaper and on September 2, 2021 in the Spanish Language based newspaper La Opinion.

Plan Development

The public is afforded a 15-day comment period to comment on the CAPER. A public hearing is also held regarding the performance report where additional public input may be received.

Public Hearings and/or Meetings

Public hearings provide a major source of citizen input on proposed programs and activities. On September 28, 2021 at 6:30 pm the City conducted a public hearing and held a public Council meeting in order to address housing and community development needs. Both were held before the proposed Consolidated Plan/Annual Plan and CAPER were adopted. Due to the COVID-19 pandemic, the public was provided the following link

[https://us06web.zoom.us/webinar/register/WN\\_lbiEmSBLsnORTUtHeWaaHw](https://us06web.zoom.us/webinar/register/WN_lbiEmSBLsnORTUtHeWaaHw) in the City Council agenda allowing for citizen participation and an opportunity to comment while maintaining social distancing. After registering, a confirmation email containing information about joining the meeting was provided.

Public Notification

To ensure that all City residents had ample opportunity to take notice of all scheduled public hearings, all notices regarding such hearings, including the date, time and location, were published in a local newspaper of general circulation at least fifteen (15) days prior to the date of public hearing.

Access to Meetings: All public hearings were conducted at the following location:

City of Perris, City Hall Council Chambers

101 N. D Street

Perris, CA 92570

Due to the COVID-19 pandemic, the public was provided the following link [https://us06web.zoom.us/webinar/register/WN\\_lbiEmSBLsnORTUtHeWaaHw](https://us06web.zoom.us/webinar/register/WN_lbiEmSBLsnORTUtHeWaaHw) in the City Council agenda allowing for citizen participation and an opportunity to comment while maintaining social distancing. After registering, a confirmation email containing information about joining the meeting was provided.

Spanish translation is available at all public hearings if requested 72 hours in advance of meeting. However, no translation services were requested.

### **additional information**

Evaluation/Review and Comment Citizens were given the opportunity to review and comment on the Draft CAPER from September 8, 2021 through September 28, 2021. The City published a public notice in the local newspaper informing interested persons about the CAPER review/comment period. Access to Information/Availability to the Public As required by Federal regulations, the Consolidated Plan, the Annual Action Plan, the CAPER, and substantial amendments are made available at the following location: City Perris Housing Authority 135 North D. Street Perris, CA 92570

This location is in compliance with the American with Disabilities Act (ADA). Written Comments Public comments were solicited through public notices for the public hearings. No written public comments were received. Substantial Amendments Substantial amendments to the Consolidated Plan/Action Plan are defined as: A new activity to be funded that was not contained in the final Annual Action Plan; An existing approved activity which is cancelled; or CDBG funds will be moved from an existing eligible activity to another in an amount greater than 50% of the existing activity allocation. A substantial change in funding is herein defined as any amendment that exceeds 50 percent of the project/activity award for that program year. In the event that an amendment to the Plan qualifies as a substantial change, citizens will be given an opportunity to participate in the planning process. This opportunity will be afforded to the citizens in the following manner: Publication of Information for 30-day Comment Period and Adoption of change through public hearing process There were two substantial amendments during FY 2020-2021 and include the following: CDBG-CV round 3 funds awarded to the City in the amount of \$442,432 which was taken to City Council on October 27, 2020. Creation of CDBG-CV round 3 Administration and Planning activity on March 30, 2021. This included reprogramming \$90,000 of CDBG-CV round 1 funds from the Utility Assistance Program for CDBG-CV Administrative and Planning use. Technical Assistance The City conducted three (3) technical assistance workshops during the development of the 2020-2021 Annual Action Plan to assist agencies or City departments choosing to assist low-income persons develop proposals for the CDBG Program. These workshops were held on November 7, 2019; December 2, 2019; and January 6, 2020. The technical assistance included: Providing information on Federal programs, including the amount of Federal funds available; A review of proposal guidelines and requirements for submission of proposals; Answering questions regarding the

Consolidated Plan and Annual action Plan Development process and/or the proposal process. A technical assistance workshop for sub-recipients awarded funding for the 2020-2021 program year was conducted on May 8, 2020 and May 28, 2020. The technical assistance included: CDBG Agreements; Financial Systems; Record Keeping; Procurement & Contracting; Reporting; Reimbursements; Monitoring; and Other federal requirements. Complaints/Grievance Procedure. Citizens are encouraged to submit concerns or complaints in writing. All complaints should be submitted to: City of Perris Housing Authority 135 North D. Street, Perris, CA 92570. During the actual development of the CAPER, Consolidated Plan, and Annual Action Plan submission, written concerns or complaints regarding the Plans shall initiate a written response indicating assessment of the complaint and/or proposals and actions taken to address the complaints and/or proposals before final submission of the Plan to HUD. The City shall ensure that reasonable attempts are made to respond to questions or complaints in a timely manner, usually within fifteen (15) working days after receipt of the inquiry.

### **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Due to the pandemic, as part of the 2020-2021 Annual Action Plan, the City added priorities and objectives in order to prevent, prepare for and respond to coronavirus. There was no discontinuation or reduction of any non-CV related activities, and Annual Action Plan goals and objectives were met. The City continues to monitor CDBG program performance to assess whether or not changes in program objectives are necessary. Any changes in program objectives would constitute an amendment to the Consolidated Plan and Annual Action Plan.

The City continues to carry out its CDBG Program with the HUD resources indicated in the Consolidated Plan and the waivers/guidance provided during the coronavirus COVID-19 pandemic. The City provided all requested certifications of consistency in its Annual Action Plan, in a fair and impartial manner. More importantly, the City did not hinder Consolidated Plan implementation by action or willful inaction.

The City's first five-year consolidated plan was deliberately established to create a simple framework upon which a more extensive and comprehensive structure can be developed in future years. The Consolidated Plan focuses 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.

Outside agencies implemented approximately 70% of the CDBG projects and programs comprising 2020-2021.

#### Impact On Identified Needs

Overall, the largest impact on the identified housing and community development needs has been the level of funding compared to number of households in need of assistance. The City continues to fund those projects and activities that address the highest and greatest need within the community. Nonetheless, the strategies outlined in the Consolidated Plan and the activities undertaken in 2020-2021 were able to have an impact on identified needs. CDBG-CV funds provided through the CARES Act provided rental/mortgage assistance, utility assistance payments, and homeless services during the coronavirus COVID-19 pandemic to low-income households financially affected by the pandemic.

### Barriers To Fulfilling Strategies

The CDBG Program was affected by the coronavirus COVID-19 health pandemic and proved to be a barrier by causing delays or in fulfillment of some of the strategies identified in the FY 2020-2021 Annual Action Plan.

Apart from the pandemic, the greatest barrier to fulfilling strategies is the lack of available public and private financial resources. Needs identified in the Consolidated Plan include, but are not limited to: additional public services, infrastructure and facility improvements, affordable housing, senior housing, and transitional housing.

While CDBG funds have had a significant impact on meeting community development and housing needs, the demand for services is enormous. The City continues to fund those projects and activities that address the highest and greatest needs as indicated by resident input, community leaders and consultation with community stakeholders. Further, CDBG-CV funds provided through the CARES Act provided rental/mortgage assistance, utility assistance payments, and homeless services during the coronavirus COVID-19 pandemic to low-income households financially affected by the pandemic.

As FY 2020-2021 was the City's second year of program implementation under the 2019-2024 Consolidated Plan; overall, major goals are on target.

### **Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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